

Appendix D: Summary of Representations

Title	First Name	Second Name	Organisations	Type (Policy, Para, Map, SA, Appx)	Name (Policy, Para, Map, SA, Appx)	Title (Policy, Para, Map, SA, Appx)	Summary of Representation
Ms	Julia	Edwards	Corylus Ltd	Paragraph	Forward	Forward	Supports recognition of need for limiting housing growth while enabling growth in locations where integration with existing communities is possible
Mr	Paul	Burrell	Pegasus Group / Dorchester Group	Paragraph	Executive Summary	Summary	Supports the extended Plan period to 2031
Mr	Brett	Chambers	Wendlebury Parish Council	Paragraph	Executive Summary	Vision	The LP contradicts the aim to strictly control development in open countryside by proposing a Bicester Relief Road that cuts across open countryside.
Ms	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Paragraph	Executive Summary	Vision	The forward and summary discussing housing delivery should be revised in order to consider the John Harmon Report
Mr	Bruce	Tremayne	CPRE Bicester District	Paragraph	Executive Summary	Vision	Support overall vision, strategy and objectives. Support strongly controlling development in the open countryside. Concern at the level of growth allocated at Bicester, reliance of the South East RSS housing target and traditional 'predict and provide' approach.
Ms	Gemma	Care	Barton Willmore / Bovis Homes	Paragraph	Executive Summary	Vision	Supported.
Mr	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	Executive Summary	Vision	Amendment proposed to Vision.
Mr	Keith	Dixon	Launton Parish Council	Paragraph	Executive Summary	Vision	Supports the vision and strategy
Mr	Keith	Dixon	Launton Parish Council	Paragraph	Executive Summary	Vision	The vision and strategy should mention preserving the District
Ms	Julia	Edwards	Corylus Ltd	Paragraph	Executive Summary	Vision	Supports directing growth to the urban centres
Ms	Julia	Edwards	Corylus Ltd	Paragraph	Executive Summary	Vision	Control of growth in the open countryside
Ms	Julia	Edwards	Corylus Ltd	Paragraph	Executive Summary	Vision	The recognition of the importance of maintaining local identity
Ms	Theresa	Goss	Adderbury Parish Council	Paragraph	Executive Summary	Vision	'Aiming to' is incompatible with 'strictly control' and it should be removed.
Cllr	Theresa	Goss	Bloxham Parish Council	Paragraph	Executive Summary	Vision	'Aiming to' is incompatible with 'strictly control' and it should be removed.
Cllr	Theresa	Goss	Bloxham Parish Council	Paragraph	Executive Summary	Vision	It would have been helpful if the Neighbourhoods DPD were submitted with the Draft Local Plan. There is confusion in using Neighbourhood Development Plan reference in the NPPF it could be interpreted as plans drawn by Neighbourhoods not LPA's. There is a need for clarification.
Cllr	Theresa	Goss	Bloxham Parish Council	Paragraph	Executive Summary	Vision	The figure to take into account for table 5 should be 13th December 2004, the date CDC created the Non statutory Local Plan 2011.
Mr	Rob	Kinchin-Smith	Banbury Civic Society	Paragraph	Executive Summary	Vision	Vision should make reference to historic environment, old buildings and Canal.
Mr	Daniel	Round	OCC - Archaeology	Paragraph	Executive Summary	Vision	Should refer to Historic Environment. List as challenge and objectives.
Mr	Daniel	Round	OCC - Highways and Transport	Paragraph	Executive Summary	Vision	OCC Countryside Access Team support vision. Rural economy, high quality of life, and social and physical infrastructure - green infrastructure. Public rights of way network. Support focus of growth at Banbury & Bicester. LTP2 objectives used instead of LTP3 objectives.
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Paragraph	Executive Summary	Developing a Sustainable Local Economy	Object to balance of employment growth between Bicester & Banbury. Further employment opportunities required at Banbury.
Mr	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Table	Table 1	Proposed Strategic Employment Allocations	Table 1 should make reference to Oxford Technology Park.
Mr	Nik	Lyzba	JPPC / Oxford University Press	Table	Table 1	Proposed Strategic Employment Allocation	The employment allocation at Kidlington should be a Strategic Employment Allocation and noted in Table 1.

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Mr	Daniel	Round	OCC - Highways and Transport	Table	Table 1	Proposed Strategic Employment Allocations	Job provision for North West Bicester should be approx 1,794 to match new housing target.
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Paragraph	Executive Summary	Building Sustainable Communities	Object to balance of growth between Bicester & Banbury. Banbury is identified as a Primary Regional Centre in the South East RSS. 41% of jobs are at Banbury opposed to 20% at Bicester. Bicester has expanded seven times compared to Banbury which has doubled since 1951. Banbury is more self contained.
Mr	Paul	Burrell	Pegasus Group / Dorchester Group	Table	Table 3	Proposed Overall Development Strategy in the District	The Policy refers to Upper Heyford as the rest of the District which is inaccurate as it should be recognised as a significant brownfield site separately within the settlement hierarchy
Ms	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Table	Table 3	Proposed Overall Development Strategy in the District	Support.
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Table	Table 4	Proposed Strategic Housing Allocations in Bicester and Banbury 2011-2031	Insufficient evidence to justify 1,050 allocation at Banbury Canalside and its delivery in Plan period.
Mr	David	Locke	David Lock Associates / Gallagher Estates	Table	Table 4	Proposed Strategic Housing Sites in Bicester and Banbury 2011 - 2031	Concern at the delivery of Canalside site, land assembly, design and capacity, viability. Cooperation amongst large number of land owners. High density target does not reflect market conditions for flats. Poor market conditions. Expensive relocation costs. Land at Wykham Farm should be included within the table with a development capacity of approximately 100 dwg. Site will improve housing land supply. Site is in single ownership. Site is capable of early delivery. Design and Access Statement attached.
Ms	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Table	Table 4	Proposed Strategic Housing Allocations in Bicester and Banbury 2011-2031	Support in relation to Hanwell Fields.
Cllr	Andrew	Hornsby-Smith		Table	Table 5	Distribution of Housing in the Rural Areas	Remove Kidlington from group 3 and create its own group.
Ms	Patricia	Jesson	Wroxton & Balscote Parish Council	Table	Table 5	Distribution of Housing in Rural Areas	When will village housing allocation be made known?. Delays in this will delay proposals and implementation of the Local Plan.
Ms	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Table	Table 6	Affordable Housing Policy as set out in Policy BSC3	Object to 30% affordable housing - inflexible - should be subject to viability
Mrs	Trish	Redpath	Kidlington Parish Council	Table	Table 6	Affordable Housing Policy as set out in Policy BSC3	In table 6 reduce Kidlington Affordable Housing Threshold to 3 homes.
Ms	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Table	Table 7	Supporting Strategic Policies	Support objectives. Should have due regard to viability.
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Paragraph	1.3	How the Local Plan has been Prepared	Incomplete evidence base - Banbury Masterplan, movement assessment & landscape analysis.
Ms	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Paragraph	1.3	Introduction to the Local Plan	The Local Plan is not supported by required Landscape Sensitivity and Capacity study at Banbury or Movement Assessment for the town and Viability Assessment of the Canalside development. Proposals for a major employment allocation on the eastside of the M40 at Banbury are not available for the consultation. Plan post date the evidence base.
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Paragraph	1.6	Introduction to the Local Plan	Critical challenges should be expanded - 2nd bullet point should ensure development is delivered in the most appropriate locations, 3rd bullet point should be deleted, new bullet point should reflect low carbon economy, new bullet point should ensure sufficient flexibility to allow for changes.
Mr	Brett	Chambers	Wendlebury Parish Council	Paragraph	1.13	Introduction to the Local Plan	The proposed relief road will destroy the quality rural and natural environment that Wendlebury currently enjoys. There appears to be no clear boundary to limit growth of Bicester along the A 41 towards Junction 9 of M40.
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Paragraph	1.13	Introduction to the Local Plan	Object to bullet point seven - green buffer policy unjustified.

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Mr	Richard	Foot	GVA / Value Retail (Bicester Village)	Paragraph	1.13	Introduction to the Local Plan	Support statement - major employer .
Mr	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	1.21	The Planning Context for the Local Plan	Support reference to RSS.
Cllr	Andrew	Hornsby-Smith		Paragraph	1.23	The Planning Context for the Local Plan	Population of just under 15,000
Mr	Geoff	Bolton	Berrys / Gleeson Developments Ltd	Para	1.35-1.40	How the Local Plan has been Prepared	The Council has failed to undertake a proper assessment of the reasonable alternative options for major development at Banbury. The Local Plan seeks to provide a significant change in the number of dwellings over the plan period and should have triggered a further Options for Growth consultation. The Council failed to assess Land at Broughton Road as a separate site. The emerging Masterplan presents an opportunity to undertake detailed assessment of potential development sites as it has been the case with Bicester . The Local Plan should not proceed without the publication of the Banbury Masterplan.
Ms	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Paragraph	1.37	How the local Plan has been Prepared	See comment 1.3
Cllr	Andrew	Hornsby-Smith		Paragraph	1.52	Other Policy Links and Additional Local Policy Guidance	Add Kidlington Masterplan
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Paragraph	1.52	Other Policy Links and Additional Local Policy Guidance	Additional guidance unjustified - should not add unnecessary financial burden.
Cllr	James	Macnamara	The Astons and Heyford Ward	Paragraph	1.52	Other Policy Links and Additional Local Policy Guidance	Include all the lower level SPDs
Mrs	Trish	Redpath	Kidlington Parish Council	Paragraph	1.52	Other policy Links and Additional Local Policy Guidance	Support Kidlington Masterplan.
Mr	Matthew	Williams	Drivers Jonas DeLoitte / Aberdeen Property Investors	Paragraph	1.52	Other Policy Links and additional Local Policy Guidance	Support Banbury Masterplan - would like to see retail capacity figures within the Local Plan.
Ms	Fiona	Brereton	Drivers Jonas Deloitte/Aberdeen Property Investors	Paragraph	1.53	What does the Plan do?	Details of how the relevant town centre allocations can contribute towards retail capacity is required in order to provide certainty to communities and developers re what can be developed and where.
Mr	Brett	Chambers	Wendlebury Parish Council	Paragraph	1.53	What does the Plan do?	No green buffer proposed to protect Wendlebury from the proposed development.
Mr	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	1.53	What does the Plan do?	Para 1.53 should make reference to Oxford Technology Park.
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Paragraph	1.53	What does the Plan do?	New bullet point required to address provision of housing need. Bullet point 9 refers to green buffers to prevent coalescence, this is unjustified
Mr	Chris	Wardley	The Inland Waterways Association	Paragraph	1.53	What does the Plan do?	Should protect and 'enhance' the Oxford Canal and 'take advantage of its potential'
Mr	Matthew	Williams	Drivers Jonas DeLoitte / Aberdeen Property Investors	Paragraph	1.53	What does the Plan do?	Para 1.53 2nd bullet point - include retail capacity figures within the Local Plan
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Paragraph	1.54	What does the Plan do?	Various elements of the Plan are undeliverable - e.g. Canalside

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Mr	Tom	Ashley	Turnberry Planning Ltd / Merton College	Section	A Strategy for Development	A Strategy for Development	Oxford has an acute housing need and this will need to met elsewhere as the urban extension to the south of the city has not gone ahead. The Inspector at the SODC examination stated that it would not be appropriate for South Oxfordshire to undertake a green belt review in order to accommodate this. The inspector has recommended the following be included in the SODC Plan. ' Any provision of a strategic development area on the scale identified in the South East Plan would require joint work and sustainability appraisal of reasonable alternative options involving a number of Districts boarding the City. The current adopted Oxford Core Strategy makes no reference to any wider growth needs beyond the City boundaries. However, if it became necessary to address the matter on an inter-authority basis the established County/District mechanisms provide a means of pursuing the duty to cooperate'.
Mr	Tom	Ashley	Turnberry Planning Ltd / Merton College	Section	A Strategy for Development	A Strategy for Development	There should be an inter-authority mechanism for identifying the scale of that unmet need and investigating appropriate locations for accommodating that housing, including undertaking a robust Strategic environmental assessment
Mr	Tom	Ashley	Turnberry Planning Ltd / Merton College	Section	A Strategy for Development	A Strategy for Development	The Cherwell Local Plan should include an undertaking to engage in such a process to the benefit of all the County as means of pursuing the duty to cooperate. (wording is suggested)
Ms	Rachael	Blakey	Bucknell Parish Council	Section	A Strategy for Development	A Strategy for Development	Supports the approach to protecting the character of villages.
Ms	Theresa	Goss	Milcombe Parish Council	Theme	Theme A	A Strategy for Development in Cherwell	Agree developing a sustainable local economy but as sites are mainly in the Bicester Area, the comments of Bicester residents would be most relevant.
Ms	Theresa	Goss	Milcombe Parish Council	Theme	Theme A	A Strategy for Development in Cherwell	Definite need for town centre improvements - filling the already empty shops in Banbury and Bicester town centres should be a priority.
Ms	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Section	A.1	A Strategy for Development in Cherwell	Support challenges and objectives. Concerned raised regarding the viability of the Plan.
Mr	Tim	Hibbert		Section	A Strategy for Development in Cherwell	A Strategy for Development in Cherwell	No consideration has been given to how development at Bicester would protect Wendlebury
Mr	Tim	Hibbert		Section	A Strategy for Development in Cherwell	A Strategy for Development in Cherwell	Objects as the plan will involve building on productive farmland
Mr	Tim	Hibbert		Section	A Strategy for Development in Cherwell	A Strategy for Development in Cherwell	The focus on Banbury and Bicester is a significant flaw
Mr	Tim	Hibbert		Section	A Strategy for Development in Cherwell	A Strategy for Development in Cherwell	The needs of rural communities have not been addressed
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Section	A Strategy for Development in Cherwell	A Strategy for Development in Cherwell	With no Structure Plan who will be responsible for distributing development across Oxfordshire
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Section	A Strategy for Development in Cherwell	A Strategy for Development in Cherwell	When the South East Plan is revoked who will be responsible for determining the overall balance between employment, transport over the region
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Section	A Strategy for Development in Cherwell	A Strategy for Development in Cherwell	Announcements from Westminster about the planning system and reforms to the Green Belt will undermine the Local Plan.
Mr	Phil	Brown	Savills for Magdalen Development Company / Kennet Properties Ltd	Paragraph	A.3	A Strategy for Development in Cherwell	Plan should include a commitment to joint working with Oxford City Council and the other Oxfordshire authorities in relation to future housing need. Wording supplied.

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Mr	Brett	Chambers	Wendlebury Parish Council	Paragraph	A.8	Our Vision for Cherwell District	The proposed Relief Road will dramatically reduce the quality of life for residents of Wendlebury, it will create a 4th physical barrier to the village boxing it completely. Wendlebury will be cut off from direct access to the countryside, increasing noise, air pollution and reducing the attraction of the village to incomers. Horse riding from the village supports local business and will be effectively stopped.
Mr	Mark	Recchia	Banbury Town Council	Paragraph	A8-A9	Our Vision for Cherwell District	Agree with the vision for Cherwell
Mrs	Vicky	Aston		Paragraph	A.9	Our Vision for Cherwell District	Support Vision for Cherwell where it relates to Health. Suggest the word sport is added to bullet point 7 and amended to read 'Where and When'.
Mr	Brett	Chambers	Wendlebury Parish Council	Paragraph	A.9	Our Vision for Cherwell District	The proposed relief road is not sustainable as it does not cherish, enhance or protect the natural environment.
Ms	Rose	Freeman	The Theatres Trust	Paragraph	A.9	Our Vision for Cherwell District	Para A.9 Bullet point 2 states that the cultural and social hubs of town centres will be maintained and improved including a vibrant evening economy. This aim is not reflected in Policy SLE2.
Mr	Jonathan	Porter	Barton Willmore / Archstone Land	Paragraph	A.9	Our Vision for Cherwell District	Support Vision in respect of supporting a stronger, sustainable and rural economy and seek to offer all communities a range of good housing.
Mr	Jonathan	Porter	Barton Willmore / Archstone Land	Paragraph	A.9	Our Vision for Cherwell District	Support Vision in respect of supporting a stronger, sustainable and rural economy and seek to offer all communities a range of good housing.
Mr	Daniel	Round	OCC - Highways and Transport	Paragraph	A.9	Our Vision for Cherwell District	Should clarify the transport objectives will be supported by OCC.
Mr	Martin	Small	English Heritage	Paragraph	A.9	Our Vision for Cherwell District	The 8th bullet point should say: 'We will cherish, protect and enhance our distinctive natural and built environment and our rich historic heritage. Cherwell will...'
Mr	Oliver	Taylor	Framptons / The Banbury AAT Academy	Paragraph	A.9	Our Vision for Cherwell District	Support bullet point seven.
Mr	Oliver	Taylor	Framptons / Mintondale Development Ltd	Paragraph	A.9	Our Vision for Cherwell District	Support.
	Conor	Moloney	BioRegional Development Group	Paragraph	A.9	Our Vision for Cherwell District	*Sustainable Development is not clearly expressed in the vision and strategic objectives. Wording supplied.
Mr	Phil	Clark	Bloor Homes Ltd (South Midlands)	Paragraph	A.10	The Spatial Strategy for Cherwell District	Broadly support strategy. Plan shouldn't dis-regard rural areas. Approach supported by SO6, 8, 9 & 14.
Ms	Chloe	Jones	Boyer Planning	Paragraph	A.10	The Spatial Strategy for Cherwell District	Support Strategic Objectives SO6-10.
Mr	Daniel	Round	OCC - Highways and Transport	Paragraph	A.10	The Spatial Strategy for Cherwell District	Should clarify economic development at London Oxford Airport refers to Langford Lane Technology Park.
Miss	Emily	Sparrow	JPPC / Merton College	Paragraph	A.10	The Spatial Strategy for Cherwell District	Support overall Strategy.
Mr	Oliver	Taylor	Framptons / The Banbury AAT Academy	Paragraph	A.10	The Spatial Strategy for Cherwell District	Support.
Mr	Oliver	Taylor	Framptons / Mintondale Development Ltd	Paragraph	A.10	The Spatial Strategy for Cherwell District	Support.
Mr	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	Paragraph	A.11	The Spatial Strategy for Cherwell District	The rural areas should continue to grow. Affordability and a lack of new dwellings means that people are being forced to converge on the two main towns. The strategy should allow more development in the rural areas to sustain them.
Mr	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	Paragraph	A.11	The Spatial Strategy for Cherwell District	Supports the broad strategy of directing development to the towns.
Mr	Reuben	Bellamy	CALA Homes Ltd	Paragraph	A.11	The Spatial Strategy for Cherwell District	Support Spatial Strategy and distribution of growth at Banbury & Bicester. In accordance with South East Plan - Policy CO1. Bicester is sustainable location.

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Ms	Gemma	Care	Barton Willmore / Bovis Homes	Paragraph	A.11	The Spatial Strategy for Cherwell District	Supported. Ensure some growth in outlying areas.
Mr	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	A.11	The Spatial Strategy for Cherwell District	Support A.11 & small scale review of the Green Belt to accommodate employment needs. Review should form part of the Local Plan process and not subsequent DPD given exceptional circumstances.
Mr	Keith	Dixon	Launton Parish Council	Paragraph	A.11	The spatial strategy for Cherwell District	Directing development to larger villages only is not justified as it will not allow smaller villages to grow and become sustainable. Larger villages are already sustainable. The policy is inconsistent with the NPPF.
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Paragraph	A.11	The Spatial Strategy for Cherwell District	Object to balance of growth between Bicester & Banbury.
Mr	David	Keene	David Lock Associates / Gallagher Estates	Paragraph	A.11	The Spatial Strategy for Cherwell District	Support Spatial Strategy and direction of growth at Banbury & Bicester. Strategy make effective use of land, existing infrastructure and is sustainable.
Cllr	James	Macnamara	The Astons and Heyford Ward	Paragraph	A.11	The Spatial Strategy for Cherwell District	State that Upper Heyford has permission for 761 houses. The Plan cannot be used to lever an increase.
Mr	Jonathan	Porter	Barton Willmore / Archstone Land	Paragraph	A.11	The Spatial Strategy for Cherwell District	Broadly support spatial strategy and strategic objectives SO8, SO9 & SO14. Rural areas require sufficient housing to support new homes and provide choice.
Mr	Jonathan	Porter	Barton Willmore / Archstone Land	Paragraph	A.11	The Spatial Strategy for Cherwell District	Broadly support spatial strategy and strategic objectives SO8, SO9 & SO14. Rural areas require sufficient housing to support new homes and provide choice.
Mr	Mark	Recchia	Banbury Town Council	Paragraph	A.11	The Spatial Strategy for Cherwell District	Agree with the spatial strategy and are pleased that Banbury's growth will be slower and the town will need time to deal with the expansion and improved transport links.
Mr	Chris	Still	Gladman Developments Ltd	Paragraph	A.11	The Spatial Strategy for Cherwell District	Reference to Upper Heyford and 760 homes is too precise and lacks flexibility. The Spatial Strategy should include the settlement in hierarchy of settlements.
Mrs	Sarah Caroline	Turner		Paragraph	A.11	The Spatial Strategy for Cherwell District	Objection to strategy as it seeks to direct growth only at the existing sustainable settlements at expense of smaller villages.
Ms	Suzanne	Bangert	Terrence O'Rourke Ltd / Mr & Mrs P Ashworth	SO	Strategic Objectives	Strategic Objectives	Support Strategic Objectives SO2, 7 & 9.
Mr	Philip	Collett	rep form	SO	Strategic Objectives	Strategic Objectives	Missing Objective - Plan should aim to influence National Guidance to comply with best standards and the benefits of the area.
Cllr	Andrew	Hornsby-Smith		SO	Strategic Objective s	Strategic Objectives	Support SO12 & SO13.
Mr	Nik	Lyzba	JPPC / Oxford University Press	SO	Strategic Objective	Strategic Objective	OUP support limited employment development at Kidlington as a strategic objective.
Mrs	Susan	Mackrell	Bicester Town Council	SO	Strategic Objectives	Strategic Objectives	Support 5 Strategic objectives - developing a sustainable local economy in the Bicester Master plan - seen as complementary. Other issues for Bicester include; allotments & burial ground.
Mr	Daniel	Round	OCC - Archaeology	SO	Strategic Objectives	Strategic Objectives	Support wording change.
Mr	Chris	Still	Gladman Developments Ltd	SO	Strategic Objectives	Strategic Objectives	Should recognise the direct and indirect employment generation and benefits of a buoyant construction industry.
Mr	Oliver	Taylor	Framptons / The Banbury AAT Academy	SO	Strategic Objectives	Strategic Objectives	Propose new Strategic Objective - wording supplied,. Support SO10.
Mr	Chris	Still	Gladman Developments Ltd	SO	Strategic Objectives	Strategic Objectives	Should reference meeting the market and affordable needs of the district.
Mr	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	A.14	Strategic Objectives	Support para A.14 & SO1 to SO5.
Mr	Rob	Kinchin-Smith	Banbury Civic Society	Paragraph	A.14	Strategic Objectives	Support need to improve urban centres and employment areas. This can be achieved through a mix of community, business and residential throughout the town centre. Support residential above shops. Preference for mix of uses through the town centre and not to cluster activities at Spiceball.

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Mr	Daniel	Round	OCC - Strategic Planning Consultations	Paragraph	A.14	Strategic Objectives	What is the source of population projections? What assumptions?
Mr	Malcolm	Watt		Paragraph	A.17	Strategic Objectives	Support Objectives S06-10
Mr	Daniel	Round	OCC - Highways and Transport	SO	SO5	Strategic Objectives	Clarify term sustainable development. Define south of the District. Should link to challenges. Unclear why district is ranked poorly in respect of access to services.
Mr	Oliver	Taylor	Framptons / Banbury Golf Club	SO	SO5	Strategic Objectives	Support SO5.
Cllr	Andrew	Hornsby-Smith		Paragraph	A.21	Strategic Objectives	Concern that population of Kidlington is falling.
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Paragraph	A.21	Strategic Objectives	Although Cherwell is affordable in terms of Oxfordshire this is less so when compared against the rest of the South East. Paragraph to include need for all tenures of housing including market housing.
Cllr	James	Macnamara	The Astons and Heyford Ward	Paragraph	A.21	Strategic Objectives	Mention the rapid rise forecast in Cherwell's elderly population. This rise is significant given their specific housing needs.
Mrs	Trish	Redpath	Kidlington Parish Council	Paragraph	A.21	Strategic Objectives	Population figure for Kidlington & Gosport is an underestimate.
Mr	Chris	Still	Gladman Developments Ltd	Paragraph	A.21	Strategic Objectives	A.21 - bullet point 1 - Object as it does not reflect the acute affordable housing shortage. Phrase most affordable district in Oxfordshire should be deleted.
Ms	Helen	Lease	RPS / Thames Valley Police	Paragraph	A.21	Strategic Objectives	Plan should identify the importance of providing social and physical infrastructure in creating sustainable communities. New bullet point suggested.
Mr	Robert	Cramp	Congregation of Jehovah's Witnesses	Paragraph	A.22	Strategic Objectives	The strategic objectives for building sustainable communities should refer to places of worship in accordance with the NPPF paragraphs 22 and 126.
Mr	Malcolm	Watt		Paragraph	A.22	Strategic Objectives	Support Objectives S06-10
Ms	Helen	Lease	RPS / Thames Valley Police	Paragraph	A.22	Strategic Objectives	SCS identifies community safety as a key consideration. Suggest as Strategic Objective text supplied.
Mr	David	Coates		SO	SO9	Strategic Objectives	Concern that the Council's approach to growth will lead to an under supply of new homes and in particular rural affordable housing. Delete 'availability' and insert 'supply'.
Ms	Rose	Freeman	The Theatres Trust	SO	SO10	Strategic Objectives	SO10 concerns provision of accessible services and facilities for culture, social and community needs. There is no implementation policy.
Cllr	Andrew	Hornsby-Smith		Paragraph	A.25	Strategic Objectives	Separate housing target would reduce in-commuting.
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Paragraph	A.25	Strategic Objectives	Sustainable development means growth. Add bullet points to ensure delivery of jobs and new homes in sustainably locations and reducing the need to travel by car.
Mr	Daniel	Round	OCC - Ecology	Paragraph	A.25	Strategic Objectives	Support bullet point 8.
Mr	Malcolm	Watt		Paragraph	A.27	Strategic Objectives	Support Objectives S011-15
	Conor	Moloney	BioRegional Development Group	Paragraph	A.27	Strategic Objectives	*Sustainable Development is not clearly expressed in the vision and strategic objectives. Wording supplied.
Mr	Brett	Chambers	Wendlebury Parish Council	SO	SO12	Strategic Objectives	The proposal does not achieve this objective. It does not enhance the countryside, landscape and setting of the village. It will increase dependency on motor cars due to village being curtailed by the relief road in addition to existing barriers. It will make the village less sustainable by reducing the quality of the environment. It does nothing to protect and enhance the natural environment and will increase pollution in a rural area.
Mr	Brett	Chambers	Wendlebury Parish Council	SO	SO13	Strategic Objectives	The proposal does not achieve this objective. It does not enhance the countryside, landscape and setting of the village. It will increase dependency on motor cars due to village being curtailed by the relief road in addition to existing barriers. It will make the village less sustainable by reducing the quality of the environment. It does nothing to protect and enhance the natural environment and will increase pollution in a rural area.

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Mr	Brett	Chambers	Wendlebury Parish Council	SO	SO14	Strategic Objectives	The proposal does not achieve this objective. It does not enhance the countryside, landscape and setting of the village. It will increase dependency on motor cars due to village being curtailed by the relief road in addition to existing barriers. It will make the village less sustainable by reducing the quality of the environment. It does nothing to protect and enhance the natural environment and will increase pollution in a rural area.
Mr	Brett	Chambers	Wendlebury Parish Council	SO	SO15	Strategic Objectives	The proposal does not achieve this objective. It does not enhance the countryside, landscape and setting of the village. It will increase dependency on motor cars due to village being curtailed by the relief road in addition to existing barriers. It will make the village less sustainable by reducing the quality of the environment. It does nothing to protect and enhance the natural environment and will increase pollution in a rural area.
Cllr	James	Macnamara	The Astons and Heyford Ward	SO	SO 15	Strategic Objectives	Add 'preserve or enhance Conservation Areas'.
Mr	Daniel	Round	OCC - Archaeology	SO	SO15	Strategic Objectives	Amendment supplied.
Mr	Daniel	Round	OCC - Ecology	SO	SO14	Strategic Objectives	Support.
Mr	Daniel	Round	OCC - Highways and Transport	SO	SO12	Strategic Objectives	Add services after accessibility
Mr	Martin	Small	English Heritage	SO	SO15	Strategic Objectives	Welcomes and supports SO15 although archaeological remains are part of cultural heritage and do not need to be identified separately.
Mr	Chris	Still	Gladman Developments Ltd	SO	SO12	Strategic Objectives	Delete reference to conserving and enhancing the countryside and landscape as not realistic. Could be changed to conserve and enhance most sensitive designations.
Mr	Bruce	Tremayne	CPRE Bicester District	SO	Strategic Objectives	Strategic Objectives	Support Strategic objectives 11-15.
Mrs	Sarah Caroline	Turner		SO	SO12	Strategic Objectives	Objection to strategy as it seeks to direct growth only at the existing sustainable settlements at expense of smaller villages. Wording suggested.
	Conor	Moloney	BioRegional Development Group	SO	SO11-15	Strategic Objectives	*Sustainability - Model Policy supplied - One Planet Living
Mr	Will	Cobley	Terrence O'Rourke Ltd / Blenheim Palace Estate	Theme	Theme 1	Policies for Developing a Sustainable Local Economy	Support principle of theme.
Ms	Theresa	Goss	Milcombe Parish Council	Theme	Theme B	Policies for Development in Cherwell	Want to see properly built houses in keeping with their area. It is the choice of the people to live in either towns or rural villages -Keep them separately. Affordable homes in villages should be provided for the local people. Most villages have carried out surveys with ORCC to prove their needs.
Mr	Oliver	Taylor	Framptons / The Banbury AAT Academy	Theme	Theme 1	Theme 1: Policies for developing a sustainable local economy	New Policy regarding new improved education facilities - Wording supplied.
Mr	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	B.5	Introduction	Support Para B.5 - B.7.
Mr	Tom	Ashley	Turnberry Planing Ltd / Oxford University	Paragraph	B.7	Introduction	Support reference to Begbroke Science Park.
Mr	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	B.7	Introduction	Amendment suggested to B.7.
Cllr	Andrew	Hornsby-Smith		Paragraph	B.7	Introduction	Employment Land Review sets out expansion at Kidlington for High Tech employment. Text supplied.
	Placi	O'Neil-Espejo	Bicester Vision	Paragraph	B.12	Introduction	Do not consider the paragraphs comments correct. WYG reported a chronic shortage of employment land in and around Bicester. The constraint in Bicester is the availability of land for a broad range of employment uses.
Mr	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	B.13	Introduction	Object to statement 'employment growth has been strongest in Bicester in recent years'. Evidence supplied.



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	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Paragraph	B.13	Introduction	Object to balance of growth between Bicester & Banbury. Further employment needed at Banbury.
Cllr	James	Macnamara	The Astons and Heyford Ward	Paragraph	B.14	Introduction	Add improving the poor results of the District's secondary schools, especially in Bicester. This is where skill deficiencies start.
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Paragraph	B.19	Introduction	Object to balance of growth between Bicester & Banbury.
Mr	Daniel	Round	OCC - Strategic Planning Consultations	Paragraph	B.20	Introduction	What is the source of the district jobs forecasts? With or without additional employment land?
Mr	Chris	Still	Gladman Developments Ltd	Paragraph	B.20	Introduction	Plan should be more ambitious than to provide 7000 jobs.
Mr	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	B.22	Introduction	Support themes set out in para B.22 to B.31. Kidlington has more B1 than Bicester and ran out of employment land in 2006/2007. Oxford Technology Park should be allocated in the Local Plan as a strategic site for immediate development.
Mr	Alasdair	Jones	Marrons / Hallam Land Management	Paragraph	B.26	Introduction	Where appropriate housing sites will include a number of self contained extra care dwellings with the location and amount to be agreed. Wording supplied.
Mr	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	B.28	Introduction	Refer to Bicester Gateway at B.28.
Cllr	James	Macnamara	The Astons and Heyford Ward	Paragraph	B.28	Introduction	The call for family housing is at odds with the Housing Needs Survey which prioritised small flats for the young and the old. The Plan should follow evidence.
Mr	Richard	Foot	GVA / Bicester Business Park	Paragraph	B.29	Introduction	Support growth at Bicester.
Mr	Colin	Cockshaw		Paragraph	B.31	Introduction	Object to expansion at Bicester Village. Delete Reference
Ms	Sarah	Stevens		Paragraph	B.31	Introduction	Object to the proposed extension to Bicester Village without justification by the evidence base or public consultation. Suggest para B.31, B.51 & B.57 are modified to remove reference to enabling and promotion of an extension to Bicester Outlet Village.
Mr	Richard	Foot	GVA / Value Retail (Bicester Village)	Paragraph	B.31	Introduction	Support promotion of the sustainable expansion of Bicester Village.
Mr	Richard	Foot	GVA / Bicester Business Park	Paragraph	B.31	Introduction	Support growth at Bicester.
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Paragraph	B.32	Introduction	Object to balance of growth between Bicester & Banbury. Banbury is principal commercial centre, good motorway and rail access. Diverse range of town centre uses. Has achieved a sustainable balance of growth over last 30 years. Amend 'moderate' to 'significant'.
Mr	Tom	Ashley	Turnberry Planing Ltd / Oxford University	Paragraph	B.33	Introduction	Support reference to Begbroke Science Park.
Mr	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	B.33	Introduction	Amend para B.33 to refer to Begbroke Science Park and Oxford Technology Park and progressive improvements.
Cllr	Andrew	Hornsby-Smith		Paragraph	B.33	Introduction	Paragraph should set out the scope for development at Oxford Airport.
Mr	Nik	Lyzba	JPPC / Oxford University Press	Paragraph	B.33	Introduction	OUP support broad thrust of Para B.33 in respect of the need for growth in the Langford Lane Area of Kidlington.
Mrs	Trish	Redpath	Kidlington Parish Council	Paragraph	B.33	Introduction	Should qualify the degree of growth at London Oxford Airport within its existing boundaries.
	Sam	Croft	RPS Planning & Development / Banner Homes Ltd / Rowland Bratt	Paragraph	B.34	Introduction	Re-word forth bullet point.
Mr	Michael	Lea	Jones Land LaSalle / Bonhams 1793 Ltd	Paragraph	B.36	Policy SLE 1: Employment Development	Support approach to protecting in principal existing employment land and buildings for B class employment use.
Mr	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	B.44	Policy SLE 1: Employment Development	Add Kidlington to para B.44.
Mr	John	Example 1		Policy	SLE.1	Employment Development	Object to second para.

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Mr	Alec	Arrol	Kennet Properties / Thames Water	Policy	SLE.1	Employment Development	The policy and supporting text do not set out the amount of employment land required to be provided during the life time of the LP and how this should be distributed across the District. The employment land trajectory in table 18 shows no land coming forward for employment in Banbury beyond 2021. This is a significant problem for the spatial strategy of Banbury. Although redevelopment of employment sites will come forward during the lifetime of the LP this are often difficult to redevelop and may come forward for alternative uses. There is already a perceived problem of the ability of existing employment land to come forward which is potentially hindering the economic development of the District. There is additional need for new employment land during the lifetime of the LP within Banbury.
Ms	Rachael	Blakey	Bucknell Parish Council	Policy	SLE.1	Employment Development	Needs to be more focus on existing employment areas which are in need of action
Mr	John	Braithwaite	South Newington Parish Council	Policy	SLE.1	Employment Development	Support the policy
Ms	Gemma	Brickwood	Turley Associates / Sainsbury	Policy	SLE.1	Employment Development	Policy is not consistent with the employment objectives of the Plan and does not protect against the loss of employment sites.
Mr	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Policy	SLE.1	Employment Development	Object to Policy SLE1 should refer to Kidlington alongside Banbury & Bicester. Should define small scale employment proposals.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	SLE.1	Employment Development	Supported
Clr	Theresa	Goss	Bloxham Parish Council	Policy	SLE.1	Employment Development	Agree
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Policy	SLE.1	Employment Development	Approach conflicts with NPPF, as it controls types of employment.
Mr	Michael	Lea	Jones Land LaSalle / Bonhams 1793 Ltd	Policy	SLE.1	Employment Development	Policy does not go far enough to support employment proposals in rural areas to enable existing businesses to expand to meet the needs of their customer base and operational requirements.
Mrs	Susan	Mackrell	Bicester Town Council	Policy	SLE.1	Employment Development	Support jobs led development. With emphasis on providing the right jobs for local people. Local Plan should have an over arching policy for Bicester that spells out Bicester is open for Business. Land allocation is insufficient to meet immediate demands. Support Bicester Masterplan view that clusters employment to the South and East as well as along the A41 corridor towards Junction 9 of the M40. Employment envelope should be extended to include Heyford and Graven Hill.
Mr	Peter	Frampton	Framptons / Mr D Mahon	Policy	SLE.1	Employment Development	New Policy - To promote greater range of employment sites for existing companies to grow and provide for new company formation.
Mr	Wayne	Neale		Policy	SLE.1	Employment Development	Employment growth at Banbury will not support proposed housing numbers resulting in traffic congestion.
	Placi	O'Neil-Espejo	Bicester Vision	Policy	SLE.1	Employment Development	There should be a clear presumption against the change of use from employment to residential without qualification.
Mr	Mark	Recchia	Banbury Town Council	Policy	SLE.1	Employment Development	Generally supportive but concerned over a perceived lack of employment land, particularly if existing businesses at Canalside are relocated.
Mr	Daniel	Round	OCC - Archaeology	Policy	SLE.1	Employment Development	Amend to include important non-designated assets. The phase 'any buildings or features should be amended.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	SLE.1	Employment Development	Text should reference other sustainable modes where possible.
Mr	Chris	Still	Gladman Developments Ltd	Policy	SLE.1	Employment Development	Employment need should be categorised by 'B' use classes and supported by an up to date employment land review.
Mr	Robert	Thompson	Mr Robert Thompson (Chartered Surveyor) / Mr John Stroud	Policy	SLE.1	Employment Development	Objection on the grounds of insufficient employment land proposed. Former Alcan site allocated for employment is now proposed for residential development and small businesses at Canalside will be affected by redevelopment. Suggest allocated land to the East of Banbury between A361 and M40 for employment. Land comprises 12 hectares. Land is no longer suitable for farming as it has become separated from other farming land by Flood embankment and the M40 & A361. Land is not subject to flooding. Land is suitable for a high quality Business Park.

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Mr	Antony	Watts	Hanwell Fields Development Action Group	Policy	SLE.1	Employment Development	Plan is light on economic development; Cherwell should offer practical help to businesses, encourage farming, build infrastructure - Roads, Schools,, Medical, Telcom & Regeneration.
	Alex	Wilson	Barton Willmore /A2 Dominion	Policy	SLE.1	Employment Development	Further analysis and explanation required to explore market conditions. Plan unclear weather one job per dwelling should be provided on-site or not. Proposal should be seen as part of the wider strategy for Bicester itself. Other areas in Bicester maybe more appropriate for employment opportunities. e.g. Graven Hill for B8. NWB maybe better suited for innovation, enterprise and small scale start up businesses. Greater working from home should be encouraged. Bicester Masterplan is the appropriate vehicle to discuss town wide issues. Note that other uses; schools, retail generate employment opportunities.
Mr	P	Keywood		Policy	SLE.1	Employment Development	Object to viability test as it is considered a subjective test. (Suggested text supplied)
Ms	Sarah	Stevens		Paragraph	B.51	Policy SLE2: Securing Dynamic Town Centres	Remove reference to enabling and promotion of an extension to Bicester Outlet Village.
Mr	Richard	Foot	GVA / Value Retail (Bicester Village)	Paragraph	B.51	Policy SLE 2: Securing Dynamic Town Centre	Support greater interaction with Bicester Town Centre and Bicester Village.
Ms	Fiona	Brereton	Drivers Jonas Deloitte/Aberdeen Property Investors	Paragraph	B.53	Policy SLE 2: Securing Dynamic Town Centre	Sufficient background evidence should be available now to set a clear strategy for retail development within the district. The Local Plan should show that retail capacity can be met in full and in accordance with the sequential approach.
Ms	Serena	Page	WYG / LXB Properties	Paragraph	B.53	Policy SLE.2: Securing Dynamic Town Centres	Para does not comply with NPPF para 24 & 26. Remove first sentence.
Mr	Peter	Frampton	Framptons / Barwood Developments	Paragraph	B.53	Policy SLE.2 Securing Dynamic Town Centres	Statement conflicts with Policy Bicester 12. Paragraph is not consistent with National Planning Policy. RE a blanket objection to out of town retail.
Mr	Matthew	Williams	Drivers Jonas DeLoitte / Aberdeen Property Investors	Paragraph	B.53	Policy SLE.2: Securing Dynamic Town Centres	Should be sufficient background evidence to set a clear strategy for retail development within the District. Local Plan should show the retail capacity can be met in accordance with sequential approach.
Mr	P	Keywood		Paragraph	B.53	Policy SLE2: Securing Dynamic Town Centres	Object to para B.53 on the grounds that it is not based on upto date evidence. 2012 Update Retail Study has not yet been published. Delete paragraph.
Ms	Gemma	Brickwood	Turley Associates / Sainsbury	Paragraph	B.57	Policy SLE.2: Securing Dynamic Town Centres	Expansion of Bicester Village is unjustified - evidence required to demonstrate sequentially preferable.
Cllr	Andrew	Hornsby-Smith		Paragraph	B.57	Policy SLE.2: Securing Dynamic Town Centres	Kidlington Masterplan should address design, environmental issues to improve public realm. Amend Para C.188 accordingly.
Mrs	Trish	Redpath	Kidlington Parish Council	Paragraph	B.57	Policy SLE2: Securing Dynamic Town Centre	Support Kidlington Masterplan.
Ms	Sarah	Stevens		Paragraph	B.57	Policy SLE2: Securing Dynamic Town Centres	Remove reference to enabling and promotion of an extension to Bicester Outlet Village.
Ms	Rachael	Blakey	Bucknell Parish Council	Policy	SLE.2	Securing Dynamic Town Centres	Questions if its worth trying to rejuvenate the town centre when trends are leading to out of centre shopping areas
Ms	Fiona	Brereton	Drivers Jonas Deloitte/Aberdeen Property Investors	Policy	SLE.2	Securing Dynamic Town Centres	There is no mention of retail capacity figures for the district. The Local Plan should detail the retail capacity identified for the district through the supporting evidence base. It should then be shown how each of the relevant town centre allocations e.g. Bolton Road can contribute towards meeting the capacity. This would demonstrate the plan is justified. Without this it is unclear whether sufficient space for retail uses has been identified within the key centres to meet the District's needs and to comply with the requirements of the NPPF.
Ms	Fiona	Brereton	Drivers Jonas Deloitte/Aberdeen Property Investors	Policy	SLE.2	Securing Dynamic Town Centres	Once a robust assessment has been undertaken of town centre sites to meet retail capacity bullet point 5 should be re-visited to see if the threshold should be reduced. At present there is no available up to date evidence base and analysis of whether a local threshold below that identified in the NPPF is appropriate or not.

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Ms	Gemma	Brickwood	Turley Associates / Sainsbury	Policy	SLE.2	Securing Dynamic Town Centres	Extension to town centre boundary is unjustified & unclear.
Mr	Colin	Clark	Banbury and Cherwell Green Party	Policy	SLE.2	Securing Dynamic Town Centres	Object to Banbury gateway as it undermines Bolton Road Town Centre development. Banbury Canalside will displace existing business when employment land is in short supply.
Ms	Rose	Freeman	The Theatres Trust	Policy	SLE.2	Securing Dynamic Town Centres	LPA should undertake an assessment of the need to expand town centres to ensure a sufficient supply of suitable sites. Policy SLE2. only says 'Retail and other town centre uses'. Policy should be expanded to refer to other town centre uses. Policy should also establish a premise for an evening economy in town centres. This includes restaurants, bars, pubs, clubs and music, performance and entertainment venue including Theatres and Cinemas. Policy should also include a further point about protecting buildings of cultural & community benefit from loss or change of use unless replacement facilities are provided on site or within the vicinity which meet the need of the local population or services can be delivered from other facilities and without leading to a shortfall in provision and no demand for similar use.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	SLE.2	Securing Dynamic Town Centres	Supported
Cllr	Theresa	Goss	Bloxham Parish Council	Policy	SLE.2	Securing Dynamic Town Centres	Agree
Cllr	Andrew	Hornsby-Smith		Policy	SLE.2	Securing Dynamic Town Centres	Policy SLE 2 should restrict proposals for out-of-centre superstores at Kidlington.
Mr	Vic	Keeble	Chesterton Parish Council	Policy	SLE.2	Securing Dynamic Town Centres	Recommend that Phase 2/3 of the Bicester Town Centre Development is given priority at an early stage so that retail / leisure provision remains competitive.
Mr	Rob	Kinchin-Smith	Banbury Civic Society	Policy	SLE.2	Securing Dynamic Town Centres	Support presumption against out of town and edge of centre retail. Retail in town centres should respect historic built environment.
Ms	Serena	Page	WYG / LXB Properties	Policy	SLE.2	Securing Dynamic Town Centres	Paragraphs relating to retail proposals should not require the applicant to demonstrate proven need. The Council's final retail study has yet to be published and therefore the evidence to justify quantitative and qualities need has not been assessed. Remove first bullet point.
Ms	Ellen	O'Grady	Defence Infrastructure Organisation	Policy	SLE.2	Securing Dynamic Town Centres	The latest Retail Study is not available for assessment. The policy is not positively prepared or justified.
Mrs	Trish	Redpath	Kidlington Parish Council	Policy	SLE.2	Securing Dynamic Town Centres	Support Policy SLE2 and expand to include Kidlington.
Mrs	Trish	Redpath	Kidlington Parish Council	Policy	SLE.2	Securing Dynamic Town Centres	Policy SLE 2 should not support new out-of-centre convenience superstores in Kidlington.
Mr	Matthew	Williams	Drivers Jonas DeLoitte / Aberdeen Property Investors	Policy	SLE.2	Securing Dynamic Town Centres	Welcome approach of securing dynamic town centres within the District through strategic town centre allocations.
Mr	Matthew	Williams	Drivers Jonas DeLoitte / Aberdeen Property Investors	Policy	SLE.2	Securing Dynamic Town Centres	Concern that there is no mention of retail capacity figures for the District. Or quantum of retail development that could come forward on each site nor the overall provision during the plan period. Unclear if sufficient space has been identified in town centres. If insufficient land is identified this could undermine the town centre first policy. Plan should include commentary of the evidence base if each of the town centres.
Mr	Matthew	Williams	Drivers Jonas DeLoitte / Aberdeen Property Investors	Policy	SLE.2	Securing Dynamic Town Centres	Once a review of town centres has been carried out suggest bullet point 5 is revisited. Case to reduce threshold. At present no available up to date evidence base.
Mr	P	Keyword		Policy	SLE.2	Securing Dynamic Town Centres	Object to Policy SLE2 on the grounds that it is not based on up to date evidence. 2012 Update Retail Study has not yet been published. No requirement to demonstrate need for retail proposals outside town centres. Delete first & third bullet point. Forth bullet point should refer to NPPF paragraph 26.
Cllr	Andrew	Hornsby-Smith		Paragraph	B.62	Policy SLE.3: Supporting Tourism Growth	Protection of Oxford Canal should cover towpath and hedgerows.

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Mr	Richard	Foot	GVA / Value Retail (Bicester Village)	Paragraph	B.62	Policy SLE.3: Supporting Tourism Growth	Support statement - most visited tourist attraction.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	SLE.3	Supporting Tourism Growth	Supported
Cllr	Theresa	Goss	Bloxham Parish Council	Policy	SLE.3	Supporting Tourism Growth	Agree
Mr	Rob	Kinchin-Smith	Banbury Civic Society	Policy	SLE.3	Supporting Tourism Growth	Support policy. Upper Heyford as a tourism attraction.
Cllr	James	Macnamara	The Astons and Heyford Ward	Policy	SLE.3	Supporting Tourism Growth	Bicester Village is the most important destination for visitors from China. Maximising return from this should be a higher priority.
Mr	Oliver	Taylor	Framptons / Banbury Golf Club	Policy	SLE.3	Supporting Tourism Growth	New Policy - Regarding tourism. Reword Policy SLE3 - Text supplied.
Mr	Philip	Collett	rep form	Paragraph	B.66	Policy SLE.4 Improved Transport and Connections	Disagree with statement that Cherwell has excellent road links. Plan should apply over a longer period. Aspiration for further road junctions. Over development of residential, commercial & industrial development on a critical system. Proposed development will cover obvious routes for future roads.
Cllr	Theresa	Goss	Bloxham Parish Council	Paragraph	B.69	Policy SLE.4: Improved Transport and Connections	No apparent consideration to the routes leaving Banbury. Commercial transport from the North East and East Banbury needs to be directed to the M40 for access to the M6 via the M42 and the M3&M4 via the M25.
Ms	Patricia	Jesson	Wroxton & Balscote Parish Council	Paragraph	B.69	Policy SLE.4: Improved Transport and Connections	Take into account quarry activities present and planned at Wroxton & Shenington. Will new M40 Junction be created?
Mr	Anthony	Powell	Highways Agency	Paragraph	B.69	Policy SLE.4: Improved Transport and Connections	Welcome proposed improvements to works and new infrastructure. Require update of the transport and land-use study evidence base. No detail has been provided on the improvements to M40 J9 or mitigation of J10 & J11 in the draft IDP.
Mr	Daniel	Round	OCC - Strategic Planning Consultations	Paragraph	B.69	Policy SLE 4: Improved Transport and Connections	Support reference to a new inner relief road at Banbury. Strengthened to take account of town wide movement strategy.
Mr	John	Braithwaite	South Newington Parish Council	Paragraph	B.71	Policy SLE.4: Improved Transport and Connections	It is essential that new commercial developments are likely to be served by HGVs are required to make travel and transport plans that will as far as practically possible route HGVs away from town centres and unsuitable rural roads.
Mr	Peter	Brown	Drayton Parish Council	Paragraph	B.72	Policy SLE.4: Improved Transport and Connections	Traffic evidence study dated 2000 is out of date as it pre-dates Hanwell Fields. Sites to the South of Banbury should be preferred over site to the North.
Mr	Richard	Foot	GVA / Value Retail (Bicester Village)	Paragraph	B.74	Policy SLE 4: Improved Transport and Connections	Support improved links Bicester Village and Town Centre . Better access by Train through Evergreen 3 project.
mr	Robert	Cronk		Paragraph	B.75	Policy SLE.4: Improved Transport and Connections	Welcomes the statement but the importance of provision of adequate parking at railway stations must be recognised within the statement.
Mrs	Trish	Redpath	Kidlington Parish Council	Paragraph	B.75	Policy SLE4. Improved Transport and Connections	Support proposals for a new train station at Water Eaton Park. Expect review of evidence for Station at new Technology Park.
Cllr	Andrew	Hornsby-Smith		Paragraph	B.76	Policy SLE4: Improved Transport and Connections	Paragraph should support a new Station at Water Eaton. To include a review of evidence in respect of a Station at Lyne Road to support a new Technology Park.
Ms	Rachael	Blakey	Bucknell Parish Council	Policy	SLE.4	Improved Transport and Connections	Both Bicester eastern and western Ring Roads need to be considered
Ms	Rachael	Blakey	Bucknell Parish Council	Policy	SLE.4	Improved Transport and Connections	The Transport measures for Bicester need to be made clearer
Mrs	Justine	Brown		Policy	SLE.4	Improved Transport and Connections	Proposed route of Bicester Relief road does not make sense being so near Wendlebury. Crossing over railway is being paid for by Chiltern Railways and only agreed as a road for the local farmer. It should not be made into a formal road. The road should go around the hill and join at the new roundabout. Other road options should be looked at. Concern that road will bring additional noise, cause severance for walkers and increased flood risk.
Mrs	Kathryn	Brown	Stoke Lyne Parish Council	Policy	SLE.4	Improved Transport and Connections	Is the proposed SE link road a single or dual carriageway? Would support objections from Wendlebury PC on environmental grounds and potential for further development into dual carriageway.

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Mr	Brett	Chambers	Wendlebury Parish Council	Policy	SLE.4	Improved Transport and Connections	Object to the proposed Relief Road. No alternative routes have been proposed and the current route will have considerable impact on Wendlebury. Neither the village or the Parish Council were consulted resulting on a flawed document that does not reflect the reality of land use around Bicester nor take into account the well being of residents within Wendlebury.
Mr	Colin	Clark	Banbury and Cherwell Green Party	Policy	SLE.4	Improved Transport and Connection	Low Carbon Strategy is silent on public transport. Failed to consider 20 mph zones in the County. Are travel plans scrutinised? Traffic congestion at Banbury is not considered adequately. Plan is unclear on relief road between Thorpe Way (or the new M40 sites ) with southern Banbury. Station traffic is significant. Plan is unclear regarding the Southern relief Road at Bicester. Limited evidence regarding a planned rail-freight interchange at Graven Hill. Plan should consider additional park and ride at Kidlington into Oxford. Welcome Water Eaton Station - has traffic management been considered. Opposed to new passenger airport at Upper Heyford or expansions at Kidlington Oxford London Airport.
Mr	Colin	Clark	Banbury and Cherwell Green Party	Policy	SLE.4	Improved Transport and Connection	Local Plan should enhance rail services between Banbury & Oxford. A new station at Kidlington village centre and a new station near Kidlington Airport to serve employment areas with park and ride. Re-opening of stations between Banbury & Kidlington. Mini bus service between Heyford & Oxford. New station at Wolvercote and at Summertown with a bus service to hospitals at Headington and eastern side of Oxford.
Mr	Colin	Clark	Banbury and Cherwell Green Party	Policy	SLE.4	Improved Transport and Connection	Plan should ensure cycle paths beside main roads to encourage cycling into Banbury, Bicester and Kidlington from the surrounding areas.
Mr	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Policy	SLE.4	Improved Transport and Connections	Policy SLE4 should include improvements to Junction 9 of the M40.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	SLE.4	Improved Transport and Connections	Supported
Cllr	Theresa	Goss	Bloxham Parish Council	Policy	SLE.4	Improved Transport and Connections	Agree
Mr	Tim	Hibbert		Policy	SLE.4	Improved Transport and Connections	Questions what information is available in terms of traffic count data
Mr	Tim	Hibbert		Policy	SLE.4	Improved Transport and Connections	Objects as no other options for the road have been examined. Wendlebury is already a rat run.
Mr	Tim	Hibbert		Policy	SLE.4	Improved Transport and Connections	Objects as there is no green buffer at Wendlebury
Mr	Ian	Inshaw		Policy	SLE.4	Improved Transport Connections	
Mr	Rob	Kinchin-Smith	Banbury Civic Society	Policy	SLE.4	Improved Transport and Connections	Policy should include a South-East Link Road. Suggest upgrade of Bankside with anew spur continuing northeast from half way along Bankside to Banbury 6.
Mrs	Susan	Mackrell	Bicester Town Council	Policy	SLE.4	Improved Transport and Connections	Support local plan comments regarding road transport, traffic flow and congestion issues. Local Plan should set out principles that promote the use of public transport. Wider road transport should reflect policies for Cherwell and Oxfordshire. Disappointed that opportunities associated with the railway have not been highlighted. Welcome Evergreen 3 East and West Rail and its electrification. Welcome use of rail to transport freight. Concern raised regarding London Road Level crossing with increased train movements.
Cllr	James	Macnamara	The Astons and Heyford Ward	Policy	SLE.4	Improved Transport and Connections	Long term aspirations for a Station at Langford and a parkway station at Shipton Quarry should still be pushed for.
Mr	Jack	Moeran	Environment Agency	Policy	SLE.4	Improved Transport and connections	The Bicester East Relief Road is mentioned but not shown in a map. The road as shown in the Bicester Masterplan will cross the Langford Brook and its impact on flood risk and nature conservation needs to be considered.

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Mr	Anthony	Powell	Highways Agency	Policy	SLE.4	Improved transport and connections	Recommend more sustainable measures to reduce the need to travel are explored in the first instance with large infrastructure improvements such as the Bicester South East relief road and Banbury Inner relief road explored as a last resort. Unclear how these projects are to be delivered or their affect on the SNR.
Mr	Mark	Recchia	Banbury Town Council	Policy	SLE.4	Improved transport and connections	Generally supportive and pleased that land for a South East Relief road is retained. However, it is vital that existing inner relief road's capacity is expanded, consideration of Railway Bridge and Middleton Road/Merton Street junctions and the multi-storey car parks both sides of the railway needed for the redevelopment of this area.
Mrs	Trish	Redpath	Kidlington Parish Council	Policy	SLE.4	Improved transport and connections	Review requirement of a new station at Lyne Mead in Kidlington. Support station at Water Eaton Park.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	SLE.4	Improved Transport and Connections	Supporting text should make reference to public transport networks and bus services. Increased frequency, improved quality and reliability of bus services. Cross-town services in Bicester and Banbury. Commercially self-sustaining. Support reference to new inner relief road within Banbury to reflect Town Movement Strategy. South West Bicester Relief Road should not be called Vendee Drive. Policy should include key interchanges. No reference to Bicester Park & Ride. Growth proposals of London Oxford Airport appear over looked. Intensification of air and ground activity. Expansion of air boundary. LTP3 supports air travel services and facilities.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	SLE.4	Improved Transport and Connections	Policy should reflect Government funding of East west Rail western section improvements. Electrification between Oxford - Bicester Town - Bletchley - Bedford. i.e. Electric Spine. Should bring jobs.
Mr	Charles	Routh	Natural England	Policy	SLE.4	Improved Transport and Connections	Unclear how the biodiversity, landscape and amenity value of each site has been considered. The Plan is considered unsound unless the Council demonstrates how it has addressed paragraphs 110 and 165 of the NPPF and paragraphs 98 and 99 of ODPM Circular 06/2005 in the process of allocating sites. On biodiversity terms, advise that at least a phase one survey should be undertaken for each allocated site.
Mr	Martin	Small	English Heritage	Policy	SLE.4	Improved Transport and Connections	Proposed new link road between A41 and A4421 will be within the setting of the schedule monument of Alchester Roman Town and may cause substantial harm by isolating the monument from its setting. It is unclear whether the proposal will achieve the aims of NPPF in paragraphs 126 and 132. Further consideration needs to be given to the acceptability or otherwise of this proposed relief road.
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	SLE.4	Improved Transport and Connections	There will be a significant growth in traffic caused by growth in the towns
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	SLE.4	Improved Transport and Connections	Commuting will still occur from these towns causing congestion, accidents and pollution in this and neighbouring parishes.
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	SLE.4	Improved Transport and Connections	The Parish would like a Traffic Plan Management Risk Assessment to check the road network and parking problems that will be caused by more development based on the following scenarios: good railway and bus provision, a reduced or delayed provision, .
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	SLE.4	Improved Transport and Connections	There is a problem with on-street parking by commuters in the Parish
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	SLE.4	Improved Transport and Connections	The County County has not been monitoring or taking action over the effects of the Controlled Parking Zones in North Oxford introduced in 2004 as recommended by its Committee - Cherwell should press the County to do this.
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	SLE.4	Improved Transport and Connections	Lorries are using the unsuitable routes leading to excessive noise and vibration for residents in the Parish
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	SLE.4	Improved Transport and Connections	Through the Local Plan business lorries should sign up to the Oxfordshire County Council's Heavy Lorry Route Partnership Agreement
Mr	Laurence	Todd		Policy	SLE.4	Improved Transport and Connections	There are not enough planning in terms of the use of local key roads to enable people to move around Banbury

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Mr	Laurence	Todd		Policy	SLE.4	Improved Transport and Connections	The cost of the Banbury South East link road will be considerable
Mr	Laurence	Todd		Policy	SLE.4	Improved Transport and Connections	It is unrealistic that public transport will be used instead of cars
Mr	Laurence	Todd		Policy	SLE.4	Improved Transport and Connections	The congestion on Middleton Road will be significantly increased with the Canalside development
	Alex	Wilson	Barton Willmore /A2 Dominion	Policy	SLE.4	Improved Transport and Connections	Support principle of Bicester South East relief road - is it deliverable?
Mr	Greg	Atkins	South Newington A361 Residents' Lobby	Policy	SLE.4	Improved Transport and Connections	Attached: SNARL A361 Report September 2012
Mr	Phil	King	HS2 Ltd	Paragraph	B.80	High Speed Rail 2 - London to Birmingham	The paragraph contains inaccurate information about the role of the Secretary of State and implies that CDC will be a decision maker in relation to establishing the principle of the HS railway through Cherwell. The representation proposes minor amendments to the text.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	SLE.5	High Speed rail 2- London to Birmingham	Supported
Mr	Phil	King	HS2 Ltd	Policy	SLE.5	High Speed Rail 2 - London to Birmingham	Policy contains inaccurate information. Delete policy or make minor amendments to the text.
Mrs	Kiran	Williams	BNP Paribas Real Estate UK Ltd / Cawdor Capital Ltd	Paragraph	B.83	Introduction	Support para.
Mrs	Kiran	Williams	BNP Paribas Real Estate UK Ltd / Trustees of Norman Collision Foundation	Paragraph	B.83	Introduction	Support approach outlined.
Ms	Sarah	Hamilton-Foy	Pegasus Group / Persimmon Homes - 1 of 3	Paragraph	B.85	Introduction	Land north of Hanwell Fields could accommodate more than 400 dwellings. The word 'about' should be added.
Cllr	Theresa	Goss	Bloxham Parish Council	Paragraph	B.86	Introduction	Need to include the retention of 'Green Buffers' between villages
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Paragraph	B.86	Introduction	The phrase 'Urban Sprawl' is unclear. Does this refer to unplanned growth, high densities or settlement coalescence? Green Buffer should be removed.
Mrs	Sarah Caroline	Turner		Paragraph	B.86	Introduction	Green Buffers need to be wide enough to be effective.
Mr	Reuben	Bellamy	CALA Homes Ltd	Paragraph	B.89	Policy BSC.1 District Wide Housing Provision	Paragraph B.89 underplays NPPF housing provision. Local Plan should proactively identify housing need.
Mrs	Miranda	Rogers	Stansgate Planning / P S Coles Will Trust	Paragraph	B.89	Policy BSC.1 District Wide Housing Provision	South East Plan RSS set to be revoked by Government. NPPF requires new housing targets to be base on most up to date household and population projections in 2010 & 2008. Further consultation required.
Miss	Sian	Holland	Stansgate Planning / Brasenose College	Paragraph	B.89	Policy BSC.1 District Wide Housing Provision	South East Plan RSS set to be revoked by Government. NPPF requires new housing targets to be base on most up to date household and population projections in 2010 & 2008. Further consultation required.
Cllr	Andrew	Hornsby-Smith		Paragraph	B.89	Policy BSC.1: District Wide Housing Distribution	Housing target for Kidlington should be a minimum target & not a maximum target.
Mrs	Trish	Redpath	Kidlington Parish Council	Paragraph	B.89	Policy BSC1: District Wide Housing Distribution	Plan should seek a minimum total growth target of 13,400 dwellings reflecting RSS figure.
Mr	David	Coates		Paragraph	B.90	Policy BSC.1: District Wide Housing Distribution	Para B.89 - B.90 Delete first sentence and bullet point 3.
	Sam	Croft	RPS Planning & Development / Banner Homes Ltd / Rowland Bratt	Paragraph	B.90	Policy BSC.1. District Wide Housing Distribution	No justification is given to the delay of Employment land in rural areas to the next DPD. Over reliance on large strategic sites. Prudent to allocate a mix of sites in urban and rural areas to ensure a variety of sites and balanced housing market. Introduce a 20% buffer to housing land supply. Re-word para 90.
Mrs	Miranda	Rogers	Stansgate Planning / P S Coles Will Trust	Paragraph	B.90	Policy BSC.1 District Wide Housing Provision	Support extension of plan period - no justification for capping development at existing rate i.e. 670 dwg per annum. NPPF required updated assessment. Further consultation required.
Miss	Sian	Holland	Stansgate Planning / Brasenose College	Paragraph	B.90	Policy BSC.1 District Wide Housing Provision	Support extension of plan period - no justification for capping development at existing rate i.e. 670 dwg per annum. NPPF required updated assessment. Further consultation required.
Ms	Patricia	Jesson	Wroxton & Balscote Parish Council	Paragraph	B.90	Policy BSC 1. District Wide Housing Distribution	Has the SE Plan been revoked yet? How will it affect development plans?



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	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Paragraph	B.90	Policy BSC 1. District Wide Housing Distribution	Plan should be amended - once South East RSS is revoked the Council will update future housing requirements.
Ms	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Paragraph	B.90	Policy BSC 1. District Wide Housing Distribution	See comment BSC.1
Mr	Geoff	Bolton	Berrys / Gleeson Developments Ltd	Paragraph	B.92	Policy BSC 1. District Wide Housing Distribution	The Plan does not contain contingency measures in the event that strategic housing sites do not come forward within the planned timescales. The deliverability of sites has not been supported by the required evidence and the Plan should not proceed without publishing a SHLAA update, Infrastructure Plan and a viability assessment and there should be then an opportunity for submitting representations. Have concerns with the deliverability/timescale of the following sites: Banbury 1, Banbury 2 and Banbury 4.
Cllr	Andrew	Hornsby-Smith		Paragraph	B.92	Policy BSC 1. District Wide Housing Distribution	Remove from list. Conflicts with likely housing mix.
Mr	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	Policy	BSC.1	District wide housing distribution	The focus on the urban areas is not justified in the Plan.
Mr	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	Policy	BSC.1	District wide housing distribution	Growth is focused on to few large sites, such as NW Bicester, meaning that if there is a problem with delivery then this could cause a lack of housing supply. A more flexible approach should be taken allowing for a more diverse portfolio of sites.
Mr	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	Policy	BSC.1	District wide housing distribution	The number of dwellings allocated to Bicester should be reduced by 10%
Mr	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	Policy	BSC.1	District wide housing distribution	Supports the allocation of 14, 208 additional homes to be provided between 2011 and 2031.
Mr	Reuben	Bellamy	CALA Homes Ltd	Policy	BSC.1	District Wide Housing Provision	The Plan should incorporate flexibility - Over reliance at Banbury - 4,352 dwellings. Concern at windfall allowance at 1.150 units. RSS South East Plan put greater emphasis of housing at Bicester than Banbury. No specific housing figure allocated at Banbury. Over reliance on windfall. Should reflect historic provision by settlement. Past windfall sites on brownfield land - this now excludes garden land.
Mr	Reuben	Bellamy	CALA Homes Ltd	Policy	BSC.1	District Wide Housing Provision	Local Plan should adopted locally derived housing figures. Failure to test higher housing figures. RSS South East Plan evidence is out of date and based on earlier household projections. Should rely on 2011 Census data. RSS South East Plan only plans for reasonable levels of housing and not to boost significantly as suggested by the NPPF. Housing target should be based on; population growth, the economy, military changes, labour force ratio, market factors, housing hold projections / demographics, infrastructure and flexibility.
Mr	John	Braithwaite	South Newington Parish Council	Policy	BSC.1	District Wide Housing Distribution	Support the reduced targets for housing development in rural villages
Mrs	Kathryn	Brown	Stoke Lyne Parish Council	Policy	BSC.1	District Wide Housing Distribution	Unconvinced about the need for a massive (10,300) house- building programme. Why is such high proportion focussed on Bicester.
Mr	Steven	Brown	Woolf Bond Planning / Miller Strategic Land	Policy	BSC.1	District Wide Housing Distribution	No evidence of the Duty of Cooperation has been met. No up to date SHMA or SHLAA. Object to inclusion of Windfall sites - should allocate land to meet requirement. Not supported by evidence. No flexibility within the Plan. Plan target should consider Sub-National projections as well as the DCLG Household Projections expected December 2012. Plan is inflexible should 5-year housing land supply fall behind. Canalside development is undeliverable. Suggest reserve allocations approach - reinstate policy. 5-year housing land supply paper demonstrates a 3.1year supply of deliverable sites. Policy should be clear that sites for the rest of the District are to be allocated in a subsequent Site Allocation / Neighbourhood Plan.

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Mr	Paul	Burrell	Pegasus Group / Dorchester Group	Policy	BSC.1	District Wide Housing Distribution	The Policy refers to Upper Heyford as the rest of the District which is inaccurate as it should be recognised as a significant brownfield site separately within the settlement hierarchy
Ms	Gemma	Care	Barton Willmore / Bovis Homes	Policy	BSC.1	District Wide Housing Provision	Concern that the Plan relies on the South East Plan figures. Does not show flexibility or supported by an up to date, objective assessment. Accurate assessment of housing need is required.
Mr	Peter	Chambers	David Lock Associates	Policy	BSC.1	District Wide Housing Distribution	Residential development of 500 homes at Gavray Drive Bicester is supported. The site has planning permission. The housing trajectory indicates delivery over a 7 year period form 2014. Homes are capable of being delivered more quickly
Mr	Colin	Clark	Banbury and Cherwell Green Party	Policy	BSC.1	District Wide Housing Distribution	Plan should consider how housing needs and requirements are changing and not to simply rely on RSS figure of 13,400. Concern that housing allocations at Bicester and Banbury will out strip jobs. New housing should be based on needs assessment. Support affordable housing percentage. Digital connections support home working. Expectation that manufacturing will remain fixed. Citizens should not be digitally disadvantaged. More affordable housing in town centres. Support flats above shops. Flood risk should be considered - e.g. spiceball.
Mr	Phil	Clark	Bloor Homes Ltd (South Midlands)	Policy	BSC.1	District Wide Housing Distribution	Should South East Plan be revoked during the Plan perpetration process the Council should have an up to date local evidence base.
Mr	Russell	Crow	Barton Willmore / Taylor Wimpey UK Ltd	Policy	BSC.1	District Wide Housing Distribution	No evidence is provided to demonstrate that South East Plan target is sufficient to meet future requirements. SHMA 2012 has not been supplied. Plan does not acknowledge recent evidence on demographic change and mitigation through ONS and CLG population and household projections. Plan does not consider the economic aspirations of the District in setting their housing target and lack of correlation between number of jobs and increase in working age population. Net result will be an increase in commuting. Council should re-consult once evidence base is up to date. Council should reassess housing need. Detailed analysis attached.
Mr	Russell	Crow	Barton Willmore / Taylor Wimpey UK Ltd	Policy	BSC.1	District Wide Housing Distribution	Site analysis of Cropredy, Fritwell, Hook Norton, Sibford Gower / Ferris and Steeple Aston demonstrates issues with growth at these settlement.
Mr	Robert	Gardner		Policy	BSC.1	District Wide Housing Distribution	Support strategy of focused growth at the main towns.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	BSC.1	District Wide Housing Distribution	Supported. The rural villages are maintained as rural areas and not allowed to coalesce into larger conurbations
Ms	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Policy	BSC.1	District Wide Housing Distribution	Supports the growth identified for Banbury and the identification of land north of Hanwell Fields.
Ms	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Policy	BSC.1	District wide housing distribution	Objects to the reduced growth at Banbury as this is inconsistent with the NPPF and the South East Plan. The Plan period has been extended meaning the annual rate of delivery is lower at Banbury. Banbury is the largest town in the District with the capacity to accommodate more growth. The growth at Banbury should be increased to meet market and local needs and boost housing delivery. The growth figure for Banbury should be pre-fixed with the word 'about'.
Mrs	Miranda	Rogers	Stansgate Planning / P S Coles Will Trust	Policy	BSC.1	District Wide Housing Provision	No justification for housing numbers beyond Plan period or distribution of growth between Bicester, Banbury & Rest of the District. No assessment of windfall provision. SHLAA has not been published. Background paper required to consider number of completions, under construction, planning permission granted, SHLAA sites, Windfall anticipated. Detailed justification for split between towns. Greater provision in the rest of the district. Further consultation required.

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Miss	Sian	Holland	Stansgate Planning / Brasenose College	Policy	BSC.1	District Wide Housing Provision	No justification for housing numbers beyond Plan period or distribution of growth between Bicester, Banbury & Rest of the District. No assessment of windfall provision. SHLAA has not been published. Background paper required to consider number of completions, under construction, planning permission granted, SHLAA sites, Windfall anticipated. Detailed justification for split between towns. Greater provision in the rest of the district. Further consultation required.
Mr	Chris	Hone	CPRE Banbury District	Policy	BSC.1	District Wide Housing Provision	The removal of reserve sites in the plan is welcomed; this will increase certainty of delivery on the sites allocated.
	K W	Janes		Policy	BSC.1	District Wide Housing Distribution	Supports the Plan in terms of growth being focussed on Bicester and Banbury
Mr	Alasdair	Jones	Marrons / Hallam Land Management	Policy	BSC.1	District Wide Housing Distribution	Overall housing growth should be based on the most up to date household projects and evidence within a Strategic Housing Market Assessment. Calculate that the Plan target should be raised to 20,560 dpa 2006-2031. Equating to 900 net dpa for the remainder of the Plan period 2011 - 2031.
Mr	Alasdair	Jones	Marrons / Hallam Land Management	Policy	BSC.1	District Wide Housing Distribution	Policy BSC.1 is inconsistent with South East RSS Policies H1, CO3 & AOSR1. Great emphasis of growth now at Bicester. Redistribution strategy proposed at higher and lower growth levels. Windfall should not be included within figures. Plan should deliver 6,160 new homes at Banbury between 2011 - 2031.
Ms	Chloe	Jones	Boyer Planning	Policy	BSC.1	District Wide Housing Distribution	Support overall Housing Strategy. If South East Plan is revoked before Plan adoption an up-to-date evidence base will be required.
Ms	Chloe	Jones	Boyer Planning	Policy	BSC.1	District Wide Housing Distribution	Support proposed distribution of growth and the greatest proportion of growth at Banbury & Bicester. This approach is considered consistent with the South East Plan. Support strategic sites approach.
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Policy	BSC.1	District Wide Housing Distribution	Plan should address imbalance of housing growth between Bicester & Banbury.
Mr	David	Keene	David Lock Associates / Gallagher Estates	Policy	BSC.1	District Wide Housing Distribution	SHMA 2008 indicates a household change of +27,000 a higher level of growth than the South East Plan or earlier CLG projections. Level of housing provision should be increased.
Ms	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Policy	BSC.1	District Wide Housing Distribution	Support approach of 670 dpa beyond Plan period. Object to housing split at Banbury as does not represent RSS approach to central Oxfordshire and North Cherwell. Councils approach to growth at Banbury is unclear. Greater emphasis of growth should be at Banbury.
Ms	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Policy	BCS1	District Wide Housing Distribution	Growth to the South benefit from; well connected to employment, shopping and community facilities. Halcrow Landscape report notes - area is a permeable edge and a sustainable location. Halcrow transport report para 6.4.4 notes - the south of Banbury has good permeability. Located in the least sensitive location in respect of landscape terms. The south is located on a broad plateau and not limited by a ridge line that would not increase visibility. Would be able to deliver a new cricket pitch securing a green separation between Banbury & Bodicote to the West of White Post Road.
Ms	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	BSC.1	District Wide Housing Distribution	Support Policy in principle the proposed housing distribution.

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Ms	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	BSC.1	District Wide Housing Distribution	Support district wide housing distribution in principal however object to overall housing provision for the district 16,750 dwg to 2031. District Council is lacking a locally derived housing requirement. Analysis of social-economic, demographic and unmet housing need suggests a higher target. Evidence base for South East RSS has been superseded and latest housing projections indicate a significant increase. 2008 based household projections suggest an increase of 20,000 new households over the plan period (800 per annum). Total district completions between 2001 - 2011 equates to 5,664 dwg, household size of 1.78. An indication of the trend towards decreasing household size and the development of smaller dwellings in the District.
Ms	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	BSC.1	District Wide Housing Distribution	Greater emphasis towards larger dwg for families. Draft SHMA & Housing Needs Estimates identify significant latent housing demand 831 dwg & 7962 dwg and 'concealed' households. Increase District housing requirement & Banbury requirement. This would also address the level of net-in commuting into the town providing a better balance of houses and jobs. Suggest housing target of 20,000 or 800 dwg per annum. Banbury target too be increased by 1,100.
Ms	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	BSC.1	District Wide Housing Distribution	No objection in principle to district wide housing distribution.
Ms	Louise	Morton	Quadrant Town Planning Ltd	Policy	BSC.1	District wide housing distribution	There is uncertainty over whether the large urban extensions can be delivered so more development should be allocated elsewhere
Mr	Steven	Neal	Boyer Planning / Redrow Homes & Wates Developments	Policy	BSC.1	District Wide Housing Distribution	Support rate of growth. Revocation of South East Plan could however happen at any time. In this instance up to date evidence will be required.
Mr	Steven	Neal	Boyer Planning / Redrow Homes & Wates Developments	Policy	BSC.1	District Wide Housing Distribution	Support proposed distribution of housing set out in the Plan with the focus of growth at Banbury & Bicester.
Mr	Wayne	Neale		Policy	BSC.1	District Wide Housing Provision	Growth proposed at Banbury is satisfied by existing approved schemes.
Mr	Wayne	Neale		Policy	BSC.1	District Wide Housing Provision	Unclear why West of Warwick Drive removed as an allocation.
Mr	Wayne	Neale		Policy	BSC.1	District Wide Housing Provision	Better sites exist - West of Warwick Road, Kraft, Old Alcan & Bankside, land adjoin Banbury 3
Ms	Cathleen	Nunn		Policy	BSC.1	District Wide Housing Provision	Housing numbers are over inflated.
Mrs	Jane	Olds	Caversfield Parish Council	Policy	BSC1	District Wide Housing Distribution	Supports the overall principle so long as the principles in both areas are adhered to.
	Robin	Parker		Policy	BSC1	District wide housing distribution	There are other areas that could be developed that are within the town limits or next to existing industrial areas which would avoid spoiling rural communities.
Mr	Jonathan	Porter	Barton Willmore / Archstone Land	Policy	BSC.1	District Wide Housing Distribution	Housing numbers should be based on objectively assessed needs for Market and Affordable Housing.
Mr	Jonathan	Porter	Barton Willmore / Archstone Land	Policy	BSC.1	District Wide Housing Distribution	Housing numbers should be based on objectively assessed needs for Market and Affordable Housing.
Mr	Tom	Smailes	Kemp & Kemp / Leda Properties	Policy	BSC.1	District Wide Housing provision	Object to the inclusion of windfall sites within housing target as undeliverable. In particular the low delivery at Bicester.
Mr	Martin	Small	English Heritage	Policy	BSC.1	District Wide Housing Distribution	Bicester 12 is proposed immediately adjacent to the scheduled monument of Wretchwick Deserted Medieval Settlement and may cause significant harm to its significance contrary to NPPF paragraphs 126 and 132. EH seeks the revision of the proposed development area which may affect the total number of houses given for Bicester in Policy BSC1. Need to identify the extent of the setting where no development should be permitted to be consistent with NPPF paragraph 157.

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Mr	Chris	Still	Gladman Developments Ltd	Policy	BSC.1	District Wide Housing Distribution	Object to proposed housing target of 670dpa on the basis that latest demographic evidence suggests at least 850dpa will be needed to provide for household formation rates. Economic evidence suggests around 340-480 dpa will be needed to house the expected growth in the areas employment base and that this estimate does not take into account new workers to replace retired workers. The 2007 SHMA suggests between 611-744 dpa are needed to meet demand for affordable housing . Other issues include; loss of economic growth potential, deterrence of future business investment, increasing house prices, increased over crowding & displacement of future jobs. Clawing back out commuters, attracting in-commuting, increasing workforce participation among older workers, attracting a younger resident workforce and increase housing supply. Additional 8,000 to 11,300 jobs could be created by 2031.
Mr	Chris	Still	Gladman Developments Ltd	Policy	BSC.1	District Wide Housing Distribution	Object to target, should be a minimum figure. The rest of the district figure should be qualified - i.e. next to villages. Policy should introduce flexibility so that priority is given to overall Plan target. Object to reference to windfall in Policy. Amendment supplied.
Mr	Oliver	Taylor	Framptons / The Banbury AAT Academy	Policy	BSC.1	District Wide Housing Distribution	Support policy and allowance for 1,150 windfall. Consider Council's Strategy is too focused on Strategic Allocations. Concern regarding delivery. Figure should be minimum and not maximum.
Mr	Antony	Watts	Hanwell Fields Development Action Group	Policy	BSC.1	District Wide Housing Distribution	Object. Figures over inflated.
Mr	Antony	Watts	Hanwell Fields Development Action Group	Policy	BSC.1	District Wide Housing Distribution	Disagree with need calculation. No requirement for additional sites beyond Bankside & Canalside.
Mr	Antony	Watts	Hanwell Fields Development Action Group	Policy	BSC.1	District Wide Housing Distribution	Coalition Government has introduced a series of housing support reforms. Cherwell District Council is failing to finance.
Mr	Antony	Watts	Hanwell Fields Development Action Group	Policy	BSC.1	District Wide Housing Distribution	No Market needs forecast, key approved sites not in Plan, fixed 25 years not 5 year annual up date, no 5 year plan for deliverable houses, no competition for land, no implementation strategy, finance is the key, no allowance for windfall.
	Alex	Wilson	Barton Willmore /A2 Dominion	Policy	BSC.1	District Wide Housing Distribution	Reliance on the South East Plan housing targets lacks flexibility to respond to the revocation of RSS. Council should supplement with an up to date assessment of need. Report on need attached.
Ms	Helen	Lease	RPS / Thames Valley Police	Policy	BSC.1	District Wide Housing Distribution	Plan does not have an up-to date evidence base as neither SHMA or SHLAA has been published. No evidence to justify extension of South East Plan target by 5 years. Windfall allowance is unjustified. Query inclusion of Gavray Drive.
Mr	Phil	Clark	Bloor Homes Ltd (South Midlands)	Paragraph	B.99	Policy BSC.2: The Effective and Efficient Use of Land - Brownfield Land & Housing Density	Flexibility is noted in Paragraph B.99 and should be added to policy BSC.2. Alternative wording supplied.
Ms	Theresa	Goss	Adderbury Parish Council	Paragraph	B.100	Policy BSC.2: The Effective and Efficient Use of Land - Brownfield Land & Housing Density	Support development on previously developed sites over undeveloped sites. Add: The use of undeveloped land will only be considered after demonstration that previously developed sites are inappropriate'
Cllr	Theresa	Goss	Bloxham Parish Council	Paragraph	B.100	Policy BSC.2: The Effective and Efficient Use of Land - Brownfield Land & Housing Density	Replace 'generally' by 'always'.
Mr	Phil	Clark	Bloor Homes Ltd (South Midlands)	Policy	BSC.2	The Effective and Efficient Use of Land - Brownfield Land & Housing Density	Support approach - note overall level of growth directed towards rural areas needs to meet the local needs.

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Mr	Phil	Clark	Bloor Homes Ltd (South Midlands)	Policy	BSC.2	The Effective and Efficient Use of Land - Brownfield Land & Housing Density	Support release of Green filed sites early in the Plan period. 30% Brownfield target is too prescriptive; regard should be had for character, landscape & townscape.
	Sam	Croft	RPS Planning & Development / Banner Homes Ltd / Rowland Bratt	Policy	BSC.2	The Effective and Efficient Use of Land - Brownfield land and housing Density	Re-word.
Mr	Russell	Crow	Barton Willmore / Taylor Wimpey UK Ltd	Policy	BSC.2	The Effective and Efficient Use of Land - Brownfield land and housing density	Unclear weight to be afforded between efficient use of land and character and appearance. Unclear if 30% applies to gross site area or developable area? Amendment to text supplied. Remove specific mention of 30% target unless evidence is supplied.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	BSC2	The Effective and Efficient use of Land - Brownfield Land and Housing Density	Supported
Cllr	Theresa	Goss	Bloxham Parish Council	Policy	BSC2	Effective and efficient use of Land - Brownfield Land and Housing Density	Should have the qualification: 'unless individual circumstances indicate a lower number'
Cllr	Theresa	Goss	Bloxham Parish Council	Policy	BSC2	The Effective and Efficient use of Land - Brownfield Land and Housing Density	Agree
Ms	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Policy	BSC.2	The Effective and Efficient use of Land - Brownfield Land and Housing Density	Support 40% target - concern with PDL land in respect of delivery.
Cllr	Andrew	Hornsby-Smith		Policy	BSC.2	The Effective and Efficient Use of Land - Brownfield Land and Housing Density	Policy BSC 2 seeks 30dwg a ha, should be modified to ensure that in sustainable locations a higher housing density will be expected.
Mr	Alasdair	Jones	Marrons / Hallam Land Management	Policy	BSC.2	The Effective & Efficient Use of Land - Brownfield land and Housing Density	Policy BSC.2 should reflect Paragraph B.99 by recognising individual circumstances on design density.
Ms	Chloe	Jones	Boyer Planning	Policy	BSC.2	The Effective & Efficient Use of Land - Brownfield land and Housing Density	Support the use of Greenfield sites to meet housing need. Requirement for housing at a density of at least 30% is considered to prescriptive. Wording supplied.
Mrs	Trish	Redpath	Kidlington Parish Council	Policy	BSC.2	The Effective and efficient use of land - Brownfield Land and Housing Density	Expect higher densities in sustainable locations
Mr	Daniel	Round	OCC - Ecology	Policy	BSC.2	The Effective and Efficient Use of Land - Brownfield Land and Housing Density	Policy should not assume Brownfield land is less diverse than Greenfield land.
Mrs	Jennifer	Spear	Ambrosden Parish Council	Policy	BSC.2	Effective Use of Efficient Use of Land - Brownfield Land and Housing Density	Object to building not less than 30 dph. Does not reflect character of the area. Density may not be appropriate on the edge of villages or infill developments within policies. Amend policy to reflect character of the area and Policy ESD.16.
Mr	Chris	Still	Gladman Developments Ltd	Policy	BSC.2	The Effective and Efficient Use of Land - Brownfield land and Housing Density	Object to Phasing policy - with the exception of where it relates to key infrastructure.
Mr	Bruce	Tremayne	CPRE Bicester District	Policy	BSC.2	The Effective and Efficient Use of Land - Brownfield Land and Housing Density	PDL target of 40% is not very ambitious. Support a sequential approach.
Mr	Antony	Watts	Hanwell Fields Development Action Group	Policy	BSC.2	The Effective and Efficient Use of Land - Brownfield Land and Housing Density	Insufficient brownfield target at Banbury. Most sites are on Greenfield land.
Mr	Reuben	Bellamy	CALA Homes Ltd	Paragraph	B.102	Policy BSC.3 Affordable Housing	Proposed plan target does not meet affordable housing need as set out in the SHMA. Under supply of housing identified.
Mr	Phil	Clark	Bloor Homes Ltd (South Midlands)	Paragraph	B.102	Policy BSC.3: Affordable Housing	Little justification for tenure split 30/70%. Consider on a case by case basis. Lack of flexibility.

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Mr	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	Policy	BSC.3	Affordable Housing	Supports the requirement for affordable housing to be provided
Mr	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	Policy	BSC.3	Affordable Housing	There is no evidence to require a higher proportion of affordable homes in the rural areas
Mr	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	Policy	BSC.3	Affordable Housing	Considering the increasing amount of infrastructure that is being asked for by the LPA for development sites the affordable housing requirement is to onerous effecting viability.
Mr	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	Policy	BSC.3	Affordable Housing	Local Plans should be deliverable and individual site circumstances should be taken into account
Mr	Reuben	Bellamy	CALA Homes Ltd	Policy	BSC.3	Affordable Housing	Affordable housing should only be requested where the scheme is viable and deliverable.
Mr	John	Braithwaite	South Newington Parish Council	Policy	BSC.3	Affordable Housing	Support policies to improve affordability of housing and provide social rented and intermediate housing to meet identified needs including availability of housing in rural areas.
Mr	Paul	Burrell	Pegasus Group / Dorchester Group	Policy	BSC.3	Affordable Housing	There has been no publication of the updated SHMA 2012 referred to in the document
Mr	Paul	Burrell	Pegasus Group / Dorchester Group	Policy	BSC.3	Affordable Housing	There has been no publication of the affordable housing viability study
Mr	Paul	Burrell	Pegasus Group / Dorchester Group	Policy	BSC.3	Affordable Housing	The policy is not justified as there is no published evidence which takes account of the NPPF
Mr	Paul	Burrell	Pegasus Group / Dorchester Group	Policy	BSC.3	Affordable Housing	The Plan does not take account of the Local Housing Delivery Group chaired by Sir John Harmon in terms of Plans being deliverable. It should not require such a scale of obligations on sites that means they are undeliverable. There should be a more flexible approach to affordable housing provision.
Mr	Paul	Burrell	Pegasus Group / Dorchester Group	Policy	BSC.3	Affordable Housing	There is no evidence to support the Plan which allows for 35% of housing to be affordable in the rural areas.
Ms	Gemma	Care	Barton Willmore / Bovis Homes	Policy	BSC.3	Affordable Housing	Support general approach. Policy should be based on up to date evidence base. Support flexibility in Policy and reference to viability.
Mr	Phil	Clark	Bloor Homes Ltd (South Midlands)	Policy	BSC.3	Affordable Housing	Support general approach to affordable housing however lack of clarity within first paragraph. Replace maximum with up to.
Mr	David	Coates		Policy	BSC3	Affordable Housing	Policy BSC.3 should refer to 'net' housing & not 'gross'. Delete first sentence and 'otherwise'.
Mr	Russell	Crow	Barton Willmore / Taylor Wimpey UK Ltd	Policy	BSC.3	Affordable Housing	Updates to SHMA & Affordable Housing Viability study have not been made publically available. Policy should be flexible to reflect site circumstances. Council should re-consult on new evidence.
Mr	Keith	Dixon	Launton Parish Council	Policy	BSC3	Affordable Housing	The 35% affordable housing requirement will not be effective as it will just prevent smaller housing schemes
Mr	Keith	Dixon	Launton Parish Council	Policy	BSC.3	Affordable Housing	Supports the affordable housing exception policy
Ms	Julia	Edwards	Corylus Ltd	Policy	BSC3	Affordable Housing	The Council should work with the Parish Council to determine affordable housing need
Ms	Theresa	Goss	Adderbury Parish Council	Policy	BSC3	Affordable Housing	5th para appear to lack justification, in a rural area where a large or rural occupation dwelling is proposed on a substantial piece of land.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	BSC3	Affordable Housing	4th para appear to lack justification, in a rural area where a large or rural occupation dwelling is proposed on a substantial piece of land.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	BSC3	Affordable Housing	Supported - Subject to comments under soundness and legality
Cllr	Theresa	Goss	Bloxham Parish Council	Policy	BSC3	Affordable Housing	4th para. In rural areas where there are 3 or less dwellings it would make sense to stipulate that the dwelling would be suitable for shared ownership only.

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Cllr	Theresa	Goss	Bloxham Parish Council	Policy	BSC3	Affordable Housing	Policy does not show the transport strategy or water supply to work in harmony with the indication to allocate 35% of affordable housing into villages.
Ms	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Policy	BSC3	Affordable Housing	Object to the affordable housing requirement. There is no published evidence to support this and it does not take account of John Harmon's report or the NPPF. It is not take account of NPPF paras 47, 159, 173 and 174. A more flexible approach should be taken to the affordable housing percentages.
Mr	Andrew	Hickman	Middleton Stoney Parish Council	Policy	BSC 3	Affordable Housing	The threshold 1:3 or 35% will be unworkable. The previous threshold was 1:6 and it should remain at that level.
Cllr	Andrew	Hornsby-Smith		Policy	BSC.3	Affordable Housing	Set Kidlington threshold to 3.
Cllr	Andrew	Hornsby-Smith		Policy	BSC.3	Affordable Housing	Affordable Housing threshold for Kidlington should be lowered.
Ms	Patricia	Jesson	Wroxton & Balscote Parish Council	Policy	BSC.3	Affordable Housing	It must take into account additional overheads of travelling to employment in Banbury. The bus service does not provide such service for normal working hours; entertainment in Banbury would be very difficult without personal transport.
Mr	Alasdair	Jones	Marrons / Hallam Land Management	Policy	BSC.3	Affordable Housing	Delivery of 30% affordable housing should be subject to an assessment of viability. In addition a further clause should allow for off-site provision and / or equivalent financial contribution where appropriate. Wording supplied.
Ms	Chloe	Jones	Boyer Planning	Policy	BSC.3	Affordable Housing	Support 30% requirement. Dis-like term 'maximum' suggest 'up to'. Object to proposed social / affordable & intermediate split of 70 / 30 %. Should consider on a case by case basis.
Mr	Vic	Keeble	Chesterton Parish Council	Policy	BSC.3	Affordable Housing	Policy should include 'departure sites' that provide opportunities for affordable housing alongside market housing - inline with NPPF. More provision should be made in villages for affordable housing to prevent young people leaving. Introduce a rural exception site policy.
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Policy	BSC.3	Affordable Housing	Remove requirement for charging applicants to pay for the Council's scrutiny of viability assessment. Remove high level of prescription from the policy as to the proportion of affordable housing.
Mrs	Susan	Mackrell	Bicester Town Council	Policy	BSC.3	Affordable Housing	Concern that affordable housing threshold of 10 dwg will not prevent back garden and small brownfield development coming forward and not contributing to the delivery of affordable homes and open space.
Ms	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	BSC.3	Affordable Housing	Support principle of affordable housing including acknowledgement of viability. Consider each site should be considered on a case by case basis. Little justification for the proposed split of affordable housing.
Mr	Steven	Neal	Boyer Planning / Redrow Homes & Wates Developments	Policy	BSC.3	Affordable Housing	Support 30% requirement. Dis-like term 'maximum' suggest 'up to'. Object to proposed social / affordable & intermediate split of 70 / 30 %. Should consider on a case by case basis.
Mr	Mark	Recchia	Banbury Town Council	Policy	BSC.3	Affordable Housing	The 30% figure is supported. The district and Banbury are in need of more affordable housing.
Mrs	Trish	Redpath	Kidlington Parish Council	Policy	BSC.3	Affordable Housing	Developments of 3 or more dwg should reach at least 35% housing delivery as affordable at Kidlington.
Mrs	Jennifer	Spear	Ambrosden Parish Council	Policy	BSC.3	Affordable Housing	Requirement to provide 35% affordable housing on sites of 3 or more dwellings (gross) is not compatible with provision of self build schemes within rural areas. Policy is onerous and will impact on cost of serviced plots. Policy should be amended to encourage affordable self builds and serviced plots in rural areas. Not compatible with NPPF para 54. No evidence of cooperation with neighbouring local authorities to address settlements on the boarder of district boundaries. Definition of affordable housing should be extended to include subsidised low cost sale, entry level housing for sale, private rented accommodation & intermediate.



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Mr	Chris	Still	Gladman Developments Ltd	Policy	BSC.3	Affordable Housing	Delete first paragraph and replace with minimum affordable housing target.
Mrs	Sarah Caroline	Turner		Policy	BSC 3	Affordable Housing	Concern that 35% affordable housing target in rural areas is not based on where people prefer to live. Target should be reduced accordingly.
Mr	Malcolm	Watt		Policy	BSC.3	Affordable Housing	Support Policy BSC3
	Alex	Wilson	Barton Willmore /A2 Dominion	Policy	BSC.3	Affordable Housing	Support flexibility within policy to reflect viability constraints.
Ms	Helen	Lease	RPS / Thames Valley Police	Policy	BSC.3	Affordable Housing	Plan does not have an up-to date evidence base as neither SHMA or SHLAA has been published.
Mr	Daniel	Round	OCC - Strategic Planning Consultations	Paragraph	B.122	Policy BSC.4 Housing Mix	Mix should not inhibit viable development .
Mr	Daniel	Round	OCC - Strategic Planning Consultations	Paragraph	B.123	Policy BSC.4 Housing Mix	Support extra care housing.
Mr	David	Coates		Paragraph	B.125	Policy BSC.4: Housing Mix	Para B.125 - B.127 refer to 45 extra care dwellings. This assumes a 7% mix and a total minimum site capacity of 640 dwg.
Mr	David	Keene	David Lock Associates / Gallagher Estates	Paragraph	B.126	Policy BSC.4: Housing Mix	Requirement for 45 self contained extra care dwellings is not evidenced. Paragraph should be removed.
Mr	David	Coates		Paragraph	B.127	Policy BSC.4: Housing Mix	Para B.125 - B.127 refer to 45 extra care dwellings. This assumes a 7% mix and a total minimum site capacity of 640 dwg.
Mr	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	Policy	BSC.4	Housing Mix	The Policy is too prescriptive and should be deleted. There are many factors that will determine the housing mix on a particular site.
Mr	Reuben	Bellamy	CALA Homes Ltd	Policy	BSC.4	Housing Mix	Policy is too prescriptive and should be amended to reflect the NPPF and emphasis on market demand. Housing type should vary by specific location and reflect market demand and not district wide prescriptions. Policy should also take account of design and site viability.
Mr	Steven	Brown	Woolf Bond Planning / Miller Strategic Land	Policy	BSC.4	Housing Mix	Policy should be a guide only. Needs will change over time. Mix should be determined on a site by site basis, up to date SHMA & discussion with Housing Officer.
Mr	Paul	Burrell	Pegasus Group / Dorchester Group	Policy	BSC.4	Housing Mix	There is no evidence to support this mix of housing. The Policy could be prefixed with the word 'about'
Mr	Paul	Burrell	Pegasus Group / Dorchester Group	Policy	BSC.4	Housing Mix	The Policy does not take account of the John Harmon report or the NPPF.
Ms	Gemma	Care	Barton Willmore / Bovis Homes	Policy	BSC.4	Housing Mix	Policy not informed by an up to date assessment of population growth and infrastructure.
Mr	Phil	Clark	Bloor Homes Ltd (South Midlands)	Policy	BSC.4	Housing Mix	Policy categories; shared. Up sizers etc. Is ambiguous, complex , rigid and ineffective and should be base on bed room numbers. Alternative Policy wording supplied. Remove reference to extra care facilities.
Mr	David	Coates		Policy	BSC.4	Housing Mix	Object to Policy BSC4 Housing Mix - should only apply to developments of circa 200+. Policy should only distinguish between 'Family Housing' & 'Other' types of accommodation.
Mr	Russell	Crow	Barton Willmore / Taylor Wimpey UK Ltd	Policy	BSC.4	Housing Mix	Update to SHMA has not been made publically available. Policy should be flexible to reflect site circumstances. Council should re-consult on new evidence. Separation of up sizing and downsizing is confusing. Does mix apply across the whole site? i.e. does policy apply to affordable and market housing.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	BSC.4	Housing Mix	Supported
Cllr	Theresa	Goss	Bloxham Parish Council	Policy	BSC.4	Housing Mix	For most downsizers a minimum of 2 bedrooms would be required. They may have family to stay or require a live-in carer.
Ms	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Policy	BSC.4	Housing mix	The approach to housing mix is too prescriptive and should be more flexible. There is no published evidence to support this. The NPPF states that Plans should be realistic and take account of viability and deliverability. The Policy should be pre-fixed with the word 'about'.

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Mr	Alasdair	Jones	Marrons / Hallam Land Management	Policy	BSC.4	Housing Mix	Policy should be a guide to decision making and subject to discussions. Wording supplied.
Ms	Chloe	Jones	Boyer Planning	Policy	BSC.4	Housing Mix	Proposed policy is too complex. Should not reference extra care facilities. Wording supplied.
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Policy	BSC.4	Housing Mix	Policy is overly prescriptive - should be flexible and subject to assessments of need and demand.
Mr	David	Keene	David Lock Associates / Gallagher Estates	Policy	BSC.4	Housing Mix	Policy unduly prescriptive. Housing mix depends on location and character of site together with market conditions. Remove Policy.
Cllr	James	Macnamara	The Astons and Heyford Ward	Policy	BSC.4	Housing Mix	Link to Housing Needs Assessment to strengthen the policy.
Ms	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	BSC.4	Housing Mix	Policy is inconsistent with local market evidence. Policy is too prescriptive and should be much simpler, identifying the size of the units through its bed numbers and % split. Flexibility should be built into policy.
Mr	Steven	Neal	Boyer Planning / Redrow Homes & Wates Developments	Policy	BSC.4	Housing Mix	Proposed policy is too complex. Should not reference extra care facilities.
Ms	Ellen	O'Grady	Defence Infrastructure Organisation	Policy	BSC.4	Housing mix	BSC4 is unsound as it is unclear, lacking definition of key terms to the extent that it is ineffective and unjustified. It must be redrafted to include a clear mix of dwelling types, bedroom numbers, justified by an accessible SHMA.
Mr	Daniel	Round	OCC - Strategic Planning Consultations	Policy	BSC.4	Housing Mix	Policy does not define size of shared housing or up sizing in terms of bedrooms. Nor split between 1 or 2 beds. Policy is trying to match mix of new housing with mix of life stage of householder. Unenforceable.
Mr	Daniel	Round	OCC - Social & Communities Services	Policy	BSC.4	Housing Mix	Local Plan adequately refers to ECH including at Strategic Sites. Plan does not mention ageing population. OCC have identified a need for 120 units of special needs / disabled housing for adults by 2020. With similar requirement for the following ten years.
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	BSC.4	Housing Mix	A recent affordable housing development at Gosford means that it is considered that it has fulfilled its requirements
Mrs	Jennifer	Spear	Ambrosden Parish Council	Policy	BSC.4	Housing Mix	Policy gives a District wide mix but does not allow for local variations. For example in Ambrosden a military settlement the housing mix is very uniform. The need is for larger housing.
Mr	Chris	Still	Gladman Developments Ltd	Policy	BSC.4	Housing Mix	Object - Policy should be much more general and should relate to the provision of a mix of market housing and affordable housing that meets the needs in each locality and has regards to the location of each settlement. Section could also consider windfalls.
	Alex	Wilson	Barton Willmore /A2 Dominion	Policy	BSC.4	Housing Mix	SHMA does not include an up to date assessment of population growth and structure. Policy not founded on a robust evidence base. Policy should have regard to local circumstances and character of the site. To distinguish between occupiers rather than downsizers is confused. Housing mix should be applied across the whole scheme and not just private sale. No monitoring of policy has occurred to date.
Ms	Helen	Lease	RPS / Thames Valley Police	Policy	BSC.4	Housing Mix	Plan does not have an up-to date evidence base as neither SHMA or SHLAA has been published.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	BSC.5	Area Renewal	Supported
Cllr	Theresa	Goss	Bloxham Parish Council	Policy	BSC.5	Area Renewal	Agree
Mr	Mark	Recchia	Banbury Town Council	Policy	BSC.5	Area Renewal	Keen to support policies seeking to secure area renewal in furtherance of the aims of the Brighter Futures in Banbury project, of which the Town Council is an active partner.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	BSC.6	Travelling Communities	Supported- Unless sites are not sensitively located and effectively managed there will be strong opposition from large areas of affected settlements
Cllr	Theresa	Goss	Bloxham Parish Council	Policy	BSC.6	Travelling Communities	Agree

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Cllr	James	Macnamara	The Astons and Heyford Ward	Policy	BSC.6	Travelling Communities	Should not treat Travellers as a homogeneous group as this may influence the practicalities of providing sites.
Mr	Jack	Moeran	Environment Agency	Policy	BSC.6	Travelling Communities	Welcome this policy and advises that 'areas of flood risk' are to include Flood Zone 2 and 3 in line with NPPF.
Mr	Mark	Recchia	Banbury Town Council	Policy	BSC.6	Travelling Communities	The existing site in Banbury is within Canalside and an alternative as well as additional provision will be needed. Would like to see the site at Bloxham expanded. Would like to note that the site in Banbury has not necessarily been used for traditional gypsies or show people. We would be concerned if additional sites were placed at the edge of Banbury, they could well be in the way of future development if the town.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	BSC.6	Travelling Communities	Should consider proximity to public transport services.
Mr	Martin	Small	English Heritage	Policy	BSC.6	Travelling Communities	EH supports the inclusion of a criterion requiring consideration of potential harm to the historic and natural environment when assessing the suitability of sites for gypsies, travellers and travelling show people.
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	BSC.6	Travelling Communities	The proposal for a new station at Water Eaton is not disputed but it is queried about the amount of traffic which is likely to be created on the County road network
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	BSC.6	Travelling Communities	The Parish Council believe that the travelling community are adequately provided for in this part of Cherwell due to recent planning permissions in the Green Belt and the Parish Council will object to any further developments
Mrs	Sarah Caroline	Turner		Policy	BSC 6	Travelling Communities	Policy should exclude traveller pitches within the Green Buffer. Wording supplied.
Ms	Helen	Lease	RPS / Thames Valley Police	Policy	BSC.6	Travelling Communities	Plan does not have an up-to-date evidence base - GTAA has not yet been published.
Ms	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Paragraph	B.142	Meeting Educational Needs	Objects to this paragraph concerning the draft Planning Obligations SPD. They state that the SPD should be compatible with likely economic viability of the associated Local Plan proposals. The SPD should reflect the need for the assessment of viability to be iterative and relevant draft policies must be based on assumptions which are agreed with local partners. An SPD concerning Planning Obligations should be prepared so that it can demonstrate its capacity to provide viable solutions over time reflecting the local geography and economy.
Cllr	James	Macnamara	The Astons and Heyford Ward	Paragraph	B.142	Policy BSC.7: Meeting Education Needs	Officer commitment to the county School Organisation Stakeholder Group has not, to date, been forthcoming.
Mr	David	Brooks		Policy	BSC.7	Meeting Education Needs	Object to paragraph B.142 suggest reference should be made to the redevelopment of Blessed George Napier School as a suitable development site. Plan should include a strategic allocation for Secondary Education at Banbury, suggested site in the South-west quadrant.
Mr	Peter	Burrows	Adderbury Conservation Action Group	Policy	BSC 7	Meeting Education Needs	Christopher Rawlings school Adderbury is close to capacity and expansion is constrained by the size of the site. The school should be relocated near to the centre of the village. Bussing children out to other nearby schools is not acceptable.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	BSC7	Meeting Education Needs	Growth will increase education needs and some villages may need to relocate their school to allow for increased demand. Will financial planning allow for this need?
Ms	Theresa	Goss	Adderbury Parish Council	Policy	BSC7	Meeting educational Needs	Supported - Subject to comments under soundness
Cllr	Theresa	Goss	Bloxham Parish Council	Policy	BSC7	Meeting Education Needs	Policy needs to take into account what the future provision would be. Space needs to be sought to expand the school footprint and lower the class number.
Cllr	James	Macnamara	The Astons and Heyford Ward	Policy	BSC 7	Meeting Education Needs	Needs stronger support of the necessary up-skilling of the District. Include supporting Warriner 6th form, Upper Heyford Free School and improving secondary education to an acceptable level in Bicester.
Mr	Daniel	Round	OCC - Strategic Planning Consultations	Policy	BSC..7	Meeting Education Needs	OCC has a statutory duty to ensure a sufficiency of school places.

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Mr	Daniel	Round	OCC - Education & early Intervention Services	Policy	BSC.7	Meeting Education Needs	Very brief.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	BSC.7	Meeting Education Needs	Sustainable travel and health and well-being.
Mr	Oliver	Taylor	Framptons / The Banbury AAT Academy	Policy	BSC.7	Meeting Education Needs	Policy fails to acknowledge 'the need to create, expand or alter schools'.
	Alex	Wilson	Barton Willmore /A2 Dominion	Policy	BSC.7	Meeting Education Needs	Requirement for robust assessment of population structure and housing supply. For example to determine appropriate school provision.
Mr	Tim	Byrne	Jones Lang LaSalle / Horton General Hospital	Paragraph	B.147	Policy BSC.8: Securing Health and Well-Being	Agree with statement 'The Health Sector is currently undergoing radical change' although suggest this underplays financial and economic pressures.
Mr	Tim	Byrne	Jones Lang LaSalle / Horton General Hospital	Paragraph	B.147	Policy BSC.8: Securing Health and Well-Being	Support statement Council will continue to work closely with the healthcare provider, partners and the NHS across its delivery bodies.
Mr	Tim	Byrne	Jones Lang LaSalle / Horton General Hospital	Policy	BSC.8	Securing Health and Well-Being	Policy consistent with NPPF.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	BSC8	Securing Health and Wellbeing	Supported
Clr	Theresa	Goss	Bloxham Parish Council	Policy	BSC8	Securing Health and Wellbeing	Agree
Ms	Patricia	Jesson	Wroxton & Balscote Parish Council	Policy	BSC.8	Securing Health and Well-Being	There is no reference to consider the extra provision and upgrading to be made by the Horton Hospital to accommodate the influx of population in the Banbury area.
Ms	Helen	Lease	RPS / Thames Valley Police	Policy	BSC.8	Securing Health and Well-being	Policy is a statement of intent and not fit for purpose. Policy should be widened to comply with Section 8 of the NPPF. Combine Policies BSC.7, 8 & 9.
Ms	Carmelle	Bell	Thames Water	Policy	BSC.9	Public Services and Utilities	Whilst supporting the inclusion of this policy, do not consider it effective. It should be amended to require the successful delivery of all types of development sites and not just strategic sites.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	BSC.9	Public Services and Utilities	Supported
Clr	James	Macnamara	The Astons and Heyford Ward	Policy	BSC 9	Public Services and Utilities	Needs to be more specific in rejecting inadequate waste developments in unsustainable locations.
Mr	Daniel	Round	OCC - Strategic Planning Consultations	Policy	BSC.9	Public Services and Utilities	OCC will work with the District to identify impacts of new development on demand for Council providing services and new improvements.
Mrs	Vicky	Aston		Paragraph	B.159	Policy BSC.10: Open Space , Outdoor Sport and Recreation	Support underlining evidence base PPG17 assessment and Playing Pitch Strategy note that these documents are four years old and would suggest that they are updated.
Mrs	Vicky	Aston		Paragraph	B.160	Policy BSC.10: Open Space , Outdoor Sport and Recreation	Support Councils intention to resist the loss of open space, outdoor sport and recreation provision. Suggest text is more closely aligned with NPPF paragraph 74. (Suggested text supplied)
Mrs	Nicole	O'Donnell	Oxfordshire Playing Fields Orgainsation	Paragraph	B.160	Policy BSC.10 : Open Space, Outdoor Sport and Recreation Provision	Support.
Clr	Andrew	Hornsby-Smith		Paragraph	B.162	Policy BSC.10 Open Space, Outdoor Sport and Recreation Provision	Refer to Kidlington Masterplan.
Mrs	Trish	Redpath	Kidlington Parish Council	Paragraph	B.162	Policy BSC10. Open Space, Outdoor Sport and Recreation Provision	Support Kidlington Masterplan.
Ms	Patricia	Jesson	Wroxton & Balscote Parish Council	Paragraph	B.163	Open Space, Outdoor Sport and Recreation Provision	Will sports facilities, present and proposed meet the lack of sports facilities in Banbury?
Mrs	Vicky	Aston		Policy	BSC.10	Open Space, Outdoor Sport and Recreation Provision	Support commitment to protect existing sports facilities and planning for new development in Policy BSC10.

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Mr	Colin	Clark	Banbury and Cherwell Green Party	Policy	BSC.10	Public Open space, Outdoor Sport and Recreation Provision	Support new libraries at Banbury & Bicester. Concern that no theatre is planned for Banbury. Support general principals determining improvements in recreational provision including close working partnerships. Concern at the lack of post Olympic Legacy. Village and community halls inadequate size for indoor sport. PPG17 assessment states this is a priority.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	BSC.10	Open Spaces, Outdoor and recreation provision	Supported
Ms	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Policy	BSC.10	Open Space, Outdoor Sport and Recreation Provision	Same comments as to para B.142
Ms	Patricia	Jesson	Wroxton & Balscote Parish Council	Policy	BSC.10	Open Space, Outdoor Sport and Recreation Provision	Will sports facilities, present and proposed meet the lack of sports facilities in Banbury?
Mr	Gareth	Jones		Policy	BSC.10	Open Space, Sport and Recreation Provision	The plan is seeking to address deficiencies for indoor sport and recreation. Future facilities need to meet the challenges of population growth, expectation and demand pressures. The representation details the specific need of facilities for a number of sports.
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Policy	BSC.10	Open Space, Outdoor Sport and Recreation Provision	Approach is overly prescriptive - remove detail and include within SPD.
Ms	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Policy	BSC.10	Open Space, Outdoor sport and Recreation Provision	Support policy approach but further clarity needed to explain how open space, sports and recreation will be secured. Considered undeliverable.
Mrs	Nicole	O'Donnell	Oxfordshire Playing Fields Orgainsation	Policy	BSC.10	Open Space, Outdoor Sport and Recreation Provision	Support.
Mr	Mark	Recchia	Banbury Town Council	Policy	BSC10	Open Space, Outdoor Sport and Recreation Provision	Whilst the aims are supported, the TC feels that an earlier involvement in securing appropriate provision through the development process to meet deficiencies is essential. Outdoor sports provision needs adequate changing facilities. There remains a shortfall in allotment land, with growing waiting lists at Council sites.
Mr	Daniel	Round	OCC - Ecology	Policy	BSC.10	Bicester Gateway	Support natural /semi natural green space and standards. Should also include biodiversity and wildlife features in other green space such as amenity green space and corridors.
Mr	Charles	Routh	Natural England	Policy	BSC.10	Local Standards of Provision - Outdoor Recreation	Linear public right of way network should be considered as part of the recreation resource, and referred to within the supporting text as such.
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	BSC.10	Open Space, Outdoor Sport and Recreation Provision	It may be commendable to have more open space but the Parish are struggling with existing maintain costs. Existing facilities in Gosford should be redeveloped. Developers should contribute towards this.
Mr	Chris	Wardley	The Inland Waterways Association	Policy	BSC.10	Open Space, Outdoor Sport and Recreation Provision	Policy does not recognise the importance of the Oxford Canal.
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Table	Table 8	Local Standards of Provision - Outdoor Recreation	Approach is overly prescriptive - remove detail and include within SPD.
Mrs	Nicole	O'Donnell	Oxfordshire Playing Fields Orgainsation	Table	Table 8	Local Standards of Provision - Outdoor Recreation	Object to open space standards below recommended amount of 1.15 ha per 1000 people for outdoor sports provision, 0.80 ha per 1000 people for children's play space.
Colonel	Terry	Byrd	Merton Parish Council	Table	Table 9	Qualitive Standards of Provision	The concept of clustering is good but its proposed implementation in Table 9 Chapter 8 is significantly less so.
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Table	Table 9	Qualitive Standards of Provision	Approach is overly prescriptive - remove detail and include within SPD.
Mrs	Vicky	Aston		Policy	BSC.11	Local Standards of Provision - Outdoor Recreation	Support the inclusion of standards for different types of outdoor sports provision in Policy BSC11.
Mr	Paul	Burrell	Pegasus Group / Dorchester Group	Policy	BSC.11	Open Space, Outdoor Sport and Recreation provision	The Policy is requiring too much open space. Typically policies should seek 2.4 hectares per 1000 dwellings. The Plan should be revised taking into account the John Harmon viability work and the NPPF requirements. The Council's 2006 and 2008 evidence base is out of date and not consistent with national policy.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	BSC.11	Local Standards of Provision - Outdoor Recreation	Supported

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Ms	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Policy	BSC.11	Local Standards of Provision - Outdoor recreation	Too much recreation is being sought which is not justified, effective or consistent with the NPPF. The evidence base for this is considered not to be up to date. The Plan should be revised to take account of viability testing for Local Plans by John Harmon and the NPPF requirements.
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Policy	BSC.11	Local Standards of Provision - Outdoor Recreation	Approach is overly prescriptive - remove detail and include within SPD.
Ms	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	BSC.11	Local Standards of Provision - Outdoor Recreation	Support thrust of policy. Policy should clarify overtly the exceptions to minimum standards where a financial contribution is not the default.
Mrs	Nicole	O'Donnell	Oxfordshire Playing Fields Orgainsation	Policy	BSC.11	Local Standards of Provision - Outdoor Recreation	Support General principle subject to comment RE: Table 8.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	BSC.11	Local Standards of Provision - Outdoor Recreation	Does not consider transport and accessibility e.g. cycle parking
Ms	Patricia	Jesson	Wroxton & Balscote Parish Council	Paragraph	B.169	Policy BSC.12: Indoor Sport, Recreation and Community Facilities	Will sports facilities, present and proposed meet the lack of sports facilities in Banbury?
Ms	Patricia	Jesson	Wroxton & Balscote Parish Council	Paragraph	B.170	Policy BSC.12: Indoor Sport, Recreation and Community Facilities	Have the surveys been completed and when will the results be made available?
Mr	Gareth	Jones		Paragraph	B.170	Policy BSC.12: Indoor Sport, Recreation and Community Facilities	Lists a number of potential suitable sites for indoor hub facilities including Banbury 12.
Mrs	Vicky	Aston		Paragraph	B.171	Policy BSC.12: Indoor Sport, Recreation and Community Facilities	Support the Council's commitment to undertake further work on the need for indoor facilities in the District.
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Table	Table 10	Local Standards of Provision - Indoor Recreation	Approach is overly prescriptive - remove detail and include within SPD.
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Table	Table 11	Local Quality Standards	Approach is overly prescriptive - remove detail and include within SPD.
Mrs	Vicky	Aston		Policy	BSC.12	Indoor Sport, Recreation and Community Facilities	Support the intention to protect existing built sports facilities and to ensure new ones are provided when they are needed within Policy BSC12.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	BSC12	Indoor Sport, Recreation and Community Facilities	Supported
Mr	Gareth	Jones		Policy	BSC12	Indoor Sport, Recreation and Community Facilities	Lists a number of potential suitable sites for indoor hub facilities including Banbury 12.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	BSC.12	Indoor Sport, Recreation and Community Facilities	Does not consider sustainable modes.
Ms	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Policy	BSC.12	Indoor Sport, Recreation and Community Facilities	Policy not supported by up to date evidence.
Ms	Julia	Edwards	Corylus Ltd	Theme	Theme 3	Theme 3: Policies for ensuring sustainable development	Support the aim of securing sustainable design
Mr	Brett	Chambers	Wendlebury Parish Council	Paragraph	B.175	Introduction	The proposed relief road crosses a large BAP habitat, will abut a Scheduled Ancient Monument and damage the setting of Wendlebury countryside.
Mr	John	Colegrave		Paragraph	B.175	Introduction	and to the north of the proposed buffer is already developed and does not represent a strategic development area.
Mr	Colin	Clark	Banbury and Cherwell Green Party	Policy	ESD.1	Mitigating and adapting to Climate Change	Oppose any plans for large recycling facility next to Oxford Airport / Kidlington. Minimise vehicle movements - recycling centres should be located at District Centres. Separation of food and garden waste should be justified.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	ESD.1	Mitigating and Adapting to Climate Change	Supported
CLlr	Theresa	Goss	Bloxham Parish Council	Policy	ESD.1	Mitigating and Adapting to Climate Change	Agree
Ms	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Policy	ESD.1	Mitigating and Adapting to Climate Change	Object to Policy ESD1 as it relies upon the SPD and does not consider the cumulative impact of policies in the Plan. The Plan should be revised to take account of Viability Testing in Local Plans by John Harmon and the NAPPY requirements.

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Mr	Jack	Moeran	Environment Agency	Policy	ESD.1	Mitigating and adapting to Climate Change	Welcome this policy , in particular the reference to minimising flood risk and use of SuDs
Mr	Daniel	Round	OCC - Highways and Transport	Policy	ESD.1	Mitigating and Adapting to Climate Change	Reduce dependence on private cars.
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	ESD.1	Mitigating and Adapting to climate change	There is concern that it is not clear how climate change should be taken into account in flood risk assessments.
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	ESD.1	Mitigating and Adapting to climate change	The Council should ensure an FRA is completed by Chiltern Railways
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	ESD.1	Mitigating and Adapting to climate change	The Local Plan needs to distinguish between Pluvial and Fluvial flooding and define who is responsible for flooding
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	ESD.1	Mitigating and Adapting to climate change	It is unfair that the EA expect the owners to take responsibility for drainage and flooding. Developers should make contributions.
	Conor	Moloney	BioRegional Development Group	Policy	ESD.1	Mitigating and Adapting to Climate Change	*Additional points suggested; district wide target for carbon reduction, monitoring, cross reference to ESD2. A clear breakdown of standards expected, requirements for climate change and mitigation, address emissions. Reducing the need to travel, public transport improvements, promoting walking and cycling. Commitment to retro fit initiatives.
Mr	Phil	Clark	Bloor Homes Ltd (South Midlands)	Policy	ESD.2	Energy Hierarchy	Support approach. A fabric lead approach is preferred over renewable energy technology which can fail.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	ESD.2	Energy Hierarchy	Supported
Cllr	Theresa	Goss	Bloxham Parish Council	Policy	ESD.2	Energy Hierarchy	Agree
Ms	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Policy	ESD.2	Energy Hierarchy	Support fabric first approach. The Policy should be more flexible.
Mr	Tom	Whild	Terrence O'Rourke Ltd / Countryside Properties (Bicester) Ltd	Policy	ESD.2	Energy Hierarchy	Objection to the requirement to consider decentralised energy systems in strategic sites. Density is too low. Preference to an approach that considers fabric efficiency on a dwelling by dwelling basis would be more effective.
Mr	P	Keywood		Policy	ESD.2	Energy Hierarchy	Object to energy assessment for small developments. No targets for reduction of carbon emissions are stated.
Mr	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	Policy	ESD.3	Sustainable Construction	The policy should not try and introduce higher standards than the building regulations require. It is not accordance with the NPPF which states design policies should avoid unnecessary prescriptive or detail.
Mr	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	Policy	ESD.3	Sustainable Construction	The Council could ask for higher standards on a scheme but other requirements would have to be reduced.
Mr	Reuben	Bellamy	CALA Homes Ltd	Policy	ESD.3	Sustainable Construction	Support principal of policy to deliver high levels of sustainable development and climate change. Consistent with para 93 of the NPPF. Policy inconsistent with Para 47 & 205 of NPPF. Objection to policy which should balance the need for sustainable development against site viability.
Ms	Fiona	Brereton	Drivers Jonas Deloitte/Aberdeen Property Investors	Policy	ESD.3	Sustainable Construction	The aspiration of the policy is supported subject to there being explicit reference to the viability of schemes having to be taken into account in the application of standards. The costs of meeting the standards may be too onerous in some cases and therefore there needs to be recognition that a flexible approach will be taken where the viability of a scheme is compromised. This is in the interests of the policy being effective.
Mr	Steven	Brown	Woolf Bond Planning / Miller Strategic Land	Policy	ESD.3	Sustainable Construction	Objection to Code Level 4 of the Code for Sustainable Homes. Requirement already set out in latest Building Regulations - policy should reflect this. Policy will quickly be superseded given life of plan period . Inclusion of Policy is unjustified by evidence. Viability concerns.

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Mr	Paul	Burrell	Pegasus Group / Dorchester Group	Policy	ESD.3	Sustainable Construction	The Plan should not set standards beyond the Building Regulations and should take account of the NPPF, the John Harmon report and the Governments budget announcement. The Local Housing Delivery groups 'A review of Local Standards for the Delivery of new homes, June 2012 concludes that .. 'It is unnecessary to set energy standards beyond building regulations. If Policies are included they should be fully costed and justified'. They believe the highest code level requirements have been superseded by the Budget announcement, Treasury/BIS Plan for Growth dated 23 March 2011 para 2.296
Mr	Phil	Clark	Bloor Homes Ltd (South Midlands)	Policy	ESD.3	Sustainable Construction	What evidence support the requirement for all homes to meet Code for Sustainable Homes Level 4 and higher standards than Building Regulations? Code Level 4 is too prescriptive and potentially impractical. May effect housing supply.
Mr	David	Coates		Policy	ESD.3	Sustainable Construction	Object to Policy ESD.3 does not provide a clear distinction between development in the Eco-town and other standard developments. Policy should be subject to viability assessment.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	ESD.3	Sustainable Construction	Supported
Clr	Theresa	Goss	Bloxham Parish Council	Policy	ESD.3	Sustainable Construction	Agree - Should increase standard to a higher code and state aiming for code 6 by a stated date.
Ms	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Policy	ESD.3	Sustainable Construction	The policy is too onerous and it is unnecessary to set standards beyond the Building Regulations. The Policy should be more flexible.
Mr	Alasdair	Jones	Marrons / Hallam Land Management	Policy	ESD.3	Sustainable Construction	Object to requirement for all homes to meet Code Level 4 of the Code for Sustainable Homes. This is an unrealistic aspiration - would suggest development is instead directly linked to the Building Regulations which over time will reflect the Code for Sustainable Homes. Wording supplied.
Ms	Chloe	Jones	Boyer Planning	Policy	ESD.3	Sustainable Construction	Requirement for all homes to meet Code Level 4 of the Code for Sustainable Homes is too prescriptive. What evidence is there that this is deliverable?
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Policy	ESD.3	Sustainable Construction	Policy approach could prove unviable - delete reference to higher than national standards and instead include requirement for viability testing.
Mr	Rob	Kinchin-Smith	Banbury Civic Society	Policy	ESD.3	Sustainable Construction	Support policies. Emphasis should be on reuse of buildings. Object to word 'consider'.
Mr	David	Keene	David Lock Associates / Gallagher Estates	Policy	ESD.3	Sustainable Construction	Requirement for all homes to meet code level 4 of the code for sustainable home is inappropriate given lack of viability considerations. Reference to A review of Local Standards for the Delivery of New Homes by Standards Working Group. Amend policy to reference prevailing National standards.
Mr	Jack	Moeran	Environment Agency	Policy	ESD.3	Sustainable construction	Fully support this policy. In particular, the higher code levels in the water use category. Cherwell is located in an area of water stress and minimising water use is extremely important.
Ms	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	ESD.3	Sustainable Construction	Support sentiment of policy. Standards above Building Regulations is not consistent with national policy. Should consider Economic Viability. Object to specific reference to BREEAM for non-residential development as other criteria exist. BREEAM methodology favours urban locations. Should be minimum threshold - approach does not favour small buildings. Costs will be passed onto the home owner. Should distinguish between outline / detailed applications. Suggest local sustainability checklist. Concern at exponential cost of achieving the targeted BREEAM. Policy should promote cost effective development.



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Ms	Ellen	O'Grady	Defence Infrastructure Organisation	Policy	ESD.3	Sustainable construction	It is not justified or consistent with national policy to apply Eco Town standards to non Eco Town developments. The first paragraph should be amended to read: All new homes will be encouraged to meet code level 4 of the Code for Sustainable Homes, unless exceeded by national standards. Paragraphs 3 and 4 do not align with the government's zero carbon timetable, makes no mention of off-site 'allowable solutions' and the policy does not justify a higher standard. They conflict with paragraph 95 of the NPPF.
Mr	Daniel	Round	OCC - Ecology	Policy	ESD.3	Sustainable Construction	Support requirement for Code Level 4.
Mr	Tom	Whild	Terrence O'Rourke Ltd / Countryside Properties (Bicester) Ltd	Policy	ESD.3	Sustainable Construction	Policy should provide more definite criteria.
Mr	Matthew	Williams	Drivers Jonas DeLoitte / Aberdeen Property Investors	Policy	ESD.3	Sustainable Construction	Support aspiration. Should include reference to viability of scheme in the application of standards.
Mr	P	Keywood		Policy	ESD.3	Sustainable Construction	Object to Policy ESD3 - No National requirement to achieve level 4 of the Code for Sustainable Homes or BREEAM 'Very Good' for non-residential.
	Conor	Moloney	BioRegional Development Group	Policy	ESD.3	Sustainable Construction	*In terms of minimum energy performance requirements, a clear timeline aligned to the building regulations zero carbon trajectory is important. Requesting higher standards for development than building regulations in particular residential areas may place undue burden on the developer and in some cases will not represent the most cost effective means to carbon reduction. In our view the pathway towards zero carbon in 2016 is ambitious enough. Will the SPD Sustainable Buildings cover sustainable construction too? Should be reference.
Ms	Fiona	Brereton	Drivers Jonas Deloitte/Aberdeen Property Investors	Policy	ESD.4	Decentralised energy systems	The aspiration of the policy is supported subject to there being explicit reference to the viability of schemes having to be taken into account in the application of standards. The costs of meeting the standards may be too onerous in some cases and therefore there needs to be recognition that a flexible approach will be taken where the viability of a scheme is compromised. This is in the interests of the policy being effective.
Mr	Paul	Burrell	Pegasus Group / Dorchester Group	Policy	ESD.4	Decentralised Energy Systems	The Policy should recognise the John Harmon report and the NPPF and be flexible and deliverable
Mr	Phil	Clark	Bloor Homes Ltd (South Midlands)	Policy	ESD.4	Decentralised Energy System	Question feasibility of District Heating and Combined Heat and Power on all sites over 400 dwg or 50 dwg in off-gas area. Not every site will be appropriate due to location, existing infrastructure and character. The need to produce a feasibility assessment is abortive.
Mr	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Policy	ESD.4	Decentralised Energy Systems	Object to Policy EDS4, threshold for non domestic developments is too low. And should be raised from 1000sqm to 75,000 sqm.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	ESD.4	Decentralized Energy Systems	Supported - Only economically viable for large conurbations but reduces consumer choice
Cllr	Theresa	Goss	Bloxham Parish Council	Policy	ESD.4	Decentralized Energy Systems	Agree
Ms	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Policy	ESD.4	Decentralized Energy Systems	Object to policy ESD.4. Policy should be flexible.
Ms	Chloe	Jones	Boyer Planning	Policy	ESD.4	Decentralise Energy Systems	Question the need to produce a feasibility assessment for District Heating and Combined heat and Power on sites over 400 units. Work would be abortive and inappropriate.
Ms	Serena	Page	WYG / LXB Properties	Policy	ESD.4	Decentralised Energy Systems	Threshold of 100m2 is set too low and can not be justified. Should be changed to 2,500m2.

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Ms	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	ESD.4	Decentralised Energy Systems	Policy favours Combined Heat & Power / District Heating Systems but does not specify feasibility assessment is required. Other technologies maybe more appropriate. Policy wording inconsistent between encourage or required. Costs associated with management of DHS. Ownership rights can discourage users. Dependent on supply of non-renewable energy fuels and sufficient deliveries. Extreme weather could result in fuel failure. Back up systems will be required for maintenance. Policy ESD4 and ESD5 should be combined. Policy should include flexibility. Evidence based justification for threshold should be provided.
Mr	Daniel	Round	OCC - Waste Management	Policy	ESD.4	Decentralised Energy Systems	Plan should explore potential for Combined Heat & Power, Also support reference to CHP in Polices ESD.1 - ESD.5.
Mr	Tom	Whild	Terrence O'Rourke Ltd / Countryside Properties (Bicester) Ltd	Policy	ESD.4	Decentralised Energy Systems	Unclear what is feasible - refer to technical and financial considerations.
Mr	P	Keywood		Policy	ESD.4	Decentralised Energy Systems	Object to Policy ESD4 duplicates Policy ESD2. Threshold for District Heating System set too low to be viable.
Ms	Fiona	Brereton	Drivers Jonas Deloitte/Aberdeen Property Investors	Policy	ESD.5	Renewable energy	The aspiration of the policy is supported subject to there being explicit reference to the viability of schemes having to be taken into account in the application of standards. The costs of meeting the standards may be too onerous in some cases and therefore there needs to be recognition that a flexible approach will be taken where the viability of a scheme is compromised. This is in the interests of the policy being effective.
Mr	Phil	Clark	Bloor Homes Ltd (South Midlands)	Policy	ESD.5	Renewable Energy	Question requirement to provide a feasibility assessment for on-site renewable energy on all sites over 400 dwg or 50 dwg in off-gas areas. Not every site will be appropriate to accommodate wind turbines or solar PV due to location and surrounds. The need to produce a feasibility assessment is abortive.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	ESD.5	Renewable Energy	Supported
Ms	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Policy	ESD.5	Renewable Energy	The policy is too onerous and it is unnecessary to set standards beyond the Building Regulations. The Policy should be more flexible.
Mr	Alan	Jones	Hanwell Village Residents	Policy	ESD.5	Renewable Energy	*Strongly Support this policy.
Mr	Alan	Jones	Hanwell Village Residents	Policy	ESD.5	Renewable Energy	*The Policy should be revised to mention wind monitoring masts and other associated engineering works will be subject to the same assessments as wind turbines and mention the cumulative impacts of wind farm development
Ms	Chloe	Jones	Boyer Planning	Policy	ESD.5	Renewable Energy	Question the need to produce a feasibility assessment for on site renewable energy on all sites over 400 dwg. Not every site is appropriate for PV or wind technology. The need to produce a feasibility assessment would be abortive.
Cllr	James	Macnamara	The Astons and Heyford Ward	Policy	ESD.5	Renewable Energy	Should minimise environmental damage by adopting the Council's Residential Amenity Impacts of Wind Turbine Developments and by recognising that large scale solar arrays are industrial developments and treated as such when deciding appropriate locations.
Ms	Serena	Page	WYG / LXB Properties	Policy	ESD.5	Renewable Energy	Threshold of 100m2 is set too low and can not be justified. Should be changed to 2,500m2.
Ms	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	ESD.5	Renewable Energy	No National requirement to provide on-site renewable energy systems irrespective of feasibility report. Policy does not define target for exceeding National Building standards or bench mark for which reductions can be calculated. Policy aims conflicts with Policy ESD.4 and does not encourage the most sustainable options. No justification for 400 dwg / 100m2 threshold.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	ESD.5	Renewable Energy	Should expand on aviation activities.
Mr	Martin	Small	English Heritage	Policy	ESD.5	Renewable energy	3rd bullet point should be amended to read: 'Impacts on the historic environment including designated and non designated assets'. The importance of these assets is recognised in NPPF 128,129 and 132.

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Mr	Bruce	Tremayne	CPRE Bicester District	Policy	ESD.5	Renewable Energy	Minimum distance between dwellings and wind turbines is set too low.
Mr	Tom	Whild	Terrence O'Rourke Ltd / Countryside Properties (Bicester) Ltd	Policy	ESD.5	Renewable Energy	Unclear what is feasible - refer to technical and financial considerations.
Mr	Matthew	Williams	Drivers Jonas DeLoitte / Aberdeen Property Investors	Policy	ESD.5	Renewable Energy	Support aspiration. Should include reference to viability of scheme in the application of standards.
Mr	P	Keywood		Policy	ESD.5	Renewable Energy	Object to Policy ESD5 duplicates Policies ESD3 & ESD4.
	Conor	Moloney	BioRegional Development Group	Policy	ESD.5	Renewable Energy	*Wording in Policy does not convey a presumption in favour of sustainable development. Wording supplied. Supporting text should make reference to best practice guidelines on renewable energy development that places low carbon localism at its heart. Also refer to best practice public engagement with wind farms. Policy also requires an assessment to be undertaken of renewable energy potential - concerns are raised as this does not apply to all developments and that it is only an assessment not a requirement. Policy should be clear what contribution from renewable energy is expected i.e.align with building regulations. Format of the feasibility assessment should be provided.
Ms	Carmelle	Bell	Thames Water	Policy	ESD.6	Sustainable Flood Risk Management	Policy ESD 6 should include reference to sewer flooding and an acceptance that flooding could occur away from the flood plain as a result of development where off site infrastructure is not in place ahead of development. Without this reference the policy is not consistent with national policy (technical Guidance to the NPPF)
Mrs	Jennifer	Glynn		Policy	ESD.6	Sustainable Flood Risk Management	Concern of flooding.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	ESD.6	Sustainable Flood Risk Management	Supported
Cllr	Theresa	Goss	Bloxham Parish Council	Policy	ESD.6	Sustainable Flood Risk Management	Agree
Mr	Jack	Moeran	Environment Agency	Policy	ESD.6	Sustainable Flood Risk Management	Welcome this policy which will ensure flood risk is considered appropriately for all new development coming forward. Found some policies for 'Cherwell's Places' unsound as some of the wording contradicts the principles in ESD 6 and the NPPF.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	ESD.6	Sustainable flood Risk Management	Should define sequential approach. - Work with EA.
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	ESD.6	Sustainable Flood Risk Management	There needs to be policies for dealing with peoples homes being flooded
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	ESD.6	Sustainable Flood Risk Management	There are properties in Kidlington which may still flood despite flood defences being put in place
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	ESD.6	Sustainable Flood Risk Management	Development at Banbury and Bicester could increase flooding at Kidlington and therefore there should be more defences here.
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	ESD.6	Sustainable Flood Risk Management	There should be liaison between Chiltern Railways and other authorities when they complete their flood risk assessment for the railway proposals between Bicester and Oxford
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	ESD.6	Sustainable Flood Risk Management	There should be agreement between all authorities to allow for climate change in the provision of SUDs and monitoring of their effectiveness
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	ESD.6	Sustainable Flood Risk Management	The Plan does not cover adequately the issue of run-off into rivers, the local plan needs to explore ways of holding back run-off.
Mr	Victor	Smith		Policy	ESD.6	Sustainable Flood Risk Management	Concern that housing will be built on the flood plain and the associated risk, damage to properties, clean up costs and obtaining house insurance. Building on flood plains should not be permitted unless there are no other alternatives.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	ESD.7	Sustainable Drainage Systems (Suds)	Supported

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Cllr	Theresa	Goss	Bloxham Parish Council	Policy	ESD7	Sustainable Drainage Systems (Suds)	Agree
Mr	Jack	Moeran	Environment Agency	Policy	ESD.7	Sustainable Drainage Systems (Suds)	Welcome this policy.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	ESD.7	Sustainable Drainage Systems (SuDS)	SuDS should be used in 'all' new development. Highways SuDS will be adopted by OCC. Non-Highway SuDS will be adopted by the Local Lead Flood Authority (LLFA). Minor wording amendments.
Ms	Carmelle	Bell	Thames Water	Policy	ESD.8	Water Resources	Support this policy and its reference to the use of phasing of development to enable water infrastructure ahead of development where appropriate.
Mr	Colin	Clark	Banbury and Cherwell Green Party	Policy	ESD.8	Water Resources	New Agricultural-Chemical exclusion zone required for River Cherwell & Oxford Canal expanding where near railway line. Concern that Bankside contains toxic material and could be leaching into the Canal.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	ESD.8	Water Resources	Supported
Cllr	Theresa	Goss	Bloxham Parish Council	Policy	ESD.8	Water Resources	Agree
Mr	Jack	Moeran	Environment Agency	Policy	ESD.8	Water Resources	Fully support this policy and welcome reference to the Water Framework Directive in para. B.218.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	ESD.9	Protection of Oxford Meadows SAC	Supported
Mrs	Rebecca	Micklem	BBOWT	Policy	ESD.9	Protection of Oxford Meadows SAC	Welcome the approach taken to biodiversity protection but have concerns with regards to lack of ecological survey work in relation to some of the allocated sites.
Mr	Jack	Moeran	Environment Agency	Policy	ESD.9	Protection of Oxford Meadow SAC	Fully support this policy and are pleased that the importance of water quality on the
Mr	Daniel	Round	OCC - Ecology	Policy	ESD.9	Protection of the Oxford Meadow SAC	Policy should include a map of coverage to show where impact on Oxford Meadows could occur. To avoid individual planning applications missing this constraint.
Mr	Colin	Clark	Banbury and Cherwell Green Party	Policy	ESD.10	Protection and Enhancement of Biodiversity and the Natural Environment	Plan should promote more eco-friendly farming practices. In town areas should be left to grow flowers, butterflies and other wildlife. Water meadows should be preserved. Farms should be encouraged not to flial hedges so regularly. Introduce a no-chemical protection zone running the length of the of the river Cherwell and Oxford Canal should become a designated wildlife site. Plan should prevent light pollution.
Mr	Colin	Clark	Banbury and Cherwell Green Party	Policy	ESD.10	Protection and Enhancement of Biodiversity and the Natural Environment	Food security. Plan should consider agriculture; welcome support of Oxfordshire Woodland Project, Plan should encourage locally grown products for schools & hospitals. Cherwell should become a hub of farming innovation. Plan should encourage small farm holdings to prevent large scale agro-industry.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	ESD.10	Protection and Enhancement of Biodiversity and the Natural Environment	Supported
Cllr	Theresa	Goss	Bloxham Parish Council	Policy	ESD.10	Protection and Enhancement of Biodiversity and the Natural Environment	Agree
Ms	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Policy	ESD.10	Protection and Enhancement of Biodiversity and the natural	Object as a net gain in biodiversity is being sought which is unviable. A more flexible approach should be applied to recognise that viability is a key factor.
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Policy	ESD.10	Protection and Enhancement of	A net gain in biodiversity may not always be possible. Policy should state instead
Mrs	Rebecca	Micklem	BBOWT	Policy	ESD.10	Protection and Enhancement of	Welcome the approach taken to biodiversity protection but have concerns with
Mr	Jack	Moeran	Environment Agency	Policy	ESD.10	Protection and Enhancement of Biodiversity and the Natural Environment	Pleased with the wording of this policy but it could potentially include test to ensure that there is protection for all watercourses, in line with the Water Framework Directive
Mr	Daniel	Round	OCC - Ecology	Policy	ESD.10	Protection of the Enhancement of Biodiversity and the Natural Environment	Support policy - exception bullet point 6 should be expanded to reference biodiversity / natural environment of the local area.
Mr	Charles	Routh	Natural England	Policy	ESD.10	Protection and Enhancement of Biodiversity and the Natural Environment	It does not make reference to the avoidance-mitigation-compensation hierarchy set out in NPPF. Unclear how the Plan is consistent with paragraph 118 of the NPPF, and hence sound.
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	ESD.10	Protection and Enhancement of biodiversity and the natural	There should be protection of birds by facilities being provided

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Ms	Theresa	Goss	Adderbury Parish Council	Policy	ESD.11	Conservation Target Areas	Supported
Mrs	Rebecca	Micklem	BBOWT	Policy	ESD.11	Conservation Target Areas	Welcome the approach taken to biodiversity protection but have concerns with regards to lack of ecological survey work in relation to some of the allocated sites
Mr	Jack	Moeran	Environment Agency	Policy	ESD.11	Conservation Target Areas	Fully support this policy and welcome the commitment to secure biodiversity enhancements.
Mr	Daniel	Round	OCC - Ecology	Policy	ESD.11	Conservation Target Areas	Support. Expand to allow other forms of biodiversity offsetting.
Mr	Malcolm	Watt		Paragraph	B.244	Policy ESD12: Cotswolds Area of Outstanding Natural Beauty (AONB)	Should read 'Cotswold Conservation Board' not 'Cotswold AONB Board'
Ms	Theresa	Goss	Adderbury Parish Council	Policy	ESD.12	Cotswold Area of Outstanding Natural Beauty (AONB)	Supported
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Policy	ESD.12	Cotswold Area of Outstanding Natural Beauty (AONB)	Requirement for development to support local economy, improve access to local services and increase opportunity for people to leave and work in local communities duplicates other policies in the Plan. Policy should seek high quality design that respects specific quality of natural beauty identified in the AONB.
Mr	Malcolm	Watt		Policy	ESD.12	Cotswold Area of Outstanding Natural Beauty (AONB)	Support Policy ESD12.
Mr	Rob	Kinchin-Smith	Banbury Civic Society	Paragraph	B.247	Policy ESD.13: Local Landscape Protection and Enhancement	Paragraph is miss leading - re-wording suggested.
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Paragraph	B.249	Policy ESD.13 Local Landscape Protection and Enhancement	Landscape Sensitivity and Capacity Assessment (September 2010) is misrepresentative of the area south of Saltway. Delete fifth bullet point and its reference to the setting of Salt Way.
Ms	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Paragraph	B.249	Policy ESD.13 Local Landscape Protection and Enhancement	Object to statement that because of topographical and physical constraints at Banbury 'only a limited number of strategic development sites are available for new housing growth'. Evidence base indicated otherwise; landscape impact assessment, CDC options for growth (August 2008). The Saltway is considered an historic and ecological corridor to be safeguarded as a Green Corridor but not by way of an additional buffer. Previous rejections of developments on this site were due to need rather than sensitivity. The South of Banbury is the least sensitive direction for growth in landscape terms.
Mr	Martin	Small	English Heritage	Policy	B.249	Policy ESD.13 Local Landscape Protection and Enhancement	EH supports the recognition of historic features of particular value around Banbury and Bicester in paragraph B.249
Ms	Patricia	Jesson	Wroxton & Balscote Parish Council	Paragraph	B.252	Policy ESD.13 Local Landscape Protection and Enhancement	Wroxton is a conservation village, any development will take place in the conservation area, what restrictions will that put on developments?
Mr	Brett	Chambers	Wendlebury Parish Council	Policy	ESD.13	Local Landscape Protection and Enhancement	The proposed relief road crosses a large BAP habitat, will cause undue visual intrusion in open countryside, harm the setting of the settlement of Wendlebury and potentially harm the setting of Alchester Roman Town.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	ESD.13	Local Landscape Protection and Enhancement	Supported
Cllr	Theresa	Goss	Bloxham Parish Council	Policy	ESD.13	Local Landscape Protection and Enhancement	Agree
Cllr	Andrew	Hornsby-Smith		Policy	ESD.13	Local Landscape Protection and Enhancement	ESD 13 should make reference to leisure value.
Mr	Jayne	Gordon	Hanwell Parish Council	Policy	ESD.13	Local Landscape Protection and Enhancement	Object to policy ESD.13. Support in principle but Policy omits the open countryside and landscape north of Banbury from list of area of 'particular value'. Consider Landscape Character and Sensitivity Assessment 2009 work was based on subjective local opinions and planning issues. Consider mitigation measures such as Green Buffers offer insufficient protection. Land to the North of Banbury should be reassessed as 'particular high value'.
Mr	Jayne	Gordon	Hanwell Parish Council	SA	ESD.13	Local Landscape Protection and Enhancement	Consider Landscape Character and Sensitivity Assessment 2009 are flawed documents and don't provide sufficiently robust evidence to base an SA of sites around Banbury. Further evidence and careful assessment is required.

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Mr	Alan	Jones		Policy	ESD.13	Local Landscape Protection and Enhancement	Object to policy ESD.13. Support in principle but Policy omits the open countryside and landscape north of Banbury from list of area of 'particular value'. Consider Landscape Character and Sensitivity Assessment 2009 work was based on subjective local opinions and planning issues. Consider mitigation measures such as Green Buffers offer insufficient protection. Land to the North of Banbury should be reassessed as 'particular high value'.
Mr	Alan	Jones		SA	ESD.13	Local Landscape Protection and Enhancement	Consider Landscape Character and Sensitivity Assessment 2009 are flawed documents and don't provide sufficiently robust evidence to base an SA of sites around Banbury. Further evidence and careful assessment is required.
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Policy	ESD.13	Local Landscape Protection and Enhancement	Policy Banbury 2 is located in an area of high visual sensitivity. Very nature of development is likely to cause visual intrusion. Policy should better reflect the balance of the landscape impact against other factors in favour of development.
Cllr	James	Macnamara	The Astons and Heyford Ward	Policy	ESD.13	Local Landscape Protection and Enhancement	Add protection to the setting of Conservation Areas.
Ms	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Policy	ESD.13	Local Landscape Protection and Enhancement	Policy ESD13 is supported and is considered sufficient to protect the separate identity of the villages and setting of locally -valued features.
Ms	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	ESD.13	Local Landscape Protection and Enhancement	Policy should not override strategic allocations. This should be clarified.
Mrs	Trish	Redpath	Kidlington Parish Council	Policy	ESD.13	Local Landscape Protection and Enhancement	Wording supplied highlighting leisure value of Oxford Canal and requirement to protect towpath and hedgerows.
Mr	Charles	Routh	Natural England	Policy	ESD.13	Local Landscape Protection and Enhancement	Unclear where the areas with a high level of tranquillity are and therefore question whether the policy is deliverable, and hence sound.
Mr	Martin	Small	English Heritage	Policy	ESD.13	Local Landscape Protection and Enhancement	EH supports the requirements of Policy ESD 13 relating to the historic environment.
Mr	Victor	Smith		Policy	ESD.13	Local Landscape Protection and Enhancement	NPPF states existing open space should not be built on unless the land is surplus to requirements. Land should be preserved because of its beauty and tranquillity. The Plan should protect and enhance valued landscape. Concern that approval is still being given to land within the countryside.
Mr	Bruce	Tremayne	CPRE Bicester District	Policy	ESD.13	Local Landscape Protection and Enhancement	Support.
Ms	Rachel	Williams	Oxford City Council	Paragraph	B.255	Policy ESD 14: Oxford Green Belt	The City Council disagrees that "there is no suggestion at this stage that a wider review is required". The City Council will continue to press for an urban extension to the south of the city but until this is secured the City would wish the option for a selective review in other areas around the city to be retained.
Cllr	Andrew	Hornsby-Smith		Paragraph	B.256	Policy ESD 14: Oxford Green Belt	Restricts new housing to exception sites. Seek an appropriate mix of housing.
Mr	Nik	Lyzba	JPPC / Oxford University Press	Paragraph	B.256	Policy ESD.14 Oxford Green Belt	Support limited review of Green Belt at Langford Lane.
Mrs	Trish	Redpath	Kidlington Parish Council	Paragraph	B.256	Policy ESD.14: Oxford Green Belt	Include mixed use.
Dr	Ian	Scargill	Oxford Green Belt Network	Paragraph	B.256	Policy ESD.14: Oxford Green Belt	The small scale review of the Green Belt in the Langford Lane area is noted. The Network is pleased a review is not considered necessary to accommodate local housing needs.
Colonel	Terry	Byrd	Merton Parish Council	Paragraph	B.257	Policy Villages 5: Former RAF Upper Heyford	The Oxford Green Belt with respect to Merton is not compliant with NPPF para 85.
Dr	Ian	Scargill	Oxford Green Belt Network	Paragraph	B.257	Oxford Green Belt	Support the reference to the Kidlington Gap in particular; the gap is especially vulnerable in the vicinity of the Gosford Grain silo and between Pear Tree and Yarnton.

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Ms	Suzanne	Bangert	Terrence O'Rourke Ltd / Mr & Mrs P Ashworth	Policy	ESD.14	Oxford Green Belt	Policy should allow for small-scale (non-strategic) development in rural areas where there is a defined need and not cause harm to the Green belt. South Glos Core Strategy Examination report found that there should be more flexibility for villages to accommodate small scale development changes. New policy wording supplied.
Ms	Suzanne	Bangert	Terrence O'Rourke Ltd / Mr & Mrs P Ashworth	Policy	ESD.14	Oxford Green Belt	Green Belt Boundary at Merton should be altered to reflect well defined boundaries as per the NPPF para 85 & 86. Re-align to follow course of the Motorway. Map attached of proposed boundary.
Mr	David	Coates		Policy	ESD.14	Oxford Green Belt	Object to Policy ESD.14, should be amended to reflect the requirements for a small scale boundary review as a requirement to achieve sustainable settlements as a consequence of economic growth.
Mrs	Suzi	Coyne	Suzi Coyne Planning / Worton Farms Ltd	Policy	ESD.14	Oxford Green Belt	Land at Worton farm should be removed from the Local Green Space designation (Green Belt?).
Mrs	Suzi	Coyne	Suzi Coyne Planning / Worton Farms Ltd	Policy	ESD.14	Oxford Green Belt	Land at Worton farm should be removed from the Local Green Space designation (Green Belt?).
Mr	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Policy	ESD.14	Oxford Green Belt	Object to ESD14 Oxford Green Belt and the basis that the evidence base does not explicitly state 'exceptional circumstances' exist for a Green Belt Review. Exceptional circumstances include; proposal is within the national, regional and local interest, urgent economic need, the limited harm to the Green Belt is outweighed by economic benefits and that a small scale local review will produce defensible, permanent Green Belt Boundary. Amendment suggested,
Ms	Theresa	Goss	Adderbury Parish Council	Policy	ESD.14	Oxford Green Belt	Supported
Mr	Michael	Lea	Jones Land LaSalle / Bonhams 1793 Ltd	Policy	ESD.14	Oxford Green Belt	Support approach to Green Belt review in very exceptional circumstances.
Mr	Nik	Lyzba	JPPC / Oxford University Press	Policy	ESD.14	Oxford Green Belt	Support limited review of Green Belt at Langford Lane. And should be reflected in Policy ESD14 and tie in with Policy Kidlington 1. Area of search should be widened to include the North West in order to not restrict unreasonably the area subject to review.
Cllr	James	Macnamara	The Astons and Heyford Ward	Policy	ESD.14	Oxford Green Belt	Should rectify the anomaly where all proposals within the Green Belt need to preserve the open character of the Belt, even when the proposal is for infill within villages where this is patently impossible.
Mr	Dennis	Price		Policy	ESD.14	Oxford Green Belt	Green belt should be protected.
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	ESD.14	Oxford Green Belt	Supports Green Belt Protection
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	ESD.14	Oxford Green Belt	Objects to the relocation of Chilterns sidings into the Green Belt at Water Eaton
Miss	Emily	Sparrow	JPPC / Merton College	Policy	ESD.14	Oxford Green Belt	Merton College (Oxford) maintain there is a requirement to undertake a review of the Oxford Green Belt to accommodate future growth. No evidence or justification to why a review of the Green Belt has not been carried out. NPPF states Local Plan should be prepared on the basis of an upto date evidence base. Green Belt review should focus on sustainable locations at Kidlington, Yarnton & Begbroke. Dispersal of development beyond the Green belt is unsustainable.
Mr	Neville	Surtees	Barton Willmore / J A Pye Ltd	Policy	ESD.14	Oxford Green Belt	Support aim to undertake a Limited Green Belt Review. Review should be expanded to include residential land.
Mr	Bruce	Tremayne	CPRE Bicester District	Policy	ESD.14	Oxford Green Belt	Support. Precise boundary 'inset' villages should be clarified.
Mr	Chris	Wardley	The Inland Waterways Association	Policy	ESD.14	Oxford Green Belt	Review of Green Belt should extend to the boundaries of the Oxford Canal at Kidlington.
Mrs	Kiran	Williams	BNP Paribas Real Estate UK Ltd / Cawdor Capital Ltd	Policy	ESD.14	Oxford Green Belt	Small scale review of the Oxford Green Belt should include Land Off Camp Road, Upper Heyford.
Mr	Geoff	Bolton	Berrys / Gleeson Developments Ltd	Para	B.258-261	Policy ESD.15: Green Boundaries to Growth	Objects to the designation of much of the Broughton Road site as a green buffer. The policy and related designation on the Proposals Map should be deleted and replaced with a new policy relating to areas of separation. The 'green buffer' surrounding most of Banbury is a new and arbitrary designation and not based on any evidence. A detailed landscape assessment is required.

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Ms	Theresa	Goss	Adderbury Parish Council	Paragraph	B.258	Policy ESD.15: Green Boundaries to Growth	Fails to ensure that buffer zones are required to maintain the distinctive identity between villages as well as between Banbury and its surrounding villages.
Ms	Theresa	Goss	Adderbury Parish Council	Paragraph	B.260	Policy ESD.15: Green Boundaries to Growth	The Green Buffer zone indicated at Bodicote suggests that it has been absorbed into Banbury and cannot as consequence take its share o the proposed rural homes allocation under C234. This would mean a disproportionate and unfair effect on the other villages.
Mr	Alasdair	Jones	Marrons / Hallam Land Management	Paragraph	B.260	Policy ESD.15: Green Boundaries to Growth	The Green Buffer zone indicated at Bodicote suggests that it has been absorbed into Banbury and cannot as consequence take its share of the proposed rural homes allocation under C234. This would mean a disproportionate and unfair effect on the other villages.
Ms	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Paragraph	B.260	Policy ESD.15: Green Boundaries to Growth	See comment B.248
Mrs	Sarah Caroline	Turner		Paragraph	B.261	Policy ESD.15: Green Boundaries to Growth	Objection to the reduction of the Green Buffer at Launton from draft Plan stage as it in effect allows Launton to be coalesced.
Ms	Rachael	Blakey	Bucknell Parish Council	Policy	ESD.15	Green Boundaries to Growth	The status of these is not clear
Mr	Geoff	Bolton	Berrys / Gleeson Developments Ltd	Policy	ESD.15	Green Boundaries to Growth	Objects to the designation of much of the Broughton Road site as a green buffer. The policy and related designation on the Proposals Map should be deleted and replaced with a new policy relating to areas of separation. The 'green buffer' surrounding most of Banbury is a new and arbitrary designation and not based on any evidence. A detailed landscape assessment is required.
Mr	John	Braithwaite	South Newington Parish Council	Policy	ESD.15	Green Boundaries to Growth	Support Green Buffers between Banbury and Bicester and nearby villages
Mr	Rowland	Bratt		Policy	ESD.15	Green Boundaries to Growth	Objection to Green Buffer at Coteheld Farm, Bodicote on the grounds that it fails to prevent coalescence with existing settlement given development at Bankside Phase 1 and housing allocations at Banbury 12 & 4. Proposed Green Buffer is not land that is of valuable landscape of historic significance. This view is supported by recent Planning Application and Appeal decision on adjacent site.
Mr	Rowland	Bratt		Policy	ESD.15	Green Boundaries to Growth	Proposed Green Buffer provides limited scope for the growth of Bodicote given its allocation for 500 new homes as a Category A village within the Plan.
Mr	Rowland	Bratt		Policy	ESD.15	Green Boundaries to Growth	Green Buffer policy is not supported by the NPPF. The NPPF instead refers to Local Green Spaces which should be in Local Character and not an extensive track of land. Appears policy is intended to be a Green Belt without following the correct process.
Mrs	Kathryn	Brown	Stoke Lyne Parish Council	Policy	ESD.15	Green Boundaries to Growth	Concerned about the nature of the proposed "buffer zones", specifically between Bucknell and NW Bicester housing estate. What is its purpose? Would it be of any use for residents?
Mr	Peter	Brown	Drayton Parish Council	Policy	ESD.15	Green Boundaries to Growth	Support concept of Green Boundaries, concern raised at their width which is not considered wide enough on higher ground, for example at Drayton.
Mr	Steven	Brown	Woolf Bond Planning / Miller Strategic Land	Policy	ESD.15	Green Boundaries to Growth	Policy not justified by evidence. Existing Countryside policy already protects land identified in the Green Buffer. Note that land at Warwick Road has high landscape capacity to accommodate development within Halcrow Study. Land at Warwick Road should be excluded from Policy Area.
Mr	Peter	Burrows	Adderbury Conservation Action Group	Policy	ESD.15	Green Boundaries to Growth	The definition of a "green boundary" needs to be included; the NPPF only defines Green Belt and Green space. The concept of an area between conurbations which remains undeveloped is supported but it needs to be observed.
Ms	Gemma	Care	Barton Willmore /Bicester Sports Association	Policy	ESD.15	Green Boundaries to Growth	No objection to part of the Pringles Fields forming part of the Green Buffer.
Mr	Brett	Chambers	Wendlebury Parish Council	Policy	ESD.15	Green Boundaries to Growth	No Green Boundary has been proposed for Wendlebury to protect it from the proposed relief road or to protect it from further development of Bicester towards the M40 along the A41.



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Mr	John	Colegrave		Policy	ESD.15	Green Boundaries to Growth	Object to the proposed Green Buffer Zone adjacent Salt Way on the grounds that the nearest village to the south of the farm is Bloxham and therefore the matter of coalescence does not arise. Land at Salt Way is farm land and is therefore neither of high landscape nor historic value.
Mr	John	Colegrave		Policy	ESD.15	Green Boundaries to Growth	Object to the proposed Green Buffer Zone adjacent Salt Way on the grounds that the nearest village to the south of the farm is Bloxham and therefore the matter of coalescence does not arise.
Mr	John	Colegrave		Policy	ESD.15	Green Boundaries to Growth	Green Buffer policy is not supported by the NPPF. The NPPF instead refers to Local Green Spaces which should be in Local Character and not an extensive track of land. Appears policy is intended to be a Green Belt without following the correct process.
	Sam	Croft	RPS Planning & Development / Banner Homes Ltd / Rowland Bratt	Policy	ESD.15	Green Boundaries to Growth	Policy is inappropriate and conflicts with Policy Villages 1 & 2 which direct growth to Bodicote. Policy conflicts with the Council's landscape evidence base. Delete policy and rely on Policy ESD.13 instead.
Mr	Keith	Dixon	Launton Parish Council	Policy	ESD.15	Green Boundaries to Growth	Supports green boundaries to growth
Mr	Keith	Dixon	Launton Parish Council	Policy	ESD.15	Green Boundaries to Growth	Objects as the Green Buffers should be properly defined
Ms	Theresa	Goss	Adderbury Parish Council	Policy	ESD.15	Green Boundaries to Growth	NPPF does not define a Green Boundary. This policy does not appear to be in accordance with law and it is therefore illegal.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	ESD.15	Green Boundaries to Growth	NPPF does not define a Green Boundary. This policy does not appear to be in accordance with law and it is therefore illegal.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	ESD.15	Green Boundaries to Growth	Supported - subject to comments on not being legally compliant and soundness
Cllr	Theresa	Goss	Bloxham Parish Council	Policy	ESD.15	Green Boundaries to Growth	There is no mention of Green Buffers in the NPPF. The Green Infrastructure should be used in maintaining discreet boundaries to villages.
Cllr	Theresa	Goss	Bloxham Parish Council	Policy	ESD.15	Green Boundaries to Growth	NPPF does not define a Green Boundaries . The only reference is to Green Infrastructure.
Cllr	Theresa	Goss	Bloxham Parish Council	Policy	ESD.15	Green Boundaries to Growth	Supported - subject to qualification previously mentioned
Mr	Chris	Hone	CPRE Banbury District	Policy	ESD.15	Green Boundaries to Growth	CPRE support the provision of green buffers.
Mr	Jayne	Gordon	Hanwell Parish Council	Policy	ESD.15	Green Boundaries to Growth	Support principle of ESD.15 as a method of constraining growth. Unclear how policy can be delivered when land is in the control of developers or landowners who are not willing to cooperate. Examples of problems, developers are not interested in the gap between Hanwell and Banbury 5 where Green Buffer is proposed and it is misleading to suggest physical buffers such as woodland can be expected. Green Buffer is missing from north-west of site Banbury 2 West of Southam Road adjacent the cemetery as it does not seem to provide a continuous buffer for the urban boundary. Green Buffer should be reassessed.
Mr	Alan	Jones		Policy	ESD.15	Green Boundaries to Growth	Support principle of ESD.15 as a method of constraining growth. Unclear how policy can be delivered when land is in the control of developers or landowners who are not willing to cooperate. Examples of problems, developers are not interested in the gap between Hanwell and Banbury 5 where Green Buffer is proposed and it is misleading to suggest physical buffers such as woodland can be expected. Green Buffer is missing from north-west of site Banbury 2 West of Southam Road adjacent the cemetery as it does not seem to provide a continuous buffer for the urban boundary. Green Buffer should be reassessed.
Mr	Alan	Jones		SA	ESD.15	Green Boundaries to Growth	Not in this context.
Mr	Alasdair	Jones	Marrons / Hallam Land Management	Policy	ESD.15	Green Boundaries to Growth	Policy ESD.15 replicates the role of Policy ESD.13 and is therefore redundant. Policy constrains long term housing growth. Not based on evidence. Delete policy.
Mr	Vic	Keeble	Chesterton Parish Council	Policy	ESD.15	Green Boundaries to Growth	Support proposed Green Buffer zone. Query extent of Buffer Zone at Gagle Brook flood plain - inconsistent with Bicester Master Plan. Does it include flood plain? CDC should discuss with the Parish Council the extent of the 'Community Woodland'.

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	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Policy	ESD.15	Green Boundaries to Growth	No evidence in support of Green Buffers. Buffers not related to surrounding villages or proposed new development. Evidence suggests Crouch Hill is subject to landscape sensitivity and not Salt Way. Disagree with analysis that Salt Way is Historic or has a heritage value. Delete Policy and map reference.
Mr	Rob	Kinchin-Smith	Banbury Civic Society	Policy	ESD.15	Green Boundaries to Growth	Support policy. Upper Heyford as a tourism attraction.
Mr	David	Keene	David Lock Associates / Gallagher Estates	Policy	ESD.15	Green Boundaries to Growth	Policy is unjustified. False expectations for residents. Duplicate policy layers. Banbury must continue to expand. Policy ESD.13 provides sufficient protection. Delete policy.
Cllr	James	Macnamara	The Astons and Heyford Ward	Policy	ESD.15	Green Boundaries to Growth	Should be a Green Boundary defined for Upper Heyford and villages would benefit from specifying a village envelope to clarify what is in the village and what is countryside.
Ms	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Policy	ESD.15	Green Boundaries to Growth	Justification for Green Buffers at Banbury is unclear. Avoiding coalescence with villages is unnecessary for Banbury accept for at Bodicote which is allocated for growth at Bankside Ph1 and Banbury 4 and 12. There is no evidence in terms for protection of landscape features at Crouch Hill at Saltway. Insufficient evidence of the historic environment. Approach will constrain growth. Policy should be deleted and amended from proposals map.
Ms	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	ESD.15	Green Boundaries to Growth	Support principle of Policy.
Mrs	Jane	Olds	Stratton Audley Parish Council	Policy	ESD.15	Green Boundaries to Growth	Supports the zoning of the quarry areas as Local Wildlife site and the adjacent Landscape Buffer Zone between Stratton Audley and RAF Bicester
Mr	Dennis	Price		Policy	ESD.15	Green Boundaries to Growth	Green Buffer at Bicester is too narrow.
Mr	Mark	Recchia	Banbury Town Council	Policy	ESD.15	Green Boundaries to Growth	Need to avoid coalescence is supported. Green buffers will enable the town to remain within an attractive setting and preserve historic boundaries such as the Salt Way, features such as Crouch Hill and retain the independence of nearby villages such as Hanwell.
Mr	Daniel	Round	OCC - Ecology	Policy	ESD.15	Green Boundaries to Growth	Woodland should not be planted without first assessing existing biodiversity value. Green Buffers should be retained in perpetuity and management mechanisms put in place.
Mrs	Valerie	Russell	Bodicote Parish Council	Policy	ESD.15	Green Boundaries to Growth	Green Buffer at South of Saltway - Support from expanding further.
Mrs	Valerie	Russell	Bodicote Parish Council	Policy	ESD.15	Green Boundaries to Growth	Expand Green Buffer around Bodicote to include recreation ground and country park. See Map 229.
Mrs	Valerie	Russell	Bodicote Parish Council	Policy	ESD.15	Green Boundaries to Growth	Bodicote-Bankside Site - extend green buffer across north-eastern part of the site, keep recreation and country park clearly separated.
Mrs	Jennifer	Spear	Ambrosden Parish Council	Policy	ESD.15	Green Boundaries to Growth	Note difference in boundaries between Local Plan map and Bicester Masterplan. Masterplan includes intensive chicken farm and a group of residential dwellings
Mr	Robert	Thompson		Policy	ESD.15	Green Boundaries to Growth	Object to proposed Buffer Zone along the Southern and Western edge of Banbury. Buffer zone does not prevent coalescence with the village of Broughton as suggested, given its distance (2km). Landscape to the west of Banbury is not of any significant value and therefore does not require protection. Position of Banbury besides the Motorway to the East suggest future growth will be to the West of the town and therefore no long term requirement for a Buffer Zone. Housing need in the short term is expected to add additional pressure for growth in this location.
Mr	Robert	Thompson		Policy	ESD.15	Green Boundaries to Growth	The proposed Green Buffer at Broughton does not comply with the definition of Local Green Spaces within the NPPF as they should endure beyond the end of the Plan period and should be special to local communities.
Mr	Laurence	Todd		Policy	ESD.15	Green Boundaries to Growth	Supports Green Boundaries to growth
Mr	Bruce	Tremayne	CPRE Bicester District	Policy	ESD.15	Green Boundaries to Growth	Unclear why Green Buffer has not been applied to Wendlebury?

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Mrs	Sarah Caroline	Turner		Policy	ESD.15	Green Boundaries to Growth	Supporting wording that Green Buffer will be kept free from built development.
Mr	Brian	Little	Local History Group	Policy	ESD.15	Green Boundaries to Growth	*Favour a north-south zone rather than a series of buffers.
Mrs	Sarah Caroline	Turner		Paragraph	B.263	The Character of the Built Environment	Should include RAF Bicester Airfield & Upper Heyford Airfield.
Mr	Martin	Small	English Heritage	Paragraph	B.264	The Character of the Built Environment	EH supports para B.264 in principle. However, EH would welcome an explanation of why the historic environment is a resource for the District, a mention of conservation area appraisals and management plans and the redrafting of the second sentence as follows: ' Heritage assets (including designated and undesignated assets) form part of the ...'
Mr	Martin	Small	English Heritage	Paragraph	B.267-B.268	The Character of the Built Environment	EH supports paragraphs B.267 and B.268
Mr	John	Braithwaite	South Newington Parish Council	Policy	ESD.16	The Character of the Built Environment	Support requirement for high quality design especially when bordering conservation areas or affecting historic or landscape features.
Mr	Peter	Brown	Drayton Parish Council	Policy	ESD.16	The Character of the Built Environment	Support concept of Green Boundaries, concern raised at their width which is not considered wide enough on higher ground, for example at Drayton.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	ESD.16	The Character to the built Environment	Supported
Cllr	Theresa	Goss	Bloxham Parish Council	Policy	ESD.16	The Character to the built Environment	Agree
Mr	Chris	Hone	CPRE Banbury District	Policy	ESD.16	The Character of the Built Environment	The Conservation and Urban Design Strategy should be incorporated into the Local Plan so that both run concurrently for the Local Plan period. Sustainable construction, the use of locally distinctive materials and design is commended.
Cllr	James	Macnamara	The Astons and Heyford Ward	Policy	ESD.16	The Character of the Built Environment	Add preserving and enhancing the character and appearance of Conservation Areas.
Ms	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	ESD.16	The Character of the Built Environment	Support thrust of Policy. Should refer to outline or detailed planning application. Should not be applied to Strategic Allocations which have their own policies.
Mr	Mark	Recchia	Banbury Town Council	Policy	ESD.16	The Character of the Built Environment	It is pleasing to note that the Local Plan recognises the importance of the individual character of the district's urban centres and aims to protect it.
Mr	Daniel	Round	OCC - Archaeology	Policy	ESD.16	The Character of the Built Environment	Change title. Additional policy wording supplied.
Mr	Daniel	Round	OCC - Ecology	Policy	ESD.16	The Character of the Built Environment	Support policy.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	ESD.16	The Character of the Built Environment	Sustainable access to and from development. Compliant with LTP3.
Mr	Martin	Small	English Heritage	Policy	ESD.16	The Character of the Built Environment	EH supports the content of Policy ESD 16 but considers it does not go far enough to meet the requirements of the NPPF in paras. 126 and 156. The Historic environment needs to be a clear fundamental element of the policy. EH proposes changes to the policy and offers to work with the District Council to render the policy compliant with the NPPF.
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	ESD.16	The Character of Built the Environment	Buildings in Kidlington need assessing for protection
Mrs	Jennifer	Spear	Ambrosden Parish Council	Policy	ESD.16	The Character of the Built Environment	Policy conflicts with BSC.2 & BSC4. With respect of Design Codes - section should be re-written to T&PC specific input.
Ms	Julia	Edwards	Corylus Ltd	Paragraph	B.272	The Character of the Built Environment	Urges caution in respect of use of manual for streets as local character could be lost
Ms	Julia	Edwards	Corylus Ltd	Paragraph	B.272	The Character of the Built Environment	Supports this paragraph
Mr	Jack	Moeran	Environment Agency	Paragraph	B.274	Policy ESD.17: The Oxford Canal	Include 'water quality' alongside 'landscape, ecological and recreational resource.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	ESD.17	The Oxford Canal	Supported

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Mrs	Jane	Hennell	Canal and River Trust	Policy	ESD.17	The Oxford Canal	ESD17 conflicts with ESD18. The canal towpath is not suitable for use by horse riders and due to restricted width, historic operational structures may not be suitable without significant improvement and investment. May also conflict with conservation area designation and result in conflict between users. Request ESD17 is amended to read "protect and enhance" and either remove the term horse rider or insert horse riders where appropriate.
Mrs	Jane	Hennell	Canal and River Trust	Policy	ESD.17	The Oxford Canal	Amend the policy to allow for greater flexibility and the location of facilities not restricted to within and immediately adjacent to settlements. The restriction is ok for recreation facilities for users of the canal but such sites may not be suitable for boating facilities and moorings. These are dependent on being next to the canal, topography, distance between facilities and land values. Amend the policy to refer to residential moorings or insert a new policy on residential moorings and boating facilities. The Trust would like to advise on wording to ensure consistency with their national policy.
Cllr	Andrew	Hornsby-Smith		Policy	ESD.17	The Oxford Canal	Protection of Oxford Canal should cover towpath and hedgerows.
Cllr	James	Macnamara	The Astons and Heyford Ward	Policy	ESD.17	The Oxford Canal	The towpath is not a right of way for walkers and cyclists and riders have never had the right to use it.
Mr	Jack	Moeran	Environment Agency	Policy	ESD.17	The Oxford Canal	Welcome this policy
Mr	Mark	Recchia	Banbury Town Council	Policy	ESD.17	The Oxford Canal	Support the designation of the Canal as a Conservation Area. Attention should be given to maximising the visual appearance of the Canal as it passes through Banbury's town centre. Castle Quay does not embrace the Canal and it is a missed opportunity.
Mrs	Trish	Redpath	Kidlington Parish Council	Policy	ESD.17	The Oxford Canal	Include towpath and hedgerows.
Mr	Daniel	Round	OCC - Ecology	Policy	ESD.17	The Oxford Canal	Policy should refer to protect and enhance biodiversity,
Mr	Daniel	Round	OCC - Highways and Transport	Policy	ESD.17	The Oxford Canal	Wording suggested. Compliant with LTP3.
Mr	Martin	Small	English Heritage	Policy	ESD.17	The Oxford Canal	EH supports Policy ESD17.
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	ESD.17	The Oxford Canal	It is not clear who is responsible for the Canal now that British Waterways doesn't exist.
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	ESD.17	The Oxford Canal	The Local Plan is not clear on how it will deal with the proposal for a marina north of Kings bridge
Mr	Alec	Arrol	Kennet Properties / Thames Water	Policy	ESD.18	Green Infrastructure	The policy is not explicit as to how designations for green infrastructure are annotated in the Banbury Proposals Map (Appendix 5). KPL assumes that the policy relates to the designations in the Key Proposals Map of "existing green spaces" and "new green space/parks and managed environmental space". There is no explanation as to how sites have been chosen .
Ms	Rachael	Blakey	Bucknell Parish Council	Policy	ESD.18	Green Infrastructure	A network of green spaces should be introduced at Bicester
Ms	Theresa	Goss	Adderbury Parish Council	Policy	ESD.18	Green Infrastructure	Supported
Cllr	Theresa	Goss	Bloxham Parish Council	Policy	ESD.18	Green Infrastructure	Agree
Mrs	Jane	Hennell	Canal and River Trust	Policy	ESD.18	Green infrastructure	The Trust welcome ESD18 but is concerned that the canal is being promoted for use by horse riders as it may not be possible or desirable. It is not clear if maintenance means retention of the existing GI or the upkeep of the network in the future. The Trust suggest GI is maintained as part of a development proposal. Further definition needs to be given in the text.
Mr	Jack	Moeran	Environment Agency	Policy	ESD.18	Green Infrastructure	Support the wording of this policy. Particular support green infrastructure being maintained whilst protecting 'sites of importance for nature conservation'.
Mrs	Jane	Olds	Stratton Audley Parish Council	Policy	ESD.18	Green Infrastructure	Strongly supports the proposal for a bridleway which circumnavigates the airfield from Audley to Launton Road roundabout

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Mr	Mark	Recchia	Banbury Town Council	Policy	ESD18	Green Infrastructure	Supports forming a green link to create a connected network of green infrastructure through the town.
Mr	Daniel	Round	OCC - Ecology	Policy	ESD.18	Green Infrastructure	Support.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	ESD.18	Green Infrastructure	Add 'Sustainable'
Mr	Martin	Small	English Heritage	Policy	ESD.18	Green Infrastructure	Heritage assets can also form part of a green infrastructure network. Policy ESD 16 could be referenced within Policy ESD18.
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	ESD.18	Green Infrastructure	There is no need for more Green infrastructure
Mr	Chris	Wardley	The Inland Waterways Association	Policy	ESD.18	Green Infrastructure	Policy should recognise the role of the canal as Green Infrastructure.
Ms	Gemma	Care	Barton Willmore /Bicester Sports Association	Paragraph	C.1	Introduction	Supported.
Ms	Gemma	Care	Barton Willmore / Bovis Homes	Paragraph	C.1	Introduction	Support approach.
Ms	Theresa	Goss	Milcombe Parish Council	Theme	Theme C	Policies for Cherwell Places	Agree with ensuring sustainable development. Not sure that CDC does this in the rural areas. Agree with review of Green Buffer areas as well as Kidlington. It is hoped that both (Banbury and Bicester) will provide employment - not just retail but manufacturing industries as well. It is imperative that CDC stick to its policy regarding villages and rural areas.
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Policies for Cherwells Places	Policies for Cherwells Places	Policies for Cherwells Places	Support the new hospital for Bicester
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Policies for Cherwells Places	Policies for Cherwells Places	Policies for Cherwells Places	The Horton Hospital is a useful facility
Ms	Gemma	Care	Barton Willmore /Bicester Sports Association	Paragraph	C.3	Introduction	Support Bicester Masterplan.
Ms	Gemma	Care	Barton Willmore / Bovis Homes	Paragraph	C.3	Introduction	Support the use of Masterplans for Banbury & Bicester.
Ms	Julia	Edwards	Corylus Ltd	Paragraph	C.5	Policies for Cherwell's Places	Supports the aim for living not dormitory towns
Ms	Gemma	Care	Barton Willmore /Bicester Sports Association	Paragraph	C.6	Introduction	Support - Full integration of new business and residential areas. Securing mixed use development.
Cllr	Andrew	Hornsby-Smith		Paragraph	C.6	Introduction	Minor change.
Mrs	Trish	Redpath	Kidlington Parish Council	Section	C.6	Introduction	Support selective Green Belt Review at area identified on the map for up to 11.3ha of employment land. Review should also include housing to support new jobs. Concern that employment only allocation will lead to in commuting. Wording supplied.
Mr	Robert	Tustain		Section	C.6	Banbury	Suggest employment allocations should be for small / medium sized businesses and not distribution outlets.
Sir	Tony	Baldry MP		Other	C.2	Bicester	Bicester should seek to become a 'garden city'. The availability of significant amounts of former MOD land provides the opportunity for a coherent and sensible strategy.
Sir	Tony	Baldry MP		Other	C.2	Bicester	A considerably amount of new housing is likely to be built and this needs to be matched by opportunities for jobs in and around Bicester and the greatest 'buy-in' involvement of residents in designing what will continue to be the faster growing town in the country.
Ms	Gemma	Care	Barton Willmore /Bicester Sports Association	Paragraph	C.7	C.2 Bicester	Support listed objectives. Comply with NPPF.
Mr	Colin	Cockshaw		Paragraph	C.7	Bicester	Object to expansion at Bicester Village. Delete Reference
Mr	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	C.7	Bicester	Support Bicester Masterplan but concerned that growth in the North West is in the wrong location, that the eco-development is appropriately phased and the South East Bicester Relief Road is supported.
Mr	Ben	Jackson	Bicester Chamber	Section	C.2	Bicester	The impact of growth at Bicester on the surrounding villages including Upper Heyford, and the impact of developing Upper Heyford on Bicester, could be better represented in the Local Plan.
Cllr	James	Macnamara	The Astons and Heyford Ward	Paragraph	C.2	Bicester	Policies are silent on proposed town boundaries for Bicester. It would be useful to set up limits to development.

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Mr	Richard	McCulloch		Section	C.2	Bicester	Traffic implications of development at Bicester have not been adequately assessed and in particular the wider network, the impact on surrounding villages, the operation of M4 Junction 10 and the relationship with Oxford as a commuter town.
Mrs	Jane	Olds	Caversfield Parish Council	Section	C.2	Bicester	Particular concern with the junction of Howes Lane and Bucknell Road, which will not be appropriate or usable in terms of a ring road and in its current state could have a detrimental effect on the village.
	Placi	O'Neil-Espejo	Bicester Vision	Section	C.2	Bicester	There is little reference to the regeneration of existing employment areas and potential rejuvenation of employment estates. CDC list of sectors desirable to concentrate upon is too restrictive. Areas of land allocated for employment use should not be restricted to certain classes of employment but should be annotated as Employment Zones'. Bicester should have a similar LDO to Science Vale UK to achieve a clear presumption for development and increased employment. There is not sufficient land allocated for employment and no mention of the employment catchment area which could fulfil some employment requirements.
Mr	Dennis	Price		Section	C.2	Bicester	Concern of increased traffic - rat running
Mr	Daniel	Round	OCC - Highways and Transport	Section	C.2	Bicester	All Strategic site should consider; master plan, vehicle access arrangements, residential layouts, commercial specifications, strategic improvements, pedestrians and cycle routes, public transport links, drainage, rights of way, transport infrastructure. Car & Cycle standards. Transport Assessment /Transport Plan. Pedestrian and safety audits. S106 / S278 Agreements. Construction traffic management plan. Routing agreement.
Mr	Daniel	Round	OCC - Highways and Transport	Section	C.2	Bicester	List of town needs should list transport. South East relief will enable sustainable movement in the direction of the town. Improvements to Junction 9 M40 should be added to list of initiatives. Section on transport need should include improving the connectivity and attractiveness of pedestrian, cycle and public transport networks across Bicester. Benefits need to be clearer. New development will maximise opportunities to create an efficient and attractive public transport network within the town. Section should mention Garden City concept. Expand reference to EWR - electrification plans.
Mr	Daniel	Round	OCC - Highways and Transport	Section	C.2	Bicester	Spelling & typo's. Inconsistent - town centre taking the focus of growth. Unclear text regarding town centre cores.
Ms	Rachel	Williams	Oxford City Council	Section	C.2	Bicester Employment development	The City Council has some concerns about the shift in the type of employment provision at Bicester e.g. to the knowledge economy as this overlaps significantly with the key sectors of the city's economy.
Ms	Rachel	Williams	Oxford City Council	Section	C.2	Bicester Village	Future growth in the short term is being directed towards Bicester Village, an out of town centre location, which appears contrary to the NPPF advice which seeks to direct such growth to town centres. The City Council is concerned that the proposed expansion at Bicester Village could seriously impact on the potential of the Westgate shopping centre redevelopment in Oxford.
Ms	Rachel	Williams	Oxford City Council	Section	C.2	Bicester transport implications	The City Council wish to be reassured that adequate infrastructure funding will be in place to mitigate the impact of growth at Bicester e.g. on the A34. A programme of measures and funding schemes should be identified to properly mitigate any additional demand arising from future housing and jobs growth.
Ms	Helen	Lease	RPS / Thames Valley Police	Paragraph	C.7	C.2 Bicester	Support strategic objectives. Suggest amendment to bullet point a safe and caring community.

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Ms	Helen	Lease	RPS / Thames Valley Police	Section	C.2	Bicester	Thames Valley Police support the Masterplan process as a targeted form of community engagement. Object to the use of the Masterplan as an SPD as it contains policy consideration appropriate in the Local Plan. For Example the proposed road. Masterplan should also not be use to add unnecessary financial burdens. Should form part of the Local Plan evidence base.
	Conor	Moloney	BioRegional Development Group	Paragraph	C.7	C.2 Bicester	*Scope for greater integration. NW Bicester site with the rest of the town, complementary innovation in sustainable development - retro fitting etc.. Extending the towns tourism offer through complementary attractions. E.g. RAF Bicester. Securing sustainable growth through new job opportunities,
Ms	Gemma	Care	Barton Willmore /Bicester Sports Association	Paragraph	C.8	Meeting the Challenge of Developing a Sustainable Economy in Bicester	Para C.8 - C.12 - Agree with key challenges.
Mr	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	C.8	Meeting the Challenges of Developing a Sustainable Economy in Bicester	Paragraph C.8 should reference Oxford and Silverstone.
Mr	Ben	Jackson	Bicester Chamber	Paragraph	C.8	Developing a sustainable economy	Supports recognition of specialist skills that exist in Bicester
Mr	Dennis	Price		Section	C.8	Bicester	Development at Bicester will compound flooding at Otmoor - issue insufficiently addressed.
Mr	Robert	Tustain		Section	C.8	Bicester	Suggest Free short term parking and pay for long term.
Mr	Peter	Frampton	Framptons / Albion Land PLC	Paragraph	C.11	Meeting the Challenge of Developing a Sustainable Economy in Bicester	Objection. Failure to understand market Place.
Mr	Ben	Jackson	Bicester Chamber	Paragraph	C.12	Meeting the Challenge of Developing a Sustainable Economy in Bicester	Welcomes the potential for developing the low carbon skills area
Ms	Gemma	Care	Barton Willmore /Bicester Sports Association	Paragraph	C.13	Meeting the Challenge of Developing a Sustainable Economy in Bicester	Par C.13 - C.24 - Agree with statements.
Mr	Ben	Jackson	Bicester Chamber	Paragraph	C13	Meeting the Challenge of Developing a Sustainable Economy in Bicester	The need to balance employment land with the increase in houses is supported but the plan should not be overly prescriptive on types and uses.
Mr	Peter	Frampton	Framptons / Albion Land PLC	Paragraph	C.13	Meeting the Challenge of Developing a Sustainable Economy in Bicester	Objection. Failure to understand market Place.
Mr	Colin	Cockshaw		Paragraph	C.14	Meeting the Challenge of Developing a Sustainable Economy in Bicester	Object to expansion at Bicester Village on the grounds that as a major tourist attraction it is in an unsustainable location and inconsistent with the objectives of the Eco-town. Delete reference.
Mr	Richard	Foot	GVA / Value Retail (Bicester Village)	Paragraph	C.14	Meeting the Challenge of Developing a Sustainable Economy in Bicester	Support promotion of the sustainable expansion of Bicester Village.
Mr	Brett	Chambers	Wendlebury Parish Council	Paragraph	C.15	Meeting the Challenge of Developing a Sustainable Economy in Bicester	No mention of what nature or form the appropriate mitigation for Wendlebury would form in the Local Plan. The Masterplan does not mention Wendlebury at all.
Mr	Richard	Foot	GVA / Value Retail (Bicester Village)	Paragraph	C.15	Meeting the Challenge of Developing a Sustainable Economy in Bicester	Support improved links Bicester Village and Town Centre . Better access by Train through Evergreen 3 project.
Mr	Richard	Foot	GVA / Bicester Business Park	Paragraph	C.15	C.2 Bicester	Support improved links between Bicester Business Park, Bicester Village and Town Centre . Better access by Train through Evergreen 3 project.
Mr	Dominic	Woodfield	Bioscan	Paragraph	C.17	Meeting the Challenge of Building a Sustainable Community in Bicester	Opportunity to increase green space at Gavray Drive.
Ms	Helen	Lease	RPS / Thames Valley Police	Paragraph	C.17	Meeting the Challenges of Building a Sustainable Community in Bicester	Additional challenge suggested. Police infrastructure.

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Mr	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	C.19	Meeting the Challenges of Building a Sustainable Community in Bicester	Paragraph C.19 should put greater emphasis in respect of connectivity to the South and the Oxford Regional Hub. Amendment suggested.
Mr	Ben	Jackson	Bicester Chamber	Paragraph	C.19	Meeting the Challenges of Building a Sustainable Community in Bicester	The durability of the town centre is under increasing pressure from out of town/edge of town retail outlets and internet shopping. The impact of proposals should be considered not just on the town centre but on the cumulative effect.
Mr	Dominic	Woodfield	Bioscan	Paragraph	C.21	Meeting the Challenge of Ensuring Sustainable Development in Bicester	Opportunity to increase Green Infrastructure.
Mr	Daniel	Round	OCC - Archaeology	Paragraph	C.22	Meeting the Challenge of Ensuring Sustainable Development in Bicester	Challenges should list archaeological deposits. Should also list Para C.122 bullet point 1.
Mr	Daniel	Round	OCC - Ecology	Paragraph	C.22	Meeting the Challenge of Ensuring Sustainable Development in Bicester	SACs are designated for European Infrastructure and should be protected, Green Infrastructure can contribute towards reducing deprivation, promoting healthy living and reducing obesity.
Mr	Dominic	Woodfield	Bioscan	Paragraph	C.22 First Bullet	Meeting the Challenge of Ensuring Sustainable Development in Bicester	Concern regarding the severing effect of SE Ring Road. Suggest a more co-ordinated Green Infrastructure Strategy.
Mr	Dominic	Woodfield	Bioscan	Paragraph	C.22 Third Bullet	Meeting the Challenge of Ensuring Sustainable Development in Bicester	Concern that development at Gavray Drive includes the destruction of a Local Wildlife site. Suggest change to reserved matters.
Mr	Dominic	Woodfield	Bioscan	Paragraph	C.22 Forth Bullet	Meeting the Challenge of Ensuring Sustainable Development in Bicester	See Green Infrastructure comment
Mr	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	C.24	Meeting the Challenges of Ensuring Sustainable Development in Bicester	Support para C.24
Mr	Dominic	Woodfield	Bioscan	Paragraph	C.24 First & Third Bullet	Meeting the Challenge of Ensuring Sustainable Development in Bicester	See Green Infrastructure comment
Ms	Gemma	Care	Barton Willmore /Bicester Sports Association	Paragraph	C.25	Bicester in 2031	Broadly supported.
Mr	Richard	Foot	GVA / Value Retail (Bicester Village)	Paragraph	C.25	Bicester in 2031	Support expansion of Bicester Village and Town Centre as a more important retail and leisure centre as part of the improvement to Bicester's self sustaining economy.
Mr	Daniel	Round	OCC - Strategic Planning Consultations	Paragraph	C.26	Bicester in 2031	Housing figure 6,997 does not match housing trajectory 6,579. NW Bicester has some way to go before completed. Site is expected to contribute to strategic infrastructure.
Mr	Daniel	Round	OCC - Highways and Transport	Paragraph	C.26	Bicester in 2031	New aspiration - sustainable transport network. Wording supplied.
Mrs	Sarah Caroline	Turner		Paragraph	C.28	Bicester in 2031	Should refer to new Hospital at Bicester.
Mr	Dominic	Woodfield	Bioscan	Paragraph	C.28	Bicester in 2031	See Green Infrastructure comment
Mr	Dominic	Woodfield	Bioscan	Paragraph	C.30	What will happen and where	Suggest change to reserved matters.
Mr	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	C.42	Employment	Object to para C.42 should refer to Gateway.
Ms	Carmelle	Bell	Thames Water	Policy	Bicester 1	North West Bicester Eco-Town	It is TW understanding that the eco town aims to achieve water neutrality. TW suggests to add new wording requiring liaison with Thames Water and Environment Agency to agree a water strategy with the objective of achieving a water neutral development.
Mr	Reuben	Bellamy	CALA Homes Ltd	Policy	Bicester 1	North West Bicester Eco-town	Concern regarding the risk associated with the delivery of few number of strategic sites at Bicester. Failure of 5-year housing land supply requires a 20% buffer brought forward in the Plan period. Preference for smaller sites. Suggest current delivery rate of 680 units against the Council's trajectory of 1,290 unit.



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Mr	Reuben	Bellamy	CALA Homes Ltd	Policy	Bicester 1	North West Bicester Eco-town	Eco-town site identified after South West RSS Plan published in May 2009. Case therefore for higher growth at Bicester. Question if the Eco-town site is available and deliverable. Will Eco-town criteria prove viable? Significant infrastructure cost e.g. distributor road. Flood zone 2 & 3. Propose a dispersed approach to growth.
Ms	Rachael	Blakey	Bucknell Parish Council	Policy	Bicester 1	North West Bicester Eco-town	Questions who is leading the project. Concern regarding increased traffic, noise and light pollution.
Ms	Diane	Clarke	Network Rail	Policy	Bicester 1	North West Bicester Eco-town	NR wishes clarification that the appropriate crossing is a footbridge or road bridge crossing to a specification agreed with NR. Level crossing is not acceptable. NR made representations to the planning application on the north east part of Bicester 1 seeking contributions towards railway / station improvements.
Mr	David	Coates		Policy	Bicester 1	North West Bicester Eco-town	Policy is unclear in respect of the exact infrastructure requirements for the Bicester Eco-town.
Mr	Colin	Cockshaw		Policy	Bicester 1	North West Bicester Eco-Town	Housing target for Bicester up to 2026 is significantly greater than the South East Regional Plan target. Object to allocation of North West Bicester. Policy does not reflect an aging population and high percentage of over 60s anticipated. Policy Bicester 1 should make provision for housing designed for older people and care homes and recognise that they may have special needs to be met in development.
Mr	Colin	Cockshaw		Policy	Bicester 1	North West Bicester Eco-Town	Object to the proposed development at North West Bicester on the grounds that there is no need for development here within the Plan period, loss of countryside, coalescence of Bucknell, reasonable alternatives have not been considered and failure to meet PDL target. Delete Policy.
Mr	Colin	Cockshaw		Policy	Bicester 1	North West Bicester Eco-Town	Concern that Eco-town standards will not be met at North West Bicester. Suggest phasing standards more gradually and applying town wide. Delete Policy.
Mr	Colin	Cockshaw		Policy	Bicester 1	North West Bicester Eco-Town	Object to North West Bicester on the grounds that it is remote form the town centre, existing secondary schools, main employment areas and the stations and linkages are poor. Suggest the Plan outlines improvements to the towns road links and public transport.
Mr	Colin	Cockshaw		Policy	Bicester 1	North West Bicester Eco-Town	Consider a new Secondary School is required as part of the planned growth and the location and timing should be considered in the Plan.
Mr	Peter	Frampton	Framptons	Policy	Bicester 1	North West Bicester Eco-Town	Local Plan should reassess design & place shaping principals due to economic climate. Should reflect Garden Suburbs rather than Eco-town principals.
Mr	Andrew	Hickman	Middleton Stoney Parish Council	Policy	Bicester 1	North West Bicester Eco Town	The reduction in houses for the plan period from 5000 to 1794 is welcomed but this site in the rural area outside the existing perimeter road should not be developed.
Mr	Andrew	Hickman	Middleton Stoney Parish Council	Policy	Bicester 1	North West Bicester Eco Town	Planning permission for an exemplar village has been permitted although a masterplan for the whole site has not been delivered. Without the masterplan there seems to be a lack of planned infrastructure to serve this development.
Mr	Andrew	Hickman	Middleton Stoney Parish Council	Policy	Bicester 1	North West Bicester Eco Town	Projections have been based on unrealistic land values and it is not certain where total funding will come from. We must assume that the intention is to ultimately build 5000 houses and financial viability for the whole should be established.
Mr	Andrew	Hickman	Middleton Stoney Parish Council	Policy	Bicester 1	North West Bicester Eco Town	The majority of the site is productive agricultural land with DEFRA and others highlighting the need for food production it is questionable whether this land should be used for housing.
Mr	Andrew	Hickman	Middleton Stoney Parish Council	Policy	Bicester 1	North West Bicester Eco Town	It is unrealistic to expect that the residents of NWB will work in the employment areas proposed. Many will commute away and there will also be commuting to the employment areas when created.

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Mr	Antony	Ives	Bicester (and villages) Against Sham Eco-town (BASE)	Policy	Bicester 1	North West Bicester Eco-town	Object to Bicester 1; scale of development over 1,000 acres, no consultation, no environmental appraisal. No study of alternatives, no public Inquiry, would harm Bicester and nearby villages, more vehicles and school children, Eco-town process is unlawful, 100% agricultural farm land, alternative site are available on Brownfield land, South East Plan target is only 5,000 dwg why have more?, additional car trips will be generated, unlikely to be 5,000 new jobs, new shops will damage town centre, Plan devised by Councillors from outside the area, site does not have Minster approval.
Mr	Antony	Ives	Bicester (and villages) Against Sham Eco-town (BASE)	Policy	Bicester 1	North West Bicester Eco-town	Site capacity is likely to be near 8,000 homes rather than advertised 5,000 homes given modern density standards.
Mr	Antony	Ives	Bicester (and villages) Against Sham Eco-town (BASE)	Policy	Bicester 1	North West Bicester Eco-town	Concern at scale of Bicester growth - 30,000 unto 60,000 population.
Mr	Antony	Ives	Bicester (and villages) Against Sham Eco-town (BASE)	Policy	Bicester 1	North West Bicester Eco-town	Surplus MOD land preferred for residential growth. Close to railway stations.
Mr	Antony	Ives	Bicester (and villages) Against Sham Eco-town (BASE)	Policy	Bicester 1	North West Bicester Eco-town	There is no requirement to allocate an eco-town if a better way of meeting future needs exists.
Mr	Antony	Ives	Bicester (and villages) Against Sham Eco-town (BASE)	Policy	Bicester 1	North West Bicester Eco-town	Do not consider Eco-town is viable and therefore undeliverable.
Mr	Antony	Ives	Bicester (and villages) Against Sham Eco-town (BASE)	Policy	Bicester 1	North West Bicester Eco-town	Insufficient public consultation or public meetings have been carried out by the Council.
Mrs	Susan	Mackrell	Bicester Town Council	Policy	Bicester 1	North West Bicester Eco-town	Policy is incomplete. Health and Utilities have not been specified. Timing of education provision will be key and needs to be integrated into the build out and delivery of new homes.
Mr	Jack	Moeran	Environment Agency	Policy	Bicester 1	North West Bicester Eco-Town	Not consistent with National Policy (Eco-towns - A Supplement to PPS1). If CDC is seeking to future proof the Local Plan should PPS1 eco towns supplement be removed, all elements of the PPS1 eco town policy should be included within the Local Plan policy.
Mr	Peter	Frampton	Framptons / Albion Land PLC	Policy	Bicester 1	North West Bicester Eco-Town	Object to reference to 'Use Classes: Sustainable Lifestyle Employment as it is not a use class. Should refer to B1, B2 & B8.
Mr	Peter	Frampton	Framptons / Albion Land PLC	Policy	Bicester 1	North West Bicester Eco-Town	Policy is too prescriptive re design & jobs created.
Mr	Steven	Neal	Boyer Planning / Redrow Homes & Wates Developments	Policy	Bicester 1	North West Bicester Eco-town	Concern at the early delivery of site.
Mr	Anthony	Powell	Highways Agency	Policy	Bicester 1	North West Bicester Eco-town	Broadly supportive of Eco-town development have concerns as to the operation of M40 Junctions 9 & 10 when Eco-town is developed. Minor wording changes suggested.
Hon	Michael	Richards (Rtd)	Rep form	Policy	Bicester 1	North West Bicester Eco-town	Objection to the mixed use housing and employment allocation at Site R2 as it was previously allocated green space / eco-town housing in the 2009 Eco-town Plan. Land is unsuitable for employment uses (Business / Warehouse) as roads and infrastructure are not suitable. Consider western boundary of allocation is arbitrary and has not been based on sound Planning arguments. Suggest any development in this location is sympathetically designed to respect existing properties, Site R2 should be residential only and should reflect Farrells document June 2009.
Mr	Daniel	Round	OCC - Strategic Planning Consultations	Policy	Bicester 1	North West Bicester Eco-town	School at heart of community
Mr	Daniel	Round	OCC - Archaeology	Policy	Bicester 1	North West Bicester Eco-town	Potential for archaeological deposits should be should be noted. Wording supplied.
Mr	Daniel	Round	OCC - Ecology	Policy	Bicester 1	North West Bicester Eco-town	Existing habitats should also be protected. Does Code Level 6 require high quality biodiversity mitigation, compensation and enhancement. Masterplanning exercise should consider biodiversity.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	Bicester 1	North West Bicester Eco-town	Growth should be concentrated near B4030, B4100 & A4095. Should mention the emphasis on sustainable modes including public transport. Should be more than one bridge / sub way to cross railway line. Effective movement strategy required. Connectivity to existing town important. Commercially self sustaining service. LTP3 refers to Rapid Bus Route. 4th Bullet point should be removed.

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Ms	Kate	Skingley	David Lock Associates	Policy	Bicester 1	North West Bicester Eco-town	Gallagher Estates as landowner support Policy Bicester 1 as deliverable and contributing to the District's Housing supply.
Mr	Tom	Smailes	Kemp & Kemp / Leda Properties	Policy	Bicester 1	North West Bicester Eco-town	Discrepancy between Bicester 1 & Bicester Plan in respect of housing provision.
Mr	Martin	Small	English Heritage	Policy	Bicester 1	North West Bicester Eco-Town	It will be important to consider impacts (positive and negative), upon the wider area to be in accordance with NPPF paras 126, 128, 129 and 138. Add new principle: 'Retention of and respect for the historic significance of heritage assets within and adjacent to the development area, particularly the Grade II listed structures at Hinley Farm and Home Farmhouse, the Grade II* listed church of St Lawrence at Caversfield, the historic town centre and RAF Bicester.
	Alex	Wilson	Barton Willmore /A2 Dominion	Policy	Bicester 1	North West Bicester Eco-town	Support identification of North West Bicester. Concern at the level of prescriptive detail within policy. Insufficient flexibility. Further work required regarding inter-relationship between strategic sites and infrastructure.
Ms	Helen	Lease	RPS / Thames Valley Police	Policy	Bicester 1	North West Bicester Eco-town	Evidence base appears to be missing. Policy is vague in many areas including employment provision. Question what sustainable lifestyle employment is? Masterplan should demonstrate how the eco-town standards set in the Eco-town PPS will be achieved. Education provision is unclear and should be based on up to date population projections. Little guidance on health, access and movement & utilities. Code level 6 is unjustified. Not viable or deliverable. Most of the design principles are general and not site specific. One job opportunity per new dwelling.
	Conor	Moloney	BioRegional Development Group	Policy	Bicester 1	North West Bicester Eco-town	*Reference to Garden City should be expanded. Perhaps Garden Suburb is more appropriate given its size, mix of uses and residential character. This may not be appropriate to the level of innovation and ambition the project presents. Tension between Eco-town and garden cities concepts are not resolved i.e. focus on sustainability or environmental quality. Title should go beyond location and instead communicate its sustainable development intent.
	Conor	Moloney	BioRegional Development Group	Policy	Bicester 1	North West Bicester Eco-town	*For the avoidance of confusion the development standards should be set out once only and we recommend the following standards to be included or taken from the Eco-town PPS. Standards set out.
	Conor	Moloney	BioRegional Development Group	Policy	Bicester 1	North West Bicester Eco-town	*Infrastructure Needs - Should refer to code level 5 and not 6. Reflecting Eco-Bicester One Shared Vision.
	Conor	Moloney	BioRegional Development Group	Policy	Bicester 1	North West Bicester Eco-town	*Access and Movement - Should state importance of connecting the whole NW Eco-town site with the existing town and town centre.
Mr & Mrs	A S	Adams		Policy	Bicester 2	Graven Hill	Objection to 1,900 new homes at Graven Hill (Policy Bicester 2), demand met by Kingsmere and Eco-town development.
Mr & Mrs	A S	Adams		Policy	Bicester 2	Graven Hill	Objection to line of proposed ring road and link with existing A41 on the grounds that it does respect the countryside or the people living in the area. Other issues; increased noise and pollution at Wendlebury, rat running / safety concerns, inevitable coalescence of Wendlebury, Flooding of Wendlebury, additional access to village, further isolation of village between major routes . Suggest link connects at traffic island outside Bicester. Route will impact on Green Belt & will be more expensive to construct due to length.
Mr	Reuben	Bellamy	CALA Homes Ltd	Policy	Bicester 2	Graven Hill	Delivery concerns. Preference for dispersed growth over strategic sites. Significant infrastructure costs.
Mr	Brett	Chambers	Wendlebury Parish Council	Policy	Bicester 2	Graven Hill	WPC does not object to the development of Graven Hill into mixed use. However, the criteria that it requires a relief road to enable its development and that the development contributes to the cost are unsustainable along the proposed route. . The scheme has not considered the transport movements it will create and their effect on the existing transport network.

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Mr	Tim	Hibbert		Policy	Bicester 2	Graven Hill	Plan is out of date. Map does not show Wendlebury or new ring road. Route options were not made available. Format of questionnaire was predicated to support the proposal. No thought on how to protect rural communities.
Mr	Andrew	Hickman	Middleton Stoney Parish Council	Policy	Bicester 2	Graven Hill	Welcome the allocation
Mr	Rob	Kinchin-Smith	Banbury Civic Society	Policy	Bicester 2	Graven Hill	Sites heritage has not been mentioned. Possible National Centre for Military Railways.
Mrs	Susan	Mackrell	Bicester Town Council	Policy	Bicester 2	Graven Hill	Policy is incomplete. Health and Utilities have not been specified. Timing of education provision will be key and needs to be integrated into the build out and delivery of new homes. Connectivity of transport links must be maximised. No mention of Evergreen 3 and other rail improvements. Perimeter road needs further investigation to minimise impact on Arncott.
Mr	Steven	Neal	Boyer Planning / Redrow Homes & Wates Developments	Policy	Bicester 2	Graven Hill	Concern at the early delivery of site.
Ms	Ellen	O'Grady	Defence Infrastructure Organisation	Policy	Bicester 2	Graven Hill	The land uses listed are unduly prescriptive. Land uses A1, A2, A3, A5 ,C1 and D1 should be encouraged. HCA figures indicate that 2070 new jobs could potentially be generated . It is unclear from where the 2470 figure in the Policy was derived.
Ms	Ellen	O'Grady	Defence Infrastructure Organisation	Policy	Bicester 2	Graven Hill	Bullet point 8 - MOD recognise the aspiration to provide a perimeter road and can facilitate it within the confines of the side and provide a bridge over the railway sidings but cannot provide infrastructure on land outside the MOD boundary. Bullet point 11 - Redevelopment of Garaven Hill shall provide suitable connectivity to the town centre and when appropriate the PROW networks. MOD cannot control access over land outside its ownership. The site cannot link the Bicester Business Park due to land ownership constraints and the railway embankment. Bullet point 14 - Ecological studies have been produced as part of the Graven Hill planning application. MOD or its successors should not have to produce a survey examining the effects of any other developments . Bullet point 21 - The Council has failed to provide sufficient evidence to validate the requirement for self build. Bullet point 22- No justification to require exemplary standards more onerous than those set at national level. Bullet point 25 - A scheme for SuDS can only be developed at Reserved Matters stage. Information is not sufficiently detailed to justify specifications of particular techniques in particular parts of the site.
Mr	Anthony	Powell	Highways Agency	Policy	Bicester 2	Graven Hill	Policy text suggestion - improvements to local and strategic road network.
Mr	Daniel	Round	OCC - Ecology	Policy	Bicester 2	Graven Hill	Graven Hill Local Wildlife Site contains Great Crested Newts, a European Protected Species. Ancient Woodland with notable rare species. Concern that new residents will disturb site. Plan should include an Ecological strategy. Bicester Wetland Reserve Local Wildlife Site (located between Bicester 10, 4 & 2) contains many rare species. Cumulative impact of development should be assessed include potential isolation of the LWS and disruption of to the wildlife. Impact on River Ray Conservation Target Area must also be assessed and must not harm the integrity of the ecology.
Mr	Tom	Smailes	Kemp & Kemp / Leda Properties	Map	Bicester 2	Graven Hill	Amend map to include Langford Park Farm within Bicester 2 Graven Hill.

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Mr	Martin	Small	English Heritage	Policy	Bicester 2	Graven Hill	Proposed new link road between A41 and A4421 will be within the setting of the schedule monument of Alchester Roman Town and may cause substantial harm by isolating the monument from its setting. It is unclear whether the proposal will achieve the aims of NPPF in paragraphs 126 and 132. Further consideration needs to be given to the acceptability or otherwise of this proposed relief road.
Mrs	Jennifer	Spear	Ambrosden Parish Council	Policy	Bicester 2	Graven Hill	Policy title is misleading - should be re-titled Ambrosden North West.
Mr	Reuben	Bellamy	CALA Homes Ltd	Policy	Bicester 3	South West Bicester Phase 2	Delivery concerns. Preference for dispersed growth over strategic sites.
Mr	Andrew	Hickman	Middleton Stoney Parish Council	Policy	Bicester 3	South West Bicester Phase 2	Welcome the allocation
Mrs	Susan	Mackrell	Bicester Town Council	Policy	Bicester 3	South West Bicester Phase 2	Policy is incomplete. Health and Utilities have not been specified. Timing of education provision will be key and needs to be integrated into the build out and delivery of new homes. Support policy.
Mr	Anthony	Powell	Highways Agency	Policy	Bicester 3	South West Bicester Phase 2	Seek assessment and mitigation on the SRN of Policy.
Mr	Daniel	Round	OCC - Archaeology	Policy	Bicester 3	South West Bicester Phase 2	Archaeological potential should be noted in Key Site Specific Design.
Mr	Daniel	Round	OCC - Ecology	Policy	Bicester 3	South West Bicester Phase 2	Support assessment - site has relatively low ecological value other than small number of hedgerows and trees. Boundary includes rare species of butterflies.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	Bicester 3	South West Bicester Phase 2	Delete extend phase 1 bus service. Improve walking and cycle instead.
Mr	Martin	Small	English Heritage	Policy	Bicester 3	South West Bicester Phase 2	EH supports the key principles relating to Chesterton Conservation Area, cultural heritage and archaeology.
Mr	Tom	Whild	Terrence O'Rourke Ltd / Countryside Properties (Bicester) Ltd	Policy	Bicester 3	South West Bicester Phase 2	Support inclusion of South West Bicester Phase 2 within the Local Plan. Remove farm buildings at Whitelands Farm from the strategic allocation, site subject to of separate planning application and conversion.
Mr	Tom	Whild	Terrence O'Rourke Ltd / Countryside Properties (Bicester) Ltd	Policy	Bicester 3	South West Bicester Phase 2	Object to the inclusion of 2.8ha of B1 employment land - provision has been elsewhere within the Plan. Represents 18 year supply or 35 years at depressed rates. Could cause visual harm to residential development. Lead to over provision. Could reduce housing density infrastructure delivery, reduce viability, housing supply. Negative impact on character and design.
Mr	Tom	Whild	Terrence O'Rourke Ltd / Countryside Properties (Bicester) Ltd	Policy	Bicester 3	South West Bicester Phase 2	Object to proposed housing capacity of 650 dwg site has potential for up to 750 dwg. Capacity testing set at 700 dwg. Enable flexibility.
Mr	Tom	Whild	Terrence O'Rourke Ltd / Countryside Properties (Bicester) Ltd	Policy	Bicester 3	South West Bicester Phase 2	Object to requirement for two form entry primary school, analysis demonstrates need for only one form with a site are of 1.2ha. Suggest a continuous site of 1ha for future demand. Masterplan will identify 2.2ha of land but only expect a one form school to be provided.
Mr	Tom	Whild	Terrence O'Rourke Ltd / Countryside Properties (Bicester) Ltd	Policy	Bicester 3	South West Bicester Phase 2	Object to Health - requirement to be confirmed. Countryside are already delivering a 2.69ha health village with sufficient capacity to meet additional demand. Do not consider additional health facilities are required. Insufficient detail.
Mr	Tom	Whild	Terrence O'Rourke Ltd / Countryside Properties (Bicester) Ltd	Policy	Bicester 3	South West Bicester Phase 2	Object to requirement for community centre. Phase 1 provides a community centre within easy walking distance. A centre in phase 2 would likely compete. Suggest a local store operator could be attracted - would only require a population of 2,000-5,000 to support rather than 5,000-10,000.
Mr	Tom	While	Terrence O'Rourke Ltd / Countryside Properties (Bicester) Ltd	Policy	Bicester 3	South West Bicester Phase 2	Support provision of land for a community wood land - object to the sole responsibility for management, preference partnership relationship.
Mr	Tom	While	Terrence O'Rourke Ltd / Countryside Properties (Bicester) Ltd	Policy	Bicester 3	South West Bicester Phase 2	Support requirement for Extra care housing / self build. Requirement should form part of affordable housing contribution.
Ms	Gemma	Brickwood	Turley Associates / Sainsbury	Policy	Bicester 4	Bicester Business Park	Unclear definition of appropriate and complementary uses and how these will help to secure office floorspace. Further evidence required.
Mrs	Susan	Mackrell	Bicester Town Council	Policy	Bicester 4	Bicester Business Park	Support policy. Prestige gateway should reflect high status jobs. Want to see road links improved to further cement position.

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Mr	Jack	Moeran	Environment Agency	Policy	Bicester 4	Bicester Business Park	The policy wording needs to be stronger and be amended to read: 'There will be no built development within flood zone 3'. Ideally would prefer the policy wording to include not having built development in Flood Zone 2 either but appreciate that this is aspiration and not explicitly stated in the NPPF.
Mr	Anthony	Powell	Highways Agency	Policy	Bicester 4	Bicester Business Park	Seek assessment and mitigation on the SRN of Policy.
Mr	Daniel	Round	OCC - Ecology	Policy	Bicester 4	Bicester Business Park	Permission granted - no comment.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	Bicester 4	Bicester Business Park	Amendment to text suggested. Policy should be clearer about pedestrian / cyclist access between sites in Southern Bicester.
Mr	Martin	Small	English Heritage	Policy	Bicester 4	Bicester Business Park	EH supports that there should be a staged programme of archaeological work in liaison with statutory consultees.
Mr	P	Keywood		Policy	Bicester 4	Bicester Business Park	Object to Policy Bicester 4 use class B1 not appropriate in location. Suggest more flexible approach including town centre uses e.g. C1 & A1. Policy conflicts with existing Planning Permission.
Mr	Richard	Foot	GVA / Bicester Business Park	Policy	Bicester 4	Bicester Business Park	Wording at para B.62 should be incorporated into Policy Bicester 4. Proposed Tesco application at Bicester Business Park is considered to complement existing Business uses, and will provide a new access road.
Mr	P	Keywood		Paragraph	C.67	Strategic Development: Bicester 5 - Strengthening Bicester Town Centre	Object to para C.67 on the grounds that it is not based on upto date evidence. 2012 Update Retail Study has not yet been published.
Ms	Gemma	Brickwood	Turley Associates / Sainsbury	Paragraph	C.68	Strategic Development: Bicester 5 - Strengthening Bicester Town Centre	Unclear how expansion to Town Centre is justified. Further evidence required.
Mr	Ben	Jackson	Bicester Chamber	Paragraph	C.68	Strategic Development: Bicester 5 - Strengthening Bicester Town Centre	This paragraph should be strengthened; a town centre needs to be created to meet the needs of 50,000+ residents as the town grows and to compete with other local retail centres.
Ms	Gemma	Brickwood	Turley Associates / Sainsbury	Policy	Bicester 5	Strengthening Bicester Town Centre	Unclear how expansion to Town Centre is justified. Further evidence required.
Mr	Colin	Cockshaw		Policy	Bicester 5	Strengthening Bicester Town Centre	Concern at the lack of proposed retail proposals in the town centre. In Policy Bicester 5 insert a clear framework for future development of the town centre.
Mrs	Susan	Mackrell	Bicester Town Council	Policy	Bicester 5	Strengthening Bicester Town Centre	Support policy. Commitment required to provide shopping and leisure opportunities for growing town. Welcome commitment to replace any town centre green spaces lost. Prefer Bicester Masterplan version.
Mr	Daniel	Round	OCC - Ecology	Policy	Bicester 5	Strengthening Bicester Town Centre	Opportunities should be pursued for Green Infrastructure, SuDS & biodiversity in buildings.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	Bicester 5	Strengthening Bicester Town Centre	Access to town centre & movement within area.
Mr	Martin	Small	English Heritage	Policy	Bicester 5	Strengthening Bicester Town Centre	EH would like to see a reference to the Conservation Area, potential archaeological interest and listed building in this policy.
Mr	Richard	Foot	GVA / Value Retail (Bicester Village)	Policy	Bicester 5	Strengthening Bicester Town Centre	Support policy. Extension to Town Centre Boundary should be extended further to encompass Bicester Village. This approach would reflect WYG Masterplan for Specialist Retail Quarter.
Mrs	Susan	Mackrell	Bicester Town Council	Policy	Bicester 6	Bure Place Town Centre Redevelopment Phase 2	Strongly support policy.
Mr	Daniel	Round	OCC - Ecology	Policy	Bicester 6	Bure Place Town Centre Redevelopment Phase 2	Opportunities should be pursued for Green Infrastructure, SuDS & biodiversity in buildings.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	Bicester 6	Bure Place Town Centre Redevelopment Phase 2	Access to town centre & movement within area.
Mr	Martin	Small	English Heritage	Policy	Bicester 6	Bure Place Town Centre Redevelopment Phase 2	EH would like to see a reference to the Conservation Area, potential archaeological interest and listed building in this policy.
Mrs	Vicky	Aston		Paragraph	C.80	Strategic Development: Bicester 7 - Meeting the Need for Open Space, Sport and Recreation	Support the Council's commitment to undertake further work on the need for sports facilities in Bicester.

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Ms	Gemma	Care	Barton Willmore /Bicester Sports Association	Paragraph	C.83	Strategic Development: Bicester 7 - Meeting the Need for Open Space, Sport and Recreation	Support statement that there is a need to relocate facilities at Oxford Road site. Concern at the inconsistency between Local Plan and Masterplan. The Masterplan identifies Pringle Fields within Town Centre Action Area and in the Civic and Cultural Quarter.
Mr	Roger	Wise		Paragraph	C.83	Strategic Development: Bicester 7 - Meeting the Need for Open Space, Sport and Recreation	The proposed New Town Park- Pingle Field, Oxford Road Site is in an inappropriate location as it adjoins the Pingle Drive Road. The road carries the majority of visitors to Bicester Village (5.5 million). These vehicles will give toxic emissions which will be a health threat to the new town park users.
Mr	Donald	Robinson	Royal Pioneer / Stratton Audley Quarry	Paragraph	C.85	Strategic Development Bicester 7 - Meeting the Need for Open Space, Sport and Recreation	Object to the proposed development at Stratton Audley Quarry as a new Country Park on the grounds that wildlife would be disturbed, safety concerns reflecting the deep water & disturbance to anglers. Quarry should continue to be used as and be looked after by the Royal Pioneer Angling Association. Area outside the fishing lake should be developed as a Nature Reserve. Long distance footpath is unrealistic.
Ms	Gemma	Care	Barton Willmore /Bicester Sports Association	Policy	Bicester 7	Meeting the Need for Open Space, Sport and Recreation	Support principle of relocating existing facilities at Oxford Road (Pringle Fields) and proposals to concentrate facilities to one site at Chesterton. Enabling cost effective management. Higher quality facilities.
Mrs	Susan	Mackrell	Bicester Town Council	Policy	Bicester 7	Meeting the need for Open Space, Sport and Recreation	Strongly support policy. In particular commitment to open up green spaces to the wider public for leisure pursuits.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	Bicester 7	Meeting the Need for Open Space, Sport and Recreation	Wording suggested.
Mr	Dominic	Woodfield	Bioscan	Policy	Bicester 7	Meeting the Need for Open Space, Sport and Recreation	Outline proposal at Gavray Drive compromise delivery of Green Infrastructure along railway line.
Mr	Keith	Dixon	Launton Parish Council	Policy	Bicester 8	RAF Bicester	Supports the preservation of RAF Bicester
Mrs	Susan	Mackrell	Bicester Town Council	Policy	Bicester 8	RAF Bicester	Town Council support the continuation of flying at RAF Bicester. Support heritage tourism on the site with associated benefits.
Mrs	Rebecca	Micklem	BBOWT	Policy	Bicester 8	RAF Bicester	RAF Bicester is a proposed Local Wildlife Site thought likely to support habitats and/or species of County importance. However, this is not mentioned in the contextual text and it would appear that no ecological assessment of the area has been undertaken. This is needed to ensure that the policy is appropriate in terms of biodiversity impacts, to identify requirements for biodiversity protection, mitigation and enhancement, and to ensure compliance with NPPF paragraph 165.
Ms	Ellen	O'Grady	Defence Infrastructure Organisation	Policy	Bicester 8	RAF Bicester	No new assessments have been prepared/consulted on to include a policy which appears to contradict the existing Planning Brief (2009) for the site. It should be amended to state 'It will support employment, tourism, leisure, recreation, and community uses.' Although built in this period, RAF Bicester is not an inter-war airfield . The whole site is to be sold and therefore reference to the domestic site should be deleted.
Mrs	Jane	Olds	Stratton Audley Parish Council	Policy	Bicester 8	RAF Bicester	RAF Bicester and quarry to the north should be categorised as leisure. Support Technology Park but would like to see limitations on the size and style of building. Supports bids which maintain heritage, integrity and function of airfield. Concerns with any plans to increase number and size of powered aircraft regularly using the airfield.
Mrs	Jane	Olds	Caversfield Parish Council	Policy	Bicester 8	RAF Bicester	Would have concerns with any plans to increase the number and size of powered aircraft regularly using the airfield.
Mr	Daniel	Round	OCC - Ecology	Policy	Bicester 8	RAF Bicester	Sites should be given same level of protection as Local Wildlife Sites. Habitat and species survey's required. Pipistrelle Bat, Great Crested Newts at Stratton Audley Quarry. Survey required.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	Bicester 8	RAF Bicester	Policy should mention access to the site by public transport via Caversfield Turn bus stops which are on the Oxford - Cambridge Corridor.
Mr	Martin	Small	English Heritage	Policy	Bicester 8	RAF Bicester	EH supports this policy for its recognition of the important historical significance of the airfield.
Mrs	Sarah Caroline	Turner		Policy	Bicester 8	RAF Bicester	RAF Bicester, buildings and open flying field are preserved.

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Mr	Jack	Moeran	Environment Agency	Paragraph	C.92	Burial Site in Bicester	Support the commitment to survey land to establish the suitability of ground conditions.
Mrs	Susan	Mackrell	Bicester Town Council	Policy	Bicester 9	Burial Site in Bicester	Support commitment on all future development to support burial provision. Feel wording is not robust enough. Prefer Bicester Masterplan text.
Mr	Jack	Moeran	Environment Agency	Policy	Bicester 9	Burial Site in Bicester	It must not be established in an area than this likely to have a negative impact on ground water.
Mr	Daniel	Round	OCC - Ecology	Policy	Bicester 9	Burial Site in Bicester	Native and local provenance planting and sowing should be encouraged within the landscape.
	Alex	Wilson	Barton Willmore /A2 Dominion	Policy	Bicester 9	Burial Site in Bicester	Desire for a burial ground should be tested further. Need and options for its location should be fully explored.
Mr	Brett	Chambers	Wendlebury Parish Council	Policy	Bicester 10	Bicester Gateway	Although the opportunity to create more employment sites in Bicester are welcomed this is a clear example of Bicester spreading towards the M40 Junction 9 absorbing agricultural land. Access to the Roman Road is inadequate to high volume traffic and the knock on effect on Wendlebury and Chesterton need to be assessed.
Mr	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Policy	Bicester 10	Bicester Gateway	Support Bicester 10. Amendment suggested - policy should apply early in the Plan period. Should make reference to car parking ratios e.g. 1:35.
Mrs	Susan	Mackrell	Bicester Town Council	Policy	Bicester 10	Bicester Gateway	Support policy and in particular hi tech businesses and enterprise. Gateway should be iconic. Bicester Masterplan sets out principles more clearly.
Mrs	Rebecca	Micklem	BBOWT	Policy	Bicester 10	Bicester Gateway	The policy recognises that investigation of the biodiversity of this site is needed This information needs to be available to determine whether the allocation is appropriate. An ecological survey of the area needs to be undertaken. This is needed to ensure that the policy is appropriate in terms of biodiversity impacts, to identify requirements for biodiversity protection, mitigation and enhancement, and to ensure compliance with NPPF paras. 109 and 165
Mr	Jack	Moeran	Environment Agency	Policy	Bicester 10	Bicester Gateway	The policy wording needs to be stronger and be amended to read: 'There will be no built development within flood zone 3'. Ideally would prefer the policy wording to include not having built development in Flood Zone 2 either but appreciate that this is aspiration and not explicitly stated in the NPPF.
Mr	Daniel	Round	OCC - Ecology	Policy	Bicester 10	Bicester Gateway	Potential for significant harm from proposal. Bicester Wetland Reserve Local Wildlife Site (Located Between Bicester 10, 4 & 2) contains rare species. Bird interested. Water quality y& quantity should not be impacted upon. Indirect and cumulative impacts should be assessed. Potential for LWS to become isolated. Eastern part of site on the flood zone should be kept free from built development. Amend bullet point 8 to refer to 'priority'.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	Bicester 10	Bicester Gateway	Consistency of approach. Direct bus services unlikely. Emphasis on improving walking and cycling links to Chesterton Park development. No requirement for pedestrian crossing at A41.
Mr	Martin	Small	English Heritage	Policy	Bicester 10	Bicester Gateway	The policy should include a principle to conserve the setting of the schedule monument by adding: 'Conservation and enhancement of the setting of Alchester Roman Town Scheduled Ancient Monument and seek opportunities to better reveal its significance.'
Mr	Richard	Foot	GVA / Bicester Business Park	Policy	Bicester 10	Bicester Gateway	Support focus. Policy should be more stringent in requiring Science and high tech industry only. Approach would be consistent with the WYG Masterplan. Wording supplied.
Mr	Antony	Watts	Hanwell Fields Development Action Group	Policy	Bicester 11	North East Bicester Business Park	Stop this. Should be for industry incubators.
Mrs	Susan	Mackrell	Bicester Town Council	Policy	Bicester 11	North East Bicester Business Park	Support policy.



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Mrs	Rebecca	Micklem	BBOWT	Policy	Bicester 11	North East Bicester Business Park	The site falls within RAF Bicester proposed Local Wildlife Site. Despite the likely ecological value of the site, it would appear that no ecological assessment of the area has been undertaken. This is needed to ensure that the policy is appropriate in terms of biodiversity impacts, to identify requirements for biodiversity protection, mitigation and enhancement, and to ensure compliance with NPPF paras. 109 and 165
Mrs	Jane	Olds	Stratton Audley Parish Council	Policy	Bicester 11	North East Bicester Business Park	Supports need for new employment locations but would like reassurance that buildings will not be high enough to be seen from Stratton Audley nor restrict the use of the airfield.
Mr	Daniel	Round	OCC - Archaeology	Policy	Bicester 11	North East Bicester Business Park	Archaeological survey should be noted in Key Site Specific Design. Wording supplied.
Mr	Daniel	Round	OCC - Ecology	Policy	Bicester 11	North East Bicester Business Park	Biodiversity should be protected and enhanced. Airfield is a proposed Local Wildlife Site, unimproved grassland and value for invertebrates and birds. Pipistrelle Bat (European Protected Species) roost recorded.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	Bicester 11	North East Bicester Business Park	New stops and walking routes.
Ms	Hannah	Smith	Indigo Planning Ltd / Albion Land	Policy	Bicester 11	North East Bicester Business Park	*Object to land area identified on proposals map. A map is attached showing the required change. Omission Site - Land north of Skimmingdish Lane.
Ms	Hannah	Smith	Indigo Planning Ltd / Albion Land	Policy	Bicester 11	North East Bicester Business Park	Policy should be widened to include B1, B2 and B8 Business uses to allow greater flexibility. Approach supported by ELS (2012).
Ms	Hannah	Smith	Indigo Planning Ltd / Albion Land	Policy	Bicester 11	North East Bicester Business Park	Key site specific design and place shaping principles - should be subject to viability assessment to ensure allocation is deliverable.
Mrs	Sarah Caroline	Turner		Policy	Bicester 11	North East Bicester Business Park	Concern at traffic congestion associated with new employment site. Less jobs should be pursued.
Mrs	Susan	Mackrell	Bicester Town Council	Policy	Bicester 12	East Bicester	Support policy.
Mr	Peter	Frampton	Framptons / Barwood Developments	Policy	Bicester 12	East Bicester	Policy should allow for use classes B1, B2 & B8 to allow greater flexibility. Policy could make a South Eastern link road unviable.
Mr	Steven	Neal	Boyer Planning / Redrow Homes & Wates Developments	Policy	Bicester 12	East Bicester	Support principle of the allocation of East Bicester. Consider allowance of 150 dwg in the Plan period is an under estimate. Developer has calculated the site is capable of approximately 700 dwg in the Plan period. Including early delivery of a South East link road. At a density of 34.4 dph the 22 ha site could supply 760 dwg. Site should be phased to allow early release in the first part of the Plan period. Benefits include the release of the roundabout at A41. Employment allocation of 18ha is not all expected to come forward in the Plan period. Policy should be more flexible. Changes supplied.
Mr	Daniel	Round	OCC - Archaeology	Policy	Bicester 12	East Bicester	Key site specific designation should acknowledge non-designated heritage asset - Medieval village of Wretchwick. Associated ridge and furrow form part of setting. English Heritage should be consulted on any parts of the Plan that effect the setting.
Mr	Daniel	Round	OCC - Ecology	Policy	Bicester 12	East Bicester	Site partly within Ray CTA. Hydrological impact concern. Advice supplied by Thompson Ecology still relevant.
Mr	Daniel	Round	OCC - Ecology	Policy	Bicester 12	East Bicester	Development which could harm a CTA should be resisted, Detailed habitat and species surveys should be carried out. North-eastern part of Bicester 12 is within the Ray Conservation Target Area and is part of BAP Priority Habitat.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	Bicester 12	East Bicester	Sustainable under bullet point 6.
Mr	Martin	Small	English Heritage	Policy	Bicester 12	East Bicester	Bicester 12 is proposed immediately adjacent to the scheduled monument of Wretchwick Deserted Medieval Settlement and may cause significant harm to its significance contrary to NPPF paragraph 126. Need to redraw the proposal's boundaries to provide a greater buffer zone and conserve the setting of the scheduled monument. May need amendments to the development area and other figures in the policy.
Mrs	Jennifer	Spear	Ambrosden Parish Council	Policy	Bicester 12	East Bicester	Policy title is misleading - should be re-titled Ambrosden North.

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Mr	Dominic	Woodfield	Bioscan	Policy	Bicester 12	East Bicester	Function of green buffer and Green Infrastructure could be improved by amendments to Gavray Drive.
Sir	Tony	Baldry MP		Other	C.3	Banbury	Important that the Local Plan seeks to define clear boundaries for Banbury. Including using long established natural boundaries such as the Salt Way.
Sir	Tony	Baldry MP		Other	C.3	Banbury	There will be public debate as to exactly which sites for development should be included within Banbury Town, but the overall proposal seems sensible and proportionate.
Ms	Fiona	Brereton	Drivers Jonas Deloitte/Aberdeen Property Investors	Section	C.3	Banbury	There should be an analysis of retail capacity figures to ensure the plan is compliant with the requirements of the NPPF. Once this is completed an assessment of the likely retail capacity for the town centre development sites can be identified within each site specific policy. This would be a more robust position to defend against out of centre development. The figures should be identified as Gross External Area and Net Sales Area.
Mr	Steven	Brown	Woolf Bond Planning / Miller Strategic Land	Paragraph	C.102 - C.128	Banbury	Object to the de-allocation of land at Warwick Road in favour of land at Hardwick Farm. Objection to Hanwell Farm being allocated in the plan rather than a reserve behind Warwick Road. Contrary to evidence base which is also incomplete. No justification for changes in Council Committee Reports. The Council's reasons for de-allocation relates to Landscape Sensitivity conflicts with evidence base. Further evidence is supplied to support objectors view - Review of Landscape work by Woolf Bond Planning and by FPCR. Unsure if criteria of Urban Form has been applied. Development at Bretch Hill has potentially greater impact on the separation of Drayton.
Mr	Paul	Harris		Section	C.3 Banbury	Banbury	Concern at the large scale development at Banbury on two grounds; traffic congestion in particular at the A423 & A422 & B4100 and Visual landscape impact at North of Hanwell Fields on views within Stratford District.
Mrs	Theona	Harrop		Section	C.3 Banbury	Banbury	Objection to line of proposed ring road and link with existing A41 on the grounds that it will increase traffic, sits outside the proposed development area for Bicester and is outside the Green Buffer Zone
Mrs	Theona	Harrop		Section	C.3 Banbury	Banbury	No consideration give to the public meeting and proximity to Wendlebury Village.
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Paragraph	C.102	Banbury	Support statement.
Mr	David	Keene	David Lock Associates / Gallagher Estates	Section	C.3	Banbury	Development strategy for Banbury relies on the delivery of Canalside. Comprises 34% of towns supply of land. Omission Site - Wykham Park Farm can be delivered.
Ms	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Section	C.3	Banbury	Object to growth locations at Banbury & allocation at Canalside. Southern option is preferred as low to moderate landscape sensitivity, links to the town centre.
Mr	Robert	Tustain		Section	C.3	Banbury	Object to the growth proposals at Banbury on the grounds that; development is distant from the town centre, no future provision for a ring road, coalescence of surrounding villages (Hanwell, Bourton, Bloxham, Twyford, Adderbury), more distribution sheds. Development is too large.
Mr	Robert	Tustain		Section	C.3	Banbury	All Bankside developments are disproportionate for the area.
Mr	Robert	Tustain		Section	C.3	Banbury	Suggest that two new junctions onto the M40 need to be built at Nell Bridge and Great Bourton to alleviate traffic from Alcan and Oxford Road respectively. Concern at traffic congestion caused by accidents on M40.
Mr	Robert	Tustain		Section	C.3	Banbury	Suggest avoiding building on the flood Plain and include Flood relief proposals .
Mr	Matthew	Williams	Drivers Jonas DeLoitte / Aberdeen Property Investors	Section	C.3	Banbury	Should be analysis of retail capacity figures to ensure Plan is compliant with NPPF. Then assessment of retail capacity for the town centre development sites can be identified within each site specific policy. Figure should be identified as Gross External Area and Net Sales Area.

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							*Plan has a clear distinction between the old town (Parsons Street and the lane together with the High Street from the Cross to the former White Lion Hotel) and the new town (referred to as Castle Quay). Established pattern in continental Europe and should feature in the future plan. Clearly market place with its historic frontage is pivotal to the whole town centre.
Mr	Brian	Little	Local History Group	Section	C.3	Banbury	
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Paragraph	C.104	Banbury	Salt Way is not an historic town boundary but a route way. This function is reinforced by the Sustrans Route 5. Earlier options reports make no reference to boundary. Delete paragraph.
Ms	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Paragraph	C.104	C.3 Banbury	See comment B.248
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Paragraph	C.107	Meeting the Challenges of Developing a Sustainable Economy in Banbury	Support first bullet point. Green Buffer policy will restrict growth.
Mr	Tim	Byrne	Jones Lang LaSalle / Horton General Hospital	Paragraph	C.119	Meeting the Challenges of Building a Sustainable Community in Banbury	Reference to numbers of employees should be removed as prone to fluctuations over such a time frame.
Ms	Rose	Freeman	The Theatres Trust	Paragraph	C.119	Meeting the Challenge of Building a Sustainable Community in Banbury	Para C.119 bullet point 6 states improved cultural facilities are also needed in Banbury. No policy includes this aspiration.
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Paragraph	C.119	Meeting the Challenges of Developing a Sustainable Economy in Banbury	Local Plan should recognise that not just affordable housing but all forms of housing including market housing is a key issue. Amend bullet point 5.
Ms	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Paragraph	C.119	Meeting the Challenge of Building a Sustainable Community in Banbury	Support para C.119, C.170 & C.176 and the requirement for further Cricket Pitch provision. Plan should recognise the merger of two cricket clubs at Banbury and have regard to land ownership & availability for circ 150 dwellings at White Post Road, adjoin the Banbury Cricket Club site and thereby secure a separation of Banbury from Bodicote.
Mr	Tim	Byrne	Jones Lang LaSalle / Horton General Hospital	Paragraph	C.120	Meeting the Challenges of Building a Sustainable Community in Banbury	Incorrect reference to hospital and does not meet objectively assessed development and infrastructure requirements. Does not reflect future health care provision. The retention of healthcare provision at the Horton Hospital is secured through alternative mechanism and should not be referenced in the Plan.
Mr	Daniel	Round	OCC - Highways and Transport	Paragraph	C.121	Meeting the Challenge of Ensuring Sustainable Development in Banbury	Access to services should be defined. Key environmental challenges. Second bullet point unclear. Managing traffic congestion duplicate. Traffic management should be travel. Expand to include Electric Spine and its benefits.
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Paragraph	C.122	Meeting the Challenge of Ensuring Sustainable Development in Banbury	Protection of Salt Way is not a key environmental challenge.
Ms	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Paragraph	C.122 & C.124	Meeting the Challenge of Ensuring Sustainable Development in Banbury	See comment B.248
Mr	Daniel	Round	OCC - Archaeology	Paragraph	C.122	Meeting the Challenge of Ensuring Sustainable Development in Banbury	Support wording at Bullet Point 1. Apply to all other Strategic Sites.
Mr	John	Colegrave		Paragraph	C.124	Meeting the Challenge of Ensuring Sustainable Development in Banbury	It is considered inevitable that further growth will be required at Banbury after 2031 and if some residential developments prove unviable. In both instances it is important that all options (including land at Salt Way) remain available for further consideration. Delete reference.
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Paragraph	C.124	Meeting the Challenge of Ensuring Sustainable Development in Banbury	Object to Green Buffer Policy - Unnecessary and unjustified by evidence. Delete reference and change to landscape setting and new edge of Banbury.
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Paragraph	C.125	Banbury in 2031	Disagree with analysis that by 2031 that there will be more opportunities for travel by foot, bicycle and bus. Banbury 2 & 4 are some of the most remote locations while land to south of Saltway is not. Banbury 2 should be reduced and allocate for employment.

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Mr	Mark	Recchia	Banbury Town Council	Paragraph	C.126	Banbury in 2031	Support the strategy for Banbury but would have liked to see specific reference to the need for a new cemetery as referred to in Para C.119 (key community issues facing Banbury)
Mr	Daniel	Round	OCC - Education & early Intervention Services	Paragraph	C.126	Banbury in 2031	Bullet point 8 amendment.
Mr	Geoff	Bolton	Berrys / Gleeson Developments Ltd	Paragraph	C.127	What will Happen and Where	The Council has failed to undertake a proper assessment of the reasonable alternative options for major development at Banbury. The Local Plan seeks to provide a significant change in the number of dwellings over the plan period and should have triggered a further Options for Growth consultation. The Council failed to assess Land at Broughton Road as a separate site. The emerging Masterplan presents an opportunity to undertake detailed assessment of potential development sites as it has been the case with Bicester. The Local Plan should not proceed without the publication of the Banbury Masterplan.
Mr	Alan	Jones		Paragraph	C.129-C.132	Banbury Canalside	Strongly support the policy. It is vital to promote brownfield sites such as Canalside and Bolton road to assist regenerating the town and reduce the need to consider green field sites.
Mrs	Karen	Jones		Paragraph	C.129-C.132	Banbury Canalside	Strongly support the policy. It is vital to promote brownfield sites such as Canalside and Bolton road to assist regenerating the town and reduce the need to consider green field sites.
Mrs	Vicky	Aston		Policy	Banbury 1	Banbury Canalside	Object to Banbury 1: Banbury Canalside, Policy does not make reference to outdoor sports provision under infrastructure or the impact on Banbury FC. (Suggested text supplied)
Cllr	Ken	Atack	Cropredy Ward	Policy	Banbury 1	Banbury Canalside	Concerned with the issue of where business will relocate. Presume that this issue will be covered by the Banbury Master plan.
Sir	Tony	Baldry MP		Policy	Banbury 1	Banbury Canalside	It will be good to see Canalside development take place. It should be recognised that a significant amount of public capital investment in making the site capable of development (i.e. flood defence work) and one looks to the private sector to take forward development. However, CDC may have to use statutory powers of compulsory purchase to ensure a coherent land assembly.
Mr	Ed	Barrett	Turley Associates/ Scottish Widows / Scottish Widows Unit Funds Ltd	Policy	Banbury 1	Banbury Canalside	Proposed scale and town centre / commercial uses is not justified by commercial analysis or retail in respect of likely mix. Provision of significant commercial uses within an extended town centre boundary has the potential to adversely impact on vitality and viability of the established retail core. Recommend an assessment of the impact on the existing town centre uses.
Ms	Fiona	Brereton	Drivers Jonas Deloitte/Aberdeen Property Investors	Policy	Banbury 1	Banbury Canalside	Bullet point 5- the reference to "not including any significant convenience retail": It should be clarified what "significant" means. The use of appropriate quantum's of retail floorspace for each of the sites would address this issue.
Mr	Steven	Brown	Woolf Bond Planning / Miller Strategic Land	Policy	Banbury 1	Banbury Canalside	Lack of evidence (SHLAA) in respect of delivery of Canalside. Site is contrary to NPPF para 47. Delivery concerns - site in multiple ownership, public investment needed, existing business require relocation, flooding, funding issues, site assembly. Housing allocation at Canalside should be reduced and Warwick Road allocated. Reserve site approach should be reinstated.
Ms	Diane	Clarke	Network Rail	Policy	Banbury 1	Banbury Canalside	Banbury 1 could provide some station benefits or a revised interchange. The Chilterns MSCP is separate from the Canalside scheme and it is currently part of an application by Chiltern Railways.
mr	Robert	Cronk		Policy	Banbury 1	Banbury Canalside	Needs further detail relating to the station car parking provision. The 2009 draft SPD proposes at least 1000 rail user car spaces distributed to either side of the railway line. This should be supported by the Local Plan.

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Mrs	Jane	Hennell	Canal and River Trust	Policy	Banbury 1	Banbury Canalside	The Trust supports the regeneration of Canalside and wishes to work with the Council to deliver. The canal towpath should be improved and made more accessible. The quality of development fronting that canal and areas of public access will be crucial to the success of the project and the Trust wish to be involved in any future master planning of the site.
Ms	Caroline	Huett	Indigo Planning Ltd / McKay Securities	Policy	Banbury 1	Banbury Canalside	Support regeneration of Banbury Canalside, concerns regarding viability of scheme. Support greater flexibility of phasing of the redevelopment of individual land holdings. Concern at prescriptive design criteria.
Ms	Caroline	Huett	Indigo Planning Ltd / McKay Securities	Policy	Banbury 1	Banbury Canalside	Object to 30% affordable housing - inflexible - should be subject to viability
Ms	Caroline	Huett	Indigo Planning Ltd / McKay Securities	Policy	Banbury 1	Banbury Canalside	Requirement for education - primary school is unjustified.
Ms	Caroline	Huett	Indigo Planning Ltd / McKay Securities	Policy	Banbury 1	Banbury Canalside	Health - uncertain
Ms	Caroline	Huett	Indigo Planning Ltd / McKay Securities	Policy	Banbury 1	Banbury Canalside	Open space - ineffective
Ms	Caroline	Huett	Indigo Planning Ltd / McKay Securities	Policy	Banbury 1	Banbury Canalside	Access & movement - first part of sentence unnecessary
Ms	Caroline	Huett	Indigo Planning Ltd / McKay Securities	Policy	Banbury 1	Banbury Canalside	Community Facilities - Unjustified
Ms	Caroline	Huett	Indigo Planning Ltd / McKay Securities	Policy	Banbury 1	Banbury Canalside	Utilities - not based on evidence
Ms	Caroline	Huett	Indigo Planning Ltd / McKay Securities	Policy	Banbury 1	Banbury Canalside	Design - 'Innovative architecture' and 'locally distinctive materials' subjective
Ms	Caroline	Huett	Indigo Planning Ltd / McKay Securities	Policy	Banbury 1	Banbury Canalside	Live / work units but no B uses conflicts with Banbury 1 Policy (Use Class B1) - Vision not clarified. Policy does not reflect existing uses.
Ms	Caroline	Huett	Indigo Planning Ltd / McKay Securities	Policy	Banbury 1	Banbury Canalside	Noise Survey - Should be considered before allocating site not at application stage
Ms	Caroline	Huett	Indigo Planning Ltd / McKay Securities	Policy	Banbury 1	Banbury Canalside	Public art - unjustified
Ms	Caroline	Huett	Indigo Planning Ltd / McKay Securities	Policy	Banbury 1	Banbury Canalside	Code for sustainable homes - unjustified
Ms	Caroline	Huett	Indigo Planning Ltd / McKay Securities	Policy	Banbury 1	Banbury Canalside	SPD assumes Masterplan site is in single ownership and homogenous - however made up of many distinct sites
Ms	Caroline	Huett	Indigo Planning Ltd / McKay Securities	Policy	Banbury 1	Banbury Canalside	Additional requirements for this large complex site include: Paragraph 3 Arrangement between landowners and freeholders is not under the remit of the LPA
Ms	Caroline	Huett	Indigo Planning Ltd / McKay Securities	Policy	Banbury 1	Banbury Canalside	Additional requirements for this large complex site include: Paragraph 5, Policy fails to identify donor sites to decant businesses from the Canal site - paragraph should be deleted.
Ms	Patricia	Jesson	Wroxton & Balscote Parish Council	Policy	Banbury 1	Banbury Canalside	Support for the redevelopment of the Crest Hotel within the Canalside Plans.
Mr	Jayne	Gordon	Hanwell Parish Council	Policy	Banbury 1	Banbury Canalside	Support the policy. It is vital to promote Brownfield sites such as Canalside and Bolton road to assist regenerating the town and reduce the need to consider green field sites.
Mr	Alan	Jones		Policy	Banbury 1	Banbury Canalside	Strongly support the policy. It is vital to promote Brownfield sites such as Canalside and Bolton road to assist regenerating the town and reduce the need to consider green field sites.
Mr	Alasdair	Jones	Marrons / Hallam Land Management	Policy	Banbury 1	Banbury Canalside	Proposal is unviable and undeliverable. Subject to relocation of many small and medium sized businesses.
Mrs	Karen	Jones		Policy	Banbury 1	Banbury Canalside	Strongly support the policy. It is vital to promote Brownfield sites such as Canalside and Bolton road to assist regenerating the town and reduce the need to consider green field sites.
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Policy	Banbury 1	Banbury Canalside	Site is undeliverable; it is in multiple ownerships, unviable, and further work is required to relocate existing businesses and flooding issues. Amend policy to refer to long-term delivery.
Mr	Rob	Kinchin-Smith	Banbury Civic Society	Policy	Banbury 1	Banbury Canalside	Support policy. Welcome inclusion of listed and locally listed buildings within the Conservation Area. Object to bullet point 21. Enlarge site to include Railway Station & Grundon Site. Deliver a minor road bridge. Link road to Banbury 6.
Mr	David	Keene	David Lock Associates / Gallagher Estates	Policy	Banbury 1	Banbury Canalside	Banbury Canalside is undeliverable. No mechanism is in place. Complex site. Long term supply - only.

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Ms	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Policy	Banbury 1	Banbury Canalside	Canalside development is undeliverable in Plan period due to multiple ownerships and work yet to be completed. A development brief, development partner, public money investment, use of CPO powers, relocation sites & flooding issue.
Mr	Stewart	Mitchell	Grundon	Policy	Banbury 1	Banbury Canalside	The area of the Banbury Canalside Allocation should be extended to include the Grundon Site to the east of the railway given proximity to Station and Town Centre.
Mr	Jack	Moeran	Environment Agency	Policy	Banbury 1	Banbury Canalside	Allocating areas of the site for specific development uses would only be appropriate if supported with evidence from the L2 SFRA. The Level 2 SFRA was completed after submission of the Local Plan and we have not had time to review whether or not it supports the policy wording evidence. We cannot be sure that the policy does not contravene paragraph 100 of the NPPF. Need more time to review the submitted L2 SFRA.
Ms	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	Banbury 1	Banbury Canalside	No objection in principle however Banbury Canalside suffers from multiple ownership, flood issues, and relocation of existing businesses. Banbury 2 Southam Road in contrast is in single ownership and deliverable.
Mr	Mark	Recchia	Banbury Town Council	Policy	Banbury 1	Banbury Canalside	Strongly support Canalside as our top priority for future housing growth. We recognise that due to number of landowners deliverability is difficult. CDC needs to show a firm commitment including options for providing employment land for relocations and willingness to use CPO powers if necessary.
Mr	Daniel	Round	OCC - Ecology	Policy	Banbury 1	Banbury Canalside	Rare or notable species include Barn Owl, Grass Snake & Kingfisher.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	Banbury 1	Banbury Canalside	Question delivery of pedestrian bridge / cycle bridge over railway line. Improvements to Railway Station forecourt. High quality route from the Station to the town centre. Bus route through Canalside to serve Banbury Rail Station via Station approach and Tramway Road. New bullet point proposed. 11th Bullet point - consideration of bus movement. 14th bullet - bus route through site. New bullet point key site specific design and place shaping principles.
Mr	Martin	Small	English Heritage	Policy	Banbury 1	Banbury Canalside	EH supports the policy but considers that the historic buildings/structures to be retained should be identified (Old Town Hall and bridge over Mill Stream) in addition to locally listed buildings
Mr	Antony	Watts	Hanwell Fields Development Action Group	Policy	Banbury 1	Banbury Canalside	Ned to deliver.
Mr	Matthew	Williams	Drivers Jonas DeLoitte / Aberdeen Property Investors	Policy	Banbury 1	Banbury Canalside	Policy Banbury 5 - Bullet 5. What is significant retail? Quantum's of retail floor space would address issue.
Ms	Melissa	Wilson	Drivers Jonas Deloitte / CEMEX UK	Policy	Banbury 1	Banbury Canalside	The boundary of Banbury Canalside should be extended to factor in other adjacent deliverable sites to the east of the canal, including the CEMEX site, to increase the allocated housing delivery figure in the District's principle urban area.
Ms	Helen	Lease	RPS / Thames Valley Police	Policy	Banbury 1	Banbury Canalside	Require on-site police presence. Additional bullet point under key infrastructure.
Mr	Jack	Moeran	Environment Agency	Policy	Banbury 1	Banbury Canalside	*Having reviewed the updated Level 2 Canalside SFRA, the EA no longer find Policy Banbury 1 unsound
Mr	Brian	Little	Local History Group	Policy	Banbury 1	Banbury Canalside	*Important to retain features of historic interest. E.g. a former town hall. Reference to Birmingham University study 'Industrial archaeology Survey of the Oxford Canal corridor 2001.
Ms	Sarah	Hamilton-Foynt	Pegasus Group / Persimmon Homes - 1 of 3	Policy	Banbury 1	Banbury Canalside	Support Banbury Canalside - Note Delivery Issues.
Miss	Heather	Johnston		Policy	Banbury 1	Banbury Canalside	Support for the redevelopment of the Crest Hotel within the Canalside Plans.
Mr	Daniel	Round	OCC - Ecology	Policy	Banbury 1	Banbury Canalside	Advice supplied.

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Mr	Tom	Smailes	Kemp & Kemp / Minns Pension Scheme	Policy	Banbury 1	Banbury Canalside	Support allocation of Banbury Canalside. Concern at statement that suggests the best means of bringing the site forward is through an outline planning application and masterplan. Instead suggest site comes forward as discrete sites so that they do not prejudice the masterplan. Aiding deliverability. Amend last paragraph to allow for individual planning applications.
Mr	Steven	Brown	Woolf Bond Planning / Miller Strategic Land	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Object to allocation of Hardwick Farm. Land west of A423 identified as Site B has high sensitivity to development. SA (Feb 2010) acknowledges distance from services, and problem of severance by employment site at Grimsbury. Land west of Southam Road is likely to have a visual impact. Site has archaeological value. SA (2012) reiterates issues. No evidence to support allocation of site in preference to Warwick Road.
Mr	Malcolm	Finch	HFDAG	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Banbury's northern boundary is unsound. Dukes Meadow Drive link road was specified to be a permanent limit to the northern boundary of Banbury within the Hanwell Fields Design Brief 1997 and planning applications have been turned down in the past for that reason (2007). The proposed plans will affect house values and take away the right to open space from the residents of Hanwell Fields.
Mr	Malcolm	Finch	HFDAG	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	The site is unsuitable due to concerns with: visual and landscape impact, noise pollution, much of site considered unsuitable and could cause flood risk, development beyond Banbury's northern boundary, not contiguous to any other residential development, loss of agricultural land, increase pollution levels due to distance from town, poor transport and access, tranquility of the cemetery would be destroyed.
Ms	Rachel	Hanbury	Turley Associates	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	The employment proposals at the former SAPA site will create a noise nuisance for the new development
Ms	Rachel	Hanbury	Turley Associates	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	The policy does not comply with paras 109 and 123 of the NPPF
Ms	Rachel	Hanbury	Turley Associates	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	There may be a risk that unreasonable noise restrictions would be placed on the former Sapa site due to the new housing development
Ms	Rachel	Hanbury	Turley Associates	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	The Policy should be revised to take account of the noise impacts of the new employment uses on the SAPA site and to avoid any future noise complaints. (wording is suggested)
Mr	Alan	Jones	Hanwell Village Residents	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Object to policy as the inclusion of sites Banbury 2: East and West of Southam Road and Banbury 5: North of Hanwell Fields, and the exclusion of West of Warwick Road, have not been justified. Contradicts the conclusions of the Draft Core Strategy on the relative sustainability of these sites.
Mr	Alan	Jones	Hanwell Village Residents	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Altering the clear, defensible urban boundary to the north of Banbury is not justified. The Plan does not explain how an effective, defensible long-term urban boundary will be provided, how Hanwell village and its rural setting will be protected, nor how the suggested Green Buffers will be achieved. Moving the boundary requires justification and further detailed assessment.
Mr	Alan	Jones	Hanwell Village Residents	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	The Southam Road site would create a poor environment for new housing and may be more suitable for sensitively designed employment uses.
Mr	Alan	Jones	Hanwell Village Residents	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	The Plan does not justify why development south of Salt Way would be more harmful than development to the north of Banbury. The strategic decision to offer greater protection to the Salt Way area is highly questionable and needs proper justification and further assessment.
Mr	Alan	Jones	Hanwell Village Residents	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	If the proposed housing sites to the north of Banbury are approved, there needs to be the strongest protection for Hanwell village and its setting and a well defined boundary with effective green buffers where appropriate.
Mr	Jayne	Gordon	Hanwell Parish Council	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Strongly object to the policy. The Plan does not justify why Banbury 2 and Banbury 5 (North of Hanwell Fields) are now included and West of Warwick Road is excluded.

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Mr	Jayne	Gordon	Hanwell Parish Council	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	The Plan does not justify why the clear, defensible boundary to the north of Banbury which now defines the limit of built development should now be significantly altered. Nor how the new edge will constitute an effective, defensible long term boundary, how this will protect Hanwell village and how the 'Green Buffers' will be achieved.
Mr	Jayne	Gordon	Hanwell Parish Council	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Plan does not justify th einclusion of East & West Southam Road. Site constraine dby noise, heritage and other environmental constraints. Adjoins industrial area to the south. Might be suitable for long term employment use.
Mr	Jayne	Gordon	Hanwell Parish Council	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Banbury 2 is less sustainable than other sites and create a poor environment for new housing. It is not clear that the detrimental visual impacts have been properly balanced. The site is more suitable for long term employment.
Mr	Jayne	Gordon	Hanwell Parish Council	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	The Plan does not justify a radical shift from the Draft Core Strategy 2010 and why development south of Banbury at Salt Way is deemed more harmful than the housing development proposed north of Banbury.
Mr	Alan	Jones		Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Strongly object to the policy. The Plan does not justify why Banbury 2 and Banbury 5 (North of Hanwell Fields) are now included and West of Warwick Road is excluded.
Mr	Alan	Jones		Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	The Plan does not justify why the clear, defensible boundary to the north of Banbury which now defines the limit of built development should now be significantly altered. Nor how the new edge will constitute an effective, defensible long term boundary, how this will protect Hanwell village and how the 'Green Buffers' will be achieved.
Mr	Alan	Jones		Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Plan does not justify th einclusion of East & West Southam Road. Site constraine dby noise, heritage and other environmental constraints. Adjoins industrial area to the south. Might be suitable for long term employment use.
Mr	Alan	Jones		Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Banbury 2 is less sustainable than other sites and create a poor environment for new housing. It is not clear that the detrimental visual impacts have been properly balanced. The site is more suitable for long term employment.
Mr	Alan	Jones		Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	The Plan does not justify a radical shift from the Draft Core Strategy 2010 and why development south of Banbury at Salt Way is deemed more harmful than the housing development proposed north of Banbury.
Mrs	Karen	Jones		Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Strongly object to the policy. The Plan does not justify why Banbury 2 and Banbury 5 (North of Hanwell Fields) are now included and West of Warwick Road is excluded.
Mrs	Karen	Jones		Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	The Plan does not justify why the clear, defensible boundary to the north of Banbury which now defines the limit of built development should now be significantly altered. Nor how the new edge will constitute an effective, defensible long term boundary, how this will protect Hanwell village and how the 'Green Buffers' will be achieved.
Mrs	Karen	Jones		Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Plan does not justify th einclusion of East & West Southam Road. Site constraine dby noise, heritage and other environmental constraints. Adjoins industrial area to the south. Might be suitable for long term employment use.
Mrs	Karen	Jones		Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Banbury 2 is less sustainable than other sites and create a poor environment for new housing. It is not clear that the detrimental visual impacts have been properly balanced. The site is more suitable for long term employment.
Mrs	Karen	Jones		Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	The Plan does not justify a radical shift from the Draft Core Strategy 2010 and why development south of Banbury at Salt Way is deemed more harmful than the housing development proposed north of Banbury.
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Allocation of Hardwick farm does not flow from the evidence. Site more suited to employment. Land is undulating and sensitive. Development area should be reduced.



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Mr	Rob	Kinchin-Smith	Banbury Civic Society	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Site should not be viable from conic view point looking north from Oxford Road / South Bar.
Ms	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Policy	Banbury 2	Hardwick Farm, Southam Road (East & West)	Development site is undeliverable as site is in an archaeologically sensitive location and close to listed buildings, affected by noise from the motorway & low landscape capacity. There is recognised need for a new cemetery at adjoin site - development here
Mrs	Rebecca	Micklem	BBOWT	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	It would appear that no ecological assessment of the area has been undertaken. This is needed to ensure that the policy is appropriate in terms of biodiversity impacts, to identify requirements for biodiversity protection, mitigation and enhancement, and to ensure compliance with NPPF paras. 109 and 165
Mr	Jack	Moeran	Environment Agency	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Welcome the wording of much of the policy. However, bullet point of place shaping principles is in conflict with NPPF. Advise to amend the policy to read: 'There will be no built development within flood zones 2 and 3. Also issues of access and access regarding Normal Way need to be discussed with CDC emergency planners as there is a risk in allocating a site where safe access could not be achieved.
Ms	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Site Location Plan Attached.
Ms	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Bedworth Trading Ltd support allocation of Banbury 2 for residential development for approx 800 dwg. Site in single ownership. EIA indicates no physical or environmental constraints. Infrastructure requirements supported. Sustainable location. Site is integral to Plan Strategy & Vision.
Ms	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Support in principle Banbury 2 however request minor wording change to Policy. Development area is 43ha in size. Number of homes to be built is 800. 'Approximately' should refer to a 10% margin of error. Delete reference to health provision. Delete reference to off-site contributions. Place shaping principles should be proportionate to application (if outline or detailed). Opportunity to connect to Country park should only refer to land in developers control. Development description should acknowledge Banbury 2 is close to employment & residential uses, that landscape/ visual impact and historic sensitivity can be addressed through applications.
Mr	Wayne	Neale		Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Objection to Ban 2 on the grounds of visual impact, loss of agricultural land, setting of Banbury, noise pollution from M40, flood risk, poor transport,
Mr	Mark	Recchia	Banbury Town Council	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Whilst supporting the allocation, it has increased 'hope value' for residential development attached to the land to the north of Hardwick Hill Cemetery which is needed to secure the extension to the existing cemetery. TC would like to see an additional allocation of the field to the north of the cemetery for a cemetery extension.
Mr	Daniel	Round	OCC - Ecology	Policy	Banbury 2	Hard wick Farm, Southam Road (East and Wes)	Potential BAP Priority Habitat outside site boundary to the east and north-east. Great Crested Newt Survey required.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	Banbury 2	Hard wick Farm, Southam Road (East and Wes)	New bullet points proposed. Public transport link to service other strategic developments, the town centre, railway station, commercially self-sustaining. New bullet point - transport assessment / travel plans.
Mr	Graham	Simpkin	The London crematorium Company plc	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	The policy fails to recognise the importance of Banbury Crematorium and the associated Garden of Remembrance and is unsound, unjustified and not effective.
Mr	Graham	Simpkin	The London crematorium Company plc	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Alternatives which would have less impact on the crematorium have not been considered
Mr	Graham	Simpkin	The London crematorium Company plc	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	This is a sub-regional facility and it is likely that the impact of development has not been recognised by neighbouring authorities
Mr	Graham	Simpkin	The London crematorium Company plc	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	It is essential that the setting of the Garden of remembrance is preserved for mourners
Mr	Graham	Simpkin	The London crematorium Company plc	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	New housing will intrude and dominate the views within the Garden of Remembrance

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Mr	Graham	Simpkin	The London crematorium Company plc	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	The policy is worded to allow for mitigation to be provided to protect new residents from the crematoria which means that if interpreted literally the policy will allow development to take place close to the Crematorium and Garden of Remembrance
Mr	Graham	Simpkin	The London crematorium Company plc	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	The Policy could be made sound if there was a fifty metre buffer between the crematorium and new development to the south and if this was planted and made accessible for the public. (wording is suggested)
Mr	Martin	Small	English Heritage	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	EH supports the key principles relating to and archaeological survey, Hardwick House and the Hardwick Medieval Village. However, EH is concerned with the potential impact of development on the heritage assets close to the site.
Mr	Antony	Watts	Hanwell Fields Development Action Group	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Remove from Plan - Green Belt
	Maggie	Watts		Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	Object to the proposed development at Dukes field.
Mr	Brian	Little	Local History Group	Policy	Banbury 2	Hardwick Farm, Southam Road (East and West)	*Important to ensure Hardwick lost village and Hanwell do not lose their identity.
Mr	Peter	Brown	Drayton Parish Council	Policy	Banbury 3	West of Bretch Hill	Development at West of Bretch Hill will be impossible to meet the requirements of ESD 15 & ESD16 & Paragraph C.136. No justification for site over others. Development will impact on the setting of Wroxton Abbey & Withycombe Farm.
Mr	Peter	Brown	Drayton Parish Council	Policy	Banbury 3	West of Bretch Hill	Development at West of Bretch Hill will be impossible to meet the requirements of ESD 15 & ESD16 & Paragraph C.136. No justification for site over others. Development will impact on the setting of Wroxton Abbey & Withycombe Farm.
Ms	Chloe	Jones	Boyer Planning/Bloor Homes	Policy	Banbury 3	West of Bretch Hill	Support allocation of land at Bretch Hill as residential mixed use development. Site is allocated 400 dwg early in the Plan period. Environmental features will be protected.
Mr	Rob	Kinchin-Smith	Banbury Civic Society	Policy	Banbury 3	West of Bretch Hill	Site should not be visible from Wroxton Abby Parkland.
Ms	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Policy	Banbury 3	West of Bretch Hill	Site is high landscape value, would ruin Wroxton Abbey, Grade II Wroxton Abbey Park and Wroxton and Drayton Conservation Area. It would extend visual edge of Banbury Skyline / urban views. Land is remote from transport corridor and would have significant accessibility and traffic impact issues. Reliant on junction at Warwick Road and the triple roundabout s at Cromwell Road, Ruscote Avenue and Orchard Way.
Ms	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	Banbury 3	West of Bretch Hill	No objection in principle however some sections of the site are not deliverable due to landscape quality and sensitivity. Land at Southam Road has no such serious challenges.
	Robin	Parker		Policy	Banbury 3	West of Bretch Hill	Object to the inclusion of this site
	Robin	Parker		Policy	Banbury 3	West of Bretch Hill	Bretch Hill needs regeneration not new houses next to it
	Robin	Parker		Policy	Banbury 3	West of Bretch Hill	Is concerned with the effect of development on the local environment
	Robin	Parker		Policy	Banbury 3	West of Bretch Hill	The proposals will cause traffic problems and safety issues
Mr	Mark	Recchia	Banbury Town Council	Policy	Banbury 3	West of Bretch Hill	Support this allocation as the most appropriate green field site for future development.
Mr	Daniel	Round	OCC - Archaeology	Policy	Banbury 3	West of Bretch Hill	Policy should be widened to include undesignated below ground archaeological deposits. Archaeological survey should be noted in Key Site Specific Design. Wording supplied.
Mr	Daniel	Round	OCC - Ecology	Policy	Banbury 3	West of Bretch Hill	No Comment.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	Banbury 3	West of Bretch Hill	Green infrastructure. Unlikely existing bus service will be re-routed. Existing services will be upgraded in respect of frequency. Emphasis on effective walking and cycling to existing bus stops.
Mr	Martin	Small	English Heritage	Policy	Banbury 3	West of Bretch Hill	EH supports the key principles relating to the historic environment.
Mr	Antony	Watts	Hanwell Fields Development Action Group	Policy	Banbury 3	West of Bretch Hill	Remove from Plan - for now.

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Ms	Helen	Lease	RPS / Thames Valley Police	Policy	Banbury 3	West of Bretch Hill	Require on-site police presence. Additional bullet point under key infrastructure.
Mr	Brian	Little	Local History Group	Policy	Banbury 3	West of Bretch Hill	*Good opportunity to produce a tidy edge to Banbury and engage greater interest in the wider estate subject to the Brighter Futures Campaign.
Mrs	Valerie	Russell	Bodicote Parish Council	Paragraph	C.137	Strategic Development: Banbury 4 - Bankside Phase 2 (links to 'Policy Banbury 12: Land for the Relocation of Banbury United FC'	Planning application gave permission for no more than 1,070 homes and not 1,092. Unclear on additional 22 or 82 homes at Cotefield farm or 21 homes at rear of 33 Oxford Road.
Mrs	Valerie	Russell	Bodicote Parish Council	Paragraph	C.137	Strategic Development: Banbury 4 - Bankside Phase 2 (links to 'Policy Banbury 12: Land for the Relocation of Banbury United FC'	See comment 5 above.
Mrs	Jennifer	Glynn		Policy	Banbury 4	Bankside Phase 2	Object to dropping of 'Bodicote' from the name of the proposal when bulk of development is in the parish of Bodicote. Banbury 4 & 12 are similarly miss-named as they lie in the Parish of Bodicote. Banbury 4 should be removed from the Local Plan.
Mrs	Jennifer	Glynn		Policy	Banbury 4	Bankside Phase 2	Object to proposal allocating 1,092 dwellings at Bankside Phase 1 on the grounds that Condition 6 of the Planning Application limits growth to 1,070 dwellings to comply with Polices in the South East Plan.
Mrs	Jennifer	Glynn		Policy	Banbury 4	Bankside Phase 2	Object to allocation at Bodicote/Bankside as policy fails to enhance or protect village. Allocation is disproportionate to the scale of the village size as growth would be equivalent to almost all the growth allocate to villages in category 1. Allocation in effect joins Bodicote to Banbury.
Ms	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Policy	Banbury 4	Bankside Phase 2	Delay to Bankside Phase 1 will have a knock on effect with phase2.
Mr	Alasdair	Jones	Marrons / Hallam Land Management	Policy	Banbury 4	Bankside Phase 2	Delete Green Buffer at Bankside Phase 2.
Mr	Alasdair	Jones	Marrons / Hallam Land Management	Policy	Banbury 4	Bankside Phase 2	Omission site - land adjacent Bankside Phase 1. Site provides a logical and sustainable extension to existing commitment. Infrastructure provided by first phase. Possible redistribution of uses between Banbury 12. Outdoor sports provision should reflect scale of provision already planned for Phase 1 and if they exceed standards set out in BSC.11 should count towards that provision. Reference to extra care homes and their location and scale should be determined through discussions. Delete reference to self build housing. Remove reference to noise mitigation associated with M40 as this can be resolved at Planning Application stage. Reference to Public Art as CIL requirement should be deleted. Requirement for sustainable construction measures should be removed.
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Policy	Banbury 4	Bankside Phase 2	Evidence base does not support allocation. Replace with Saltway.
Ms	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Policy	Banbury 4	Bankside Phase 2	Development does not avoid coalescence with neighbouring settlements - Strategic Objective 12
Ms	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	Banbury 4	Bankside Phase 2	No objection in principle however Phase 1 of the site has ground contamination issues. Southam Road does not have any issues. Plan should acknowledge importance of Banbury 2 which is a key deliverable site.
Mr	Mark	Recchia	Banbury Town Council	Policy	Banbury 4	Bankside Phase 2	It would significantly add to problems created by increased traffic flows. Evidence supporting the early planned extension is out of date with junctions already at capacity. CDC missed opportunity to gain developer funding for a South East link road when approving the first phase. There is a need for a Southern Link Road.
Mr	Mark	Recchia	Banbury Town Council	Policy	Banbury 4	Bankside Phase 2	We are concerned with further coalescence with Bodicote.

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Mr	Mark	Recchia	Banbury Town Council	Policy	Banbury 4	Bankside Phase 2	Banbury United Football Club need to re-sit in order to develop Canalside but consideration needs to be given to suitable bus service for supporters by bus from the town and the railway station. An alternative site could be found to the north east of the M40 junction.
Mr	Daniel	Round	OCC - Ecology	Policy	Banbury 4	Bankside Phase 2	Potential BAP habitat (Broadleaved woodland) around rugby ground. No Comment.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	Banbury 4	Bankside Phase 2	Possible access issue. Access through Bankside Phase 1 could cause capacity issues at A4260/Weeping Cross. Could be served by phase 1 bus service. New bullet points suggested - provision of bus terminus, walking & cycling connection with existing football club, transport assessment / travel plans.
Mrs	Valerie	Russell	Bodicote Parish Council	Policy	Banbury 4	Bankside Phase 2	Land east of Oxford Road is located in Bodicote Parish. BAN 4 to be renamed BOD 4 and for this to count towards village Category 1 share of 250 units. The remaining land should be removed.
Mr	Martin	Small	English Heritage	Policy	Banbury 4	Bankside Phase 2	Should include a new principle: 'An archaeological survey will be required due to close proximity to areas of potential archaeological interest'.
Mr	Martin	Small	English Heritage	Policy	Banbury 4	Bankside Phase 2	The impact on SO11 should not be positive given the lack of a requirement for an archaeological assessment prior to any development.
Mr	Antony	Watts	Hanwell Fields Development Action Group	Policy	Banbury 4	Bankside Phase 2	Keep.
Ms	Helen	Lease	RPS / Thames Valley Police	Policy	Banbury 4	Bankside Phase 2	Require on-site police presence. Additional bullet point under key infrastructure.
Mr	Brian	Little	Local History Group	Policy	Banbury 4	Bankside Phase 2	*Concern at the inadequacy of road infrastructure. With no southern entry to M40 pressure on the old Oxford Road and Bankside itself maybe intolerable.
Mr	Peter	Bateman	Framptons/ Amber Developments	Paragraph	C.141	Strategic Development: Banbury 5 - North of Hanwell Fields	Policy provides no explanation of how the aspiration for a single masterplan will be deliverable. Site in multiple ownership. Plan should consider what the masterplan should include and require a design brief.
Mr	Peter	Bateman	Framptons/ Amber Developments	Paragraph	C.141	Strategic Development: Banbury 5 - North of Hanwell Fields	Object - Site Allocation can deliver significantly more units than 400 and still deliver high quality design.
Mr	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	Support allocation Banbury 5 in principle.
Mr	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	Object - Site Allocation can deliver significantly more units than 400 and still deliver high quality design. Total site area is 25.5ha equating to approximately 540 units.
Mr	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	Employment - does not define 'rural fringe'
Mr	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	Infrastructure - scale of urban extension is insufficient in size to support employment and services without viability analysis.
Mr	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	Key site Specific Design and Place Shaping Principles - Unclear if this is a aims and objectives list or validation checklist.
Mr	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	Objections to some principles; limitation to what is achievable in respect of layout.
Mr	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	New footpaths, accessibility & travel plans - should be subject to three tests of CIL
Mr	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	street frontages - more detail on flexibility required, soft urban edge - this should not automatically mean low density.
Mr	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	Strategic landscaping - should make reference to the importance of strategic landscaping in relation to topography - Policy should enable flexibility
Mr	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	Rights of way - should enable flexibility for diversions of paths
Mr	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	Green Buffer - should be proportionate and take into account topography
Mr	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	Public open space - policy should enable commuted sums to the LPA for formal recreation. Sums could be spent on other facilities such as existing playing fields on Hanwell Fields or Drayton school rather than be provided on site as s106/Developer Contributions.
Mr	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	Green Infrastructure - should be subject to three tests of CIL
Mr	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	Archaeological survey - provide further detail in relation to specific heritage assets

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Mr	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	Lighting - criteria are over onerous for outline application
Mr	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	Public art - vague
Mr	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	Climate change - Should comply with Building Regulations only
Mr	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	Surface water - further detail required in regards to future management / maintained preference
Mr	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	SuDS Strategic FRA is not an appropriate assessment to inform the location of SuDS within an allocation. Policy should be flexible.
Mr	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	Extra care homes - Policy lacks detail and justification in respect of need, viability and delivery. A definition should be provided together with evidence of delivery by RSLs or equivalent.
Mr	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	3 existing dwellings - buildings have no special justification for their inclusion .
Mr	Peter	Bateman	Framptons/ Amber Developments	Policy	Banbury 5	North of Hanwell Fields	Agricultural land quality - detailed management plan appears unnecessary until a detailed design is included. Retention of good quality soil could be conditioned and providing allotments within a s106 at a later stage.
Mr	Steven	Brown	Woolf Bond Planning / Miller Strategic Land	Policy	Banbury 5	North of Hanwell Fields	Site at Warwick Road features equally if not better in sustainability terms as Hanwell Fields. No new evidence to justify de-allocation at Warwick Road. Site should be allocated for housing development.
Mr	John	Davis		Policy	Banbury 5	North of Hanwell Fields	There has been no consultation with residents who were told there would be no further housing
Mr	John	Davis		Policy	Banbury 5	North of Hanwell Fields	The boundaries of the site have been changed
Mr	John	Davis		Policy	Banbury 5	North of Hanwell Fields	Schools are already full
Mr	John	Davis		Policy	Banbury 5	North of Hanwell Fields	No extra facilities are planned
Mr	John	Davis		Policy	Banbury 5	North of Hanwell Fields	Flooding is already a problem at Warwick Road and Dukes Meadow
Mr	John	Davis		Policy	Banbury 5	North of Hanwell Fields	The development combined with other development in the area will be too much for services and facilities
Mr	John	Davis		Policy	Banbury 5	North of Hanwell Fields	The Horton hospital will not be able to cope meaning people will have to travel to Oxford
Mr	John	Davis		Policy	Banbury 5	North of Hanwell Fields	There is enough housing for sale plus the permission at Bankside to enable demand to be met.
Mr	John	Davis		Policy	Banbury 5	North of Hanwell Fields	A lack of jobs means a lack of buyers
Mr	John	Davis		Policy	Banbury 5	North of Hanwell Fields	Shops have closed and there is nothing for young people to do.
Mr	John	Davis		Policy	Banbury 5	North of Hanwell Fields	The planning of Banbury has become a complete fiasco.
Mr	Malcolm	Finch	HFDAG	Policy	Banbury 5	North of Hanwell Fields	The site has been previously rejected by CDC and Planning Inspector due to being unsustainable and this is still the case. There are no plans for education, no employment area within easy walking distance, no plans for health care, impacts on anti-social/policing issues, development north of Dukes Meadow Drive which is the northern Boundary of the town, demise of agricultural land, urbanisation of the gateway to Banbury with impact on the character of the landscape and outlook from Hanwell Fields and Hanwell village, changing of the 2 right of way footpaths.
Ms	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Policy	Banbury 5	North of Hanwell Fileds	Principle of Banbury 5 supported. Housing numbers should be increased to 550. Delete reference to employment land. Object to single point of access. Object to community centre. Key criteria should be delivery / viability.
Mr	Alan	Jones	Hanwell Village Residents	Policy	Banbury 5	North of Hanwell Fields	Object to policy as the inclusion of sites Banbury 2: East and West of Southam Road and Banbury 5: North of Hanwell Fields, and the exclusion of West of Warwick Road, have not been justified. Contradicts the conclusions of the Draft Core Strategy on the relative sustainability of these sites.
Mr	Alan	Jones	Hanwell Village Residents	Policy	Banbury 5	North of Hanwell Fields	Altering the clear, defensible urban boundary to the north of Banbury is not justified. The Plan does not explain how an effective, defensible long-term urban boundary will be provided, how Hanwell village and its rural setting will be protected, nor how the suggested Green Buffers will be achieved. Moving the boundary requires justification and further detailed assessment.

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Mr	Alan	Jones	Hanwell Village Residents	Policy	Banbury 5	North of Hanwell Fields	The Plan does not justify why development south of Salt Way would be more harmful than development to the north of Banbury. The strategic decision to offer greater protection to the Salt Way area is highly questionable and needs proper justification and further assessment.
Mr	Alan	Jones	Hanwell Village Residents	Policy	Banbury 5	North of Hanwell Fields	If the proposed housing sites to the north of Banbury are approved, there needs to be the strongest protection for Hanwell village and its setting and a well defined boundary with effective green buffers where appropriate.
Mr	Alan	Jones	Hanwell Village Residents	SA	Banbury 5	North of Hanwell Fields	Do not see how the overall conclusions on the sustainability of sites Banbury 2 and Banbury 5 can be reached on the evidence available.
Mr	Jayne	Gordon	Hanwell Parish Council	Policy	Banbury 5	North of Hanwell Fields	Strongly object to the policy. The Plan does not justify why Banbury 2 and Banbury 5 (North of Hanwell Fields) are now included and West of Warwick Road is excluded.
Mr	Jayne	Gordon	Hanwell Parish Council	Policy	Banbury 5	North of Hanwell Fields	The Plan does not justify why the clear, defensible boundary to the north of Banbury which now defines the limit of built development should now be significantly altered. Nor how the new edge will constitute an effective, defensible long term boundary, how this will protect Hanwell village and how the 'Green Buffers' will be achieved.
Mr	Jayne	Gordon	Hanwell Parish Council	Policy	Banbury 5	North of Hanwell Fields	
Mr	Jayne	Gordon	Hanwell Parish Council	Policy	Banbury 5	North of Hanwell Fields	Banbury 2 is less sustainable than other sites and create a poor environment for new housing. It is not clear that the detrimental visual impacts have been properly balanced. The site is more suitable for long term employment.
Mr	Jayne	Gordon	Hanwell Parish Council	Policy	Banbury 5	North of Hanwell Fields	The Plan does not justify a radical shift from the Draft Core Strategy 2010 and why development south of Banbury at Salt Way is deemed more harmful than the housing development proposed north of Banbury.
Mr	Alan	Jones		Policy	Banbury 5	North of Hanwell Fields	Strongly object to the policy. The Plan does not justify why Banbury 2 and Banbury 5 (North of Hanwell Fields) are now included and West of Warwick Road is excluded.
Mr	Alan	Jones		Policy	Banbury 5	North of Hanwell Fields	The Plan does not justify why the clear, defensible boundary to the north of Banbury which now defines the limit of built development should now be significantly altered. Nor how the new edge will constitute an effective, defensible long term boundary, how this will protect Hanwell village and how the 'Green Buffers' will be achieved.
Mr	Alan	Jones		Policy	Banbury 5	North of Hanwell Fields	
Mr	Alan	Jones		Policy	Banbury 5	North of Hanwell Fields	Banbury 2 is less sustainable than other sites and create a poor environment for new housing. It is not clear that the detrimental visual impacts have been properly balanced. The site is more suitable for long term employment.
Mr	Alan	Jones		Policy	Banbury 5	North of Hanwell Fields	The Plan does not justify a radical shift from the Draft Core Strategy 2010 and why development south of Banbury at Salt Way is deemed more harmful than the housing development proposed north of Banbury.
Mr	Alan	Jones		SA	Banbury 5	North of Hanwell Fields	Do not see how the overall conclusions of the SA of Banbury 2 and Banbury 5 can be reached on the evidence presented. There are serious issues about Banbury's long term capacity to expand given its topography and physical constraints. The sustainability of these sites is questionable and the potential mitigating measures needs further evidence and further careful assessment.
Mrs	Karen	Jones		Policy	Banbury 5	North of Hanwell Fields	Strongly object to the policy. The Plan does not justify why Banbury 2 and Banbury 5 (North of Hanwell Fields) are now included and West of Warwick Road is excluded.
Mrs	Karen	Jones		Policy	Banbury 5	North of Hanwell Fields	The Plan does not justify why the clear, defensible boundary to the north of Banbury which now defines the limit of built development should now be significantly altered. Nor how the new edge will constitute an effective, defensible long term boundary, how this will protect Hanwell village and how the 'Green Buffers' will be achieved.

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Mrs	Karen	Jones		Policy	Banbury 5	North of Hanwell Fields	Plan does not justify the inclusion of East & West Southam Road. Site constrained by noise, heritage and other environmental constraints. Adjoins industrial area to the south. Might be suitable for long term employment use.
Mrs	Karen	Jones		Policy	Banbury 5	North of Hanwell Fields	Banbury 2 is less sustainable than other sites and create a poor environment for new housing. It is not clear that the detrimental visual impacts have been properly balanced. The site is more suitable for long term employment.
Mrs	Karen	Jones		Policy	Banbury 5	North of Hanwell Fields	The Plan does not justify a radical shift from the Draft Core Strategy 2010 and why development south of Banbury at Salt Way is deemed more harmful than the housing development proposed north of Banbury.
Ms	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Policy	Banbury 5	North of Hanwell Fields	Extends development beyond new distributor road, which provides a clear boundary to development and would extend over the local landscape ridge with impact on the Hanwell Village Conservation Area.
Ms	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Policy	Banbury 5	North of Hanwell Fields	No objection in principle however land to the North of Hanwell Fields sites on the ridge line and is therefore prominent in visual amenity terms. Banbury 2 is more discreet in landscape terms. Plan should acknowledge importance of Banbury 2 which is a key deliverable site.
Mr	Wayne	Neale		Policy	Banbury 5	North of Hanwell Fields	Objection to Ban 5 on the grounds of being previously dismissed, public objection, unsustainable location, high commuting, no confirmed services, land is of high landscape value, Hanwell Field was designed as the Urban edge, rights of way, loss of countryside
Mr	Wayne	Neale		Policy	Banbury 5	North of Hanwell Fields	Concern at the lack of school provision at Ban 5 and wider.
Mr	Wayne	Neale		Policy	Banbury 5	North of Hanwell Fields	Concern at the lack of health provision, e.g. Doctors Surgery
Mr	Wayne	Neale		Policy	Banbury 5	North of Hanwell Fields	Concern at the lack of Retail provision e.g. shops
Mr	Wayne	Neale		Policy	Banbury 5	North of Hanwell Fields	Concern at the lack of community facilities
Mr	Wayne	Neale		Policy	Banbury 5	North of Hanwell Fields	Limit of development previously agreed at Dukes Meadows Drive
Mr	Wayne	Neale		Policy	Banbury 5	North of Hanwell Fields	Concern regarding traffic congestion and formation of rat runs
Mr	Wayne	Neale		Policy	Banbury 5	North of Hanwell Fields	Loss in House values in Hanwell Field
Mr	Mark	Recchia	Banbury Town Council	Policy	Banbury 5	North of Hanwell Fields	Accepts the need to meet housing delivery and bring forward additional sites to achieve this. However, development of additional areas should not take place instead Canalside and should not be implemented until the planned Bankside has been completed. The site is adjacent to a recently developed site and feel that it would be better to have a period of stability.
Mr	Daniel	Round	OCC - Strategic Planning Consultations	Policy	Banbury 5	North of Hanwell Fields	Primary schools will depend on housing mix, tenure and build rate. Spare capacity in other schools. Text should reflect that of Banbury 3.
Mr	Daniel	Round	OCC - Ecology	Policy	Banbury 5	North of Hanwell Fields	Brown long-eared maternity roost and two semi-improved grassland fields present. Woodland to the north of BAN5 contains Natters Bat. Woodland should be retained.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	Banbury 5	North of Hanwell Fields	Public transport services to other strategic sites. New bullet point; walking & cycling, transport assessment & plans.
Mr	Martin	Small	English Heritage	Policy	Banbury 5	North of Hanwell Fields	EH supports the key principles relating to the historic environment.

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Mr	Christopher	Taylor		Policy	Banbury 5	North of Hanwell Fields	Objects to the proposed development due to landscape and environmental impact, including the adverse impact of light pollution on the Hanwell Community Observatory. It is not clear why the site is being proposed given that the site was previously refused permission and was only proposed as a reserve site in the draft Core Strategy. The revocation of the South East Plan is imminent and when this happens the basis for the Plan's housing figures will disappear. Reference is made to previous representations made on the site by the objector.
Mr	Antony	Watts	Hanwell Fields Development Action Group	Policy	Banbury 5	North of Hanwell Fields	Remove from Plan - Green Belt
Mr	Antony	Watts	Hanwell Fields Development Action Group	Policy	Banbury 5	North of Hanwell Fields	Remove from Plan. Traffic issues. Unsustainable location. Flooding risk. Visual sensitivities.
Mr	Brian	Little	Local History Group	Policy	Banbury 5	North of Hanwell Fields	*Important to ensure Hardwick lost village and Hanwell do not lose their identity.
Mr	Alec	Arrol	Kennet Properties / Thames Water	Policy	Banbury 6	Employment Land West of M40	KPL continues to support this allocation. It plays an important role in meeting employment land requirements during the LP life time, as evidenced by the completion of its first phase.
Mr	Rob	Kinchin-Smith	Banbury Civic Society	Policy	Banbury 6	Employment Land West of M40	Welcome key site specific design and place shaping principles. In particular bullet point 6.
Mr	Rob	Kinchin-Smith	Banbury Civic Society	Policy	Banbury 6	Employment Land West of M40	Site is locate close to Schedule Monument and ancient hedgerow that marks Oxfordshire / Northamptonshire county boundary.
Mrs	Rebecca	Micklem	BBOWT	Policy	Banbury 6	Employment Land West of M40	Despite the identification of potential habitat loss in the Sustainability Appraisal, it would appear that no ecological assessment of the area has been undertaken. This is needed to ensure that the policy is appropriate in terms of biodiversity impacts, to identify requirements for biodiversity protection, mitigation and enhancement, and to ensure compliance with NPPF paras. 109 and 165
Mr	Jack	Moeran	Environment Agency	Policy	Banbury 6	Employment Land West of M40.	Pleased to see that all built development will be rolled back outside modelled Flood Zone 3 in line with Level 2 SFRA.
Mr	Peter	Frampton	Framptons / Barwood Developments	Policy	Banbury 6	Employment Land West of M40	Site should be developed to its maximum potential for B2 & B8 uses while maintaining flood mitigation measures. Policy should clarify land area where its states 6.3 ha net remaining. To ensure flexibility. Map attached.
Mr	Mark	Recchia	Banbury Town Council	Policy	Banbury 6	Employment Land West of M40	Supports the development of this site but would like to see a limit on B8 uses.
Mr	Daniel	Round	OCC - Archaeology	Policy	Banbury 6	Employment Land West of M40	No further archaeological survey required.
Mr	Daniel	Round	OCC - Ecology	Policy	Banbury 6	Employment Land West of M40	Banbury Sewage Farm has records of many rare species. New survey required.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	Banbury 6	Employment Land West of M40	Question walking distance assumption. Poor public transport access. A road line has been safeguarded. Emphasis on improving pedestrian and cycling links to the railway station. New bullet point - transport assessment / travel plans.
Mr	Antony	Watts	Hanwell Fields Development Action Group	Policy	Banbury 6	Employment Land West of M40	Need high value industry and not warehouse.
Mr	Ed	Barrett	Turley Associates/ Scottish Widows / Scottish Widows Unit Funds Ltd	Policy	Banbury 7	Strengthening Banbury Town Centre	Support principal of extending town centre boundary to include Spiceball Development Area.
Mr	Ed	Barrett	Turley Associates/ Scottish Widows / Scottish Widows Unit Funds Ltd	Policy	Banbury 7	Strengthening Banbury Town Centre	Plan is silent on future scale of retail and leisure development within Banbury Town Centre. Should include retail targets.
Mr	Chris	Hone	CPRE Banbury District	Policy	Banbury 7	Strengthening Banbury Town Centre	It needs to be ensured that development proposals in certain parts of the town do not compromise the sustainability of the town centre as a whole.
Mr	Jack	Moeran	Environment Agency	Policy	Banbury 7	Strengthening Banbury Town Centre	Where there is a change of use from Less Vulnerable to More Vulnerable development in Flood Zones 2 and 3, need to consider flood risk to future users . Access and egress to be considered in line with Level to SFRA.
Mr	Mark	Recchia	Banbury Town Council	Policy	Banbury 7	Strengthening Banbury Town Centre	Supports this policy and in particular residential uses above ground floor level.
Mr	Daniel	Round	OCC - Ecology	Policy	Banbury 7	Strengthening Banbury Town Centre	Opportunities should be pursued for Green Infrastructure, SuDS & biodiversity in buildings.



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Mr	Daniel	Round	OCC - Highways and Transport	Policy	Banbury 7	Strengthening Banbury Town Centre	Re-phase Canalside bullet. Banbury bus Station - text unclear. Redevelopment of the bus station should improve bus routing and passenger waiting environment.
Mr	Martin	Small	English Heritage	Policy	Banbury 7	Strengthening Banbury Town Centre	Would like to see a reference to the Conservation Area and listed buildings within this policy.
Mr	Antony	Watts	Hanwell Fields Development Action Group	Policy	Banbury 7	Strengthening Banbury Town Centre	Push ahead and improve car parking.
Mr	Brian	Little	Local History Group	Policy	Banbury 7	Strengthening Banbury Town Centre	*Should be leisure related and not retail led. Demand for a store would best be met within Castle Quay when the opportunity arises.
Mr	Brian	Little	Local History Group	Policy	Banbury 7	Strengthening Banbury Town Centre	*The historic town centre must remain the primary focus of future tourism.
Mr	Peter	Frampton	Framptons	Paragraph	C.157	Strategic Development: Banbury 8 Land at Bolton Road	Reasoned justification for Banbury 8 does not acknowledge; multiple ownerships, land disposal, not deliverable, requirements for indoor sports provision & why it should be an exemplary demonstration with Policy BSD1-5.
Mr	Ed	Barrett	Turley Associates/ Scottish Widows / Scottish Widows Unit Funds Ltd	Policy	Banbury 8	Land at Bolton Road	Should include retail floorspace target for Bolton Road.
Ms	Fiona	Brereton	Drivers Jonas Deloitte/Aberdeen Property Investors	Policy	Banbury 8	Land at Bolton Road	This policy is supported. However there should be recognition within the policy that viability should be taken into account when balancing competing policy requirements. Or alternatively viability should be considered as a stand alone policy elsewhere within the plan.
Mr	Peter	Frampton	Framptons	Policy	Banbury 8	Land at Bolton Road	Policy conflicts with NPPF Para 154 - Council should be transparent to the likelihood of using CPO powers.
Mr	Rob	Kinchin-Smith	Banbury Civic Society	Policy	Banbury 8	Land at Bolton Road	Supported subject to Banbury Masterplan.
	Kirill	Malkin	Quod / Gala Leisure	Policy	Banbury 8	Land at Bolton Road	Gala Leisure own the leasehold for Land at Bolton Way until 2023 where they run a successful and commercially viable business for the last 13 years. No approach has been made to Gala Leisure in respect of alternative sites or their requirements. The proposed indicative alternative site set out in the Bolton Road SPD is unsuitable for their business needs, being a third the size and in a first floor location. Gala Leisure have no immediate intention to move.
	Kirill	Malkin	Quod / Gala Leisure	Policy	Banbury 8	Land at Bolton Road	Should no suitable relocation site be identified Gala Leisure would be forced to leave the Banbury Market with the associated economic impact - loss of 18 jobs. Proposal is contrary to aims of the NPPF and Sustainable Development. Policy is undeliverable without engagement with local businesses.
Mr	Mark	Recchia	Banbury Town Council	Policy	Banbury 8	Land at Bolton Road	Support the principle of regenerating Land at Bolton Road. We would not like to see historic buildings demolished and would like to see links to the old town and Parsons Street. Needs to include car parking provision and a town centre supermarket which the town currently lacks. It presents the opportunity to develop historic outbuildings to the rear of Parsons Street.
Mr	Daniel	Round	OCC - Archaeology	Policy	Banbury 8	Land at Bolton Road	Archaeological survey should be noted in Key Site Specific Design. Wording supplied.
Mr	Daniel	Round	OCC - Ecology	Policy	Banbury 8	Land at Bolton Road	Opportunities should be pursued for Green Infrastructure, SuDS & biodiversity in buildings. Green spaces will need to be managed in perpetuity with funding and delivery mechanisms considered. Bat survey required.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	Banbury 8	Land at Bolton Road	Amend bullet point 9. New bullet point - design of car park, travel plans / travel assessment.
Mr	Martin	Small	English Heritage	Policy	Banbury 8	Land at Bolton Road	EH supports the key principles relating to the historic environment.
Mr	Victor	Smith		Policy	Banbury 8	Land at Bolton Road	Building any more shops, offices or industrial premises is not sustainable. Agree to the redevelopment of Bolton Road, Provision of additional shops out of town is wrong.
Mr	Robert	Tustain		Policy	Banbury 8	Land at Bolton Road	Support Bolton Road redevelopment. Suggest development includes a Supermarket, Theatre & Cinema. Object to a Hotel proposal.
Mr	Antony	Watts	Hanwell Fields Development Action Group	Policy	Banbury 8	Land at Bolton Road	Include residential and underground car parking.

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Mr	Matthew	Williams	Drivers Jonas DeLoitte / Aberdeen Property Investors	Policy	Banbury 8	Land at Bolton Road	Welcome inclusion of policy. Policy should recognise that viability should be taken into account when balancing competing requirements. Should viability form a stand along policy within the plan?
Mr	Brian	Little	Local History Group	Policy	Banbury 8	Land at Bolton Road	*Essential that there are links to the old town.
Mr	Ed	Barrett	Turley Associates/ Scottish Widows / Scottish Widows Unit Funds Ltd	Policy	Banbury 9	Spiceball Development Area	Inclusion of retail and leisure uses within Spiceball development area are considered to compliment town centre location.
Mr	Jack	Moeran	Environment Agency	Policy	Banbury 9	Spiceball Development Area	In direct conflict with footnote 20 (page 24) of NPPF. Wording needs to change to 'A Flood Risk Assessment will be required for any future planning application' in line with NPPF requirements.
Mr	Mark	Recchia	Banbury Town Council	Policy	Banbury 9	Spiceball Development Area	Support Cultural Quarter . The town needs a site for a new library and facilities such as a theatre/cinema and art gallery. It needs to include car parking, probably on ground floor to prevent possible flood damage.
Mr	Daniel	Round	OCC - Ecology	Policy	Banbury 9	Spiceball Development Area	Opportunities should be pursued for Green Infrastructure, SuDS & biodiversity in buildings.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	Banbury 9	Spiceball Development Area	New bullet point - pedestrian & cycle route, sustainable modes of transport, transport assessment / travel plans.
Mr	Antony	Watts	Hanwell Fields Development Action Group	Policy	Banbury 9	Spiceball Development Area	Go ahead.
Mr	Mark	Recchia	Banbury Town Council	Policy	Banbury 10	Bretch Hill Regeneration Area	Support proposal that will assist in reducing high levels of deprivation in western Banbury
Mr	Daniel	Round	OCC - Ecology	Policy	Banbury 10	Bretch Hill Regeneration Area	Opportunities should be pursued for Green Infrastructure, SuDS & biodiversity in buildings.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	Banbury 10	Bretch Hill Regeneration Area	Green infrastructure. Unlike to deliver direct bus service. Bullet point 4 - amendment suggested. Review existing traffic calming measures.
Mr	Antony	Watts	Hanwell Fields Development Action Group	Policy	Banbury 10	Bretch Hill Regeneration Area	Go ahead - meet energy conservation.
Ms	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Paragraph	C.170	Strategic Development: Banbury 11 - Meeting the Need for Open Space, Sport and Recreation	Support para C.119, C.170 & C.176 and the requirement for further Cricket Pitch provision.
Ms	Fiona	Brereton	Drivers Jonas Deloitte/Aberdeen Property Investors	Paragraph	1.52	Banbury masterplan	It is assumed the Banbury Masterplan will include retail capacity figures but these figures should be included in the Local Plan as well
Ms	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Paragraph	C.176	Strategic Development: Banbury 11 - Meeting the Need for Open Space, Sport and Recreation	Support para C.119, C.170 & C.176 and the requirement for further Cricket Pitch provision.
Mr	Mark	Recchia	Banbury Town Council	Policy	Banbury 11	Meeting the Need for Open Space, Sport & Recreation	Supports the identified deficiencies and the creation of a liner park north -south, and the relocation of Banbury United.
Mrs	Valerie	Russell	Bodicote Parish Council	Paragraph	C.180	Strategic Development: Banbury 12 - Land for the Relocation of Banbury United FC	Has traffic survey's been undertaken? Traffic problems at Bloxham Road & Banbury at Oxford Road.
Mrs	Vicky	Aston		Policy	Banbury 12	Land for the Recreation of Banbury United FC	Support relocation of of Banbury FC & welcome further engagement.
Mrs	Jennifer	Glynn		Policy	Banbury 12	Land for the Relocation of Banbury United FC	Object to the allocation of Banbury Football Club at Banbury 12 on the grounds that it does not respect the identity of Bodicote and will increase traffic. Suggest allocation is removed from the Plan and alternative location found.
Ms	Patricia	Jesson	Wroxton & Balscote Parish Council	Policy	Banbury 12	Land for the Relocation of Banbury United FC	Objection to the relocation of Banbury FC on grounds of unsustainable location and traffic congestion through the town . Alternative site suggested between Station Road and the Motorway.
Miss	Heather	Johnston		Policy	Banbury 12	Land for the Relocation of Banbury United FC	Objection to the relocation of Banbury FC on grounds of unsustainable location and traffic congestion through the town . Alternative site suggested between Station Road and the Motorway.
Mr	Alasdair	Jones	Marrons / Hallam Land Management	Policy	Banbury 12	Land for the relocation of Banbury United FC	Possible redistribution of uses between Banbury 4. Allocation should be reflected in gross terms.
Mr	Gerard	McCrory	Banbury Utd FC	Policy	Banbury 12	Land for the Relocation of Banbury United FC	Promotes alternative site for Banbury United FC.

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Mr	Mark	Recchia	Banbury Town Council	Policy	Banbury 12	Land for the Relocation of Banbury United	Banbury United Football Club need to re-sit in order to develop Canalside but consideration needs to be given to suitable bus service for supporters by bus from the town and the railway station. An alternative site could be found to the north east of the M40 junction.
Mr	Daniel	Round	OCC - Ecology	Policy	Banbury 12	Land for the Relocation of Banbury FC	Potential BAP habitat (Broadleaved woodland) around rugby ground. No Comment.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	Banbury 12	Land for the Relocation of Banbury FC	New location is not sustainable. Consider pedestrian & cycling links.
Mrs	Valerie	Russell	Bodicote Parish Council	Policy	Banbury 12	Land for the Relocation of Banbury FC	Re-label BOD 12 and not BAN 12. Concern at relocation of FC to the South of the town as will cause traffic congestion along Oxford Road. Suggest locating in the north.
Mr	Antony	Watts	Hanwell Fields Development Action Group	Policy	Banbury 12	Land for the Relocation of Banbury FC	Go ahead.
Mr	Jack	Moeran	Environment Agency	Paragraph	C.181	Strategic Development: Banbury 13 - Burial Site Provision in Banbury	Support the commitment to survey land to establish the suitability of ground conditions.
Mr	Jack	Moeran	Environment Agency	Policy	Banbury 13	Burial Site Provision in Banbury	It must not be established in an area than this likely to have a negative impact on ground water.
Mr	Mark	Recchia	Banbury Town Council	Policy	Banbury 13	Burial site provision in Banbury	TC would like to see an additional allocation of the field to the north of the cemetery for a cemetery extension. Noted that developer contributions will be sought towards costs but inflated land prices would make a negotiated sale improbable. Noted the intention of progressing this matter through the Local Neighbourhoods DPD but TC questions whether this will have the same weight. Without and Strategic allocation CDC will need to use CPO powers as it did to acquire the original cemetery.
Mr	Daniel	Round	OCC - Ecology	Policy	Banbury 13	Burial Site Provision in Banbury	Native and local provenance planting and sowing should be encouraged within the landscape.
Mr	Antony	Watts	Hanwell Fields Development Action Group	Policy	Banbury 13	Burial Site Provision in Banbury	Needed.
Mr	Mark	Recchia	Banbury Town Council	Policy	Banbury 14	Banbury Country Park	TC supports the aspiration to provide a community woodland, Whilst this is highly desirable TC already manages a Country Park which is closer o the town for the benefit of Banbury residents, and this is pertinent to where future maintenance responsibility for the site might reside.
Mr	Daniel	Round	OCC - Archaeology	Policy	Banbury 14	Banbury Country Park	Archaeological survey should be noted in Key Site Specific Design. Wording supplied.
Mr	Daniel	Round	OCC - Ecology	Policy	Banbury 14	Banbury Country Park	Support.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	Banbury 14	Banbury Country Park	Site is not in a sustainable location. Text on pedestrian and cycling access to public transport services.
Mr	Martin	Small	English Heritage	Policy	Banbury 14	Banbury Country Park	Mention could be made of the Grade II listed lock and Lock Cottage at the north end of the proposed Country Park.
Mr	Antony	Watts	Hanwell Fields Development Action Group	Policy	Banbury 14	Banbury Country Park	Worthless. Support public footpaths only.
Mr	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Section	C.4	Kidlington	Support approach at Kidlington given settlement size and market position.
Clr	Andrew	Hornsby-Smith		Section	C.4	Kidlington	Plan should make decision in respect of re-development potential of Policy HQ site.
Clr	Andrew	Hornsby-Smith		Section	C.4	Kidlington	Clarity required in respect of Stratfield Brake and evidence base - open space review. Amendments suggested.
Mr	Peter	Frampton	Framptons / Barwood Developments	Section	C.4	Kidlington	Policy should set out a reasoned justification for the exceptional circumstances for the alteration of the green belt. Extent of Green Belt Review boundary is not supported by NPPF para 85 as it will need to be reviewed at the end of the development plan period & does not define a boundary using physical features. Approach excludes housing. Selective review should occur urgently and before submission of the Local Plan.

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Mr	Daniel	Round	OCC - Strategic Planning Consultations	Section	C.4	Kidlington	Text that refers to Kidlington should appear in one location. Area of search for Green Belt review should be widened to include land at Begbroke Science Park.
Mr	Daniel	Round	OCC - Highways and Transport	Section	C.4	Kidlington	New issue; transport links between Oxford & Bicester, improving frequency and quality of bus service. Rename airport. Mention Water Eaton Parkway and the wider Evergreen project.
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Section	C.4	Kidlington	Support business growth at Oxford Airport but believe that there should be restrictions on operations
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Section	C.4	Kidlington	Is concerned about the traffic impact of more development at Langford Lane
Cllr	Andrew	Hornsby-Smith		Paragraph	C.188	C.4 Kidlington	Update population figures.
Mrs	Trish	Redpath	Kidlington Parish Council	Paragraph	C.188	C.4 Kidlington	Population figure for Kidlington & Gosport is an underestimate.
Cllr	Andrew	Hornsby-Smith		Paragraph	C.190	C.4 Kidlington	Support.
Mrs	Trish	Redpath	Kidlington Parish Council	Paragraph	C.190	C.4 Kidlington	Support proposed Kidlington Masterplan. Like reassurance that it will include an up to date reassessment of local housing need and review of all housing options and the housing target of 259 will be exceeded. Wording supplied.
Mr	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	C.192	What Will Happen Where	C.92 should refer specifically to Begbroke Science Park & not just Begbroke. Object to the chosen approach at Kidlington in not releasing land from the Green Belt within the Local Plan but within subsequent DPD
Cllr	Andrew	Hornsby-Smith		Paragraph	C.192	What will Happen and Where	Text suggestion.
Mrs	Trish	Redpath	Kidlington Parish Council	Paragraph	C.192	What will happen when and where	Include housing need.
Mr	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	C.193	What Will Happen Where	Object to C.193 sentence does not make sense as Employment Allocations within inset area are already outside Green Belt and that second part of sentence is out of date. Text supplied.
Mr	Nik	Lyzba	JPPC / Oxford University Press	Paragraph	C.194	Strategic Development: Kidlington 1 - Langford Lane Technology Park	Concern policy only applies to 'some additional employment land' in Kidlington rather than requirement identified in ELR for between 9.3 - 11.3 ha.
Mr	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	C.195	Strategic Development: Kidlington 1 - Langford Lane Technology Park	Object to C.195, Oxford Technology Park is needed now.
Mr	Tom	Ashley	Turnberry Planing Ltd / Oxford University	Policy	Kidlington 1	Langford Lane Technology Park	Report sets out history and background of Begbroke Science Park, provides a brief overview of the Universities development strategy, discusses in more detail the recent and future growth in scientific research at the University, explains why begbroke Science Park is considered the University to be the most appropriate location for scientific research, explores the scale of the development that could be required at the Science Park during 2031 to support the growth of scientific research & draws together the analysis for 'exceptional circumstances' in support of a small scale review of the Green Belt boundaries around the Science Park.
Mr	Tom	Ashley	Turnberry Planing Ltd / Oxford University	Policy	Kidlington 1	Langford Lane Technology Park	Small Scale Green Belt review for Langford Lane should be expanded to include Begbroke Science Park. Wording supplied. Reflecting future demand for expansion & 'exceptional circumstances'.
Mr	Will	Cobley	Terrence O'Rourke Ltd / Blenheim Palace Estate	Policy	Kidlington 1	Langford Lane Technology Park	Support small scale review of Green Belt, NPPF Para 83. Policy and supporting text should be amended to a proper review to ensure boundaries are defensible in the long term.
Mrs	Suzi	Coyne	Suzi Coyne Planning / Worton Farms Ltd	Policy	Kidlington 1	Langford Lane Technology Park	Land at Worton farm should be removed from the Local Green Space designation (Green Belt?).
Mr	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Policy	Kidlington 1	Langford Lane Technology Park	Object to Policy Kidlington 1, policy does not bring forward much needed employment land quickly enough. Text supplied. Bullet points within policy supported.

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Cllr	Andrew	Hornsby-Smith		Policy	Kidlington 1	Langford Lane Technology Park	Support selective green belt review at Kidlington for employment land but review should also include a review of residential options. Concern at unsustainable commuting. Paragraph B.33 should introduce a restriction on the scope of growth of Oxford Airport. Consideration of design issues; height of buildings, connectivity within Kidlington Masterplan. Amendments suggested.
Mr	Alan	Jones		Policy	Kidlington 1	Langford Lane Technology Park	Support policy and small scale local review of the Green Belt at Langford Lane / London Oxford Airport. Securing high quality employment land in this location may alleviate pressure from the more valuable inner Green Belt.
Mr	Nik	Lyzba	JPPC / Oxford University Press	Policy	Kidlington 1	Langford Lane Technology Park	Support limited review of Green Belt at Langford Lane. And should be reflected in Policy ESD14 and tie in with Policy Kidlington 1. Area of search should be widened to include the North West in order to not restrict unreasonably the area subject to review.
Cllr	James	Macnamara	The Astons and Heyford Ward	Policy	Kidlington 1	Langford Lane Technology Park	It does not mention the site of the proposed station.
Mrs	Rebecca	Micklem	BBOWT	Policy	Kidlington 1	Langford Lane Technology Park	The proposal is adjacent to Rushy Meadows SSSI, and overlaps with Langford Meadows LWS and Lower Cherwell Valley CTA. However, it would appear that no ecological assessment of the area has been undertaken. This is needed to ensure that the policy is appropriate in terms of biodiversity impacts, to identify requirements for biodiversity protection, mitigation and enhancement, and to ensure compliance with NPPF paras. 109 and 165
Mr	Jack	Moeran	Environment Agency	Policy	Kidlington 1	Langford Lane Technology Park	No issues in principle with the policy and welcome the provision of SuDS. However, an opportunity to reduce flood risk has been missed. This could include de-culverting or diverting Thrupp Ditch. Remediation of contaminated land could have been included as a key design principle.
Mr	Peter	Frampton	Framptons / Barwood Developments	Policy	Kidlington 1	Langford Lane Technology Park	De-allocate Land identified at Kidlington from the Green Belt & allocate as Employment. Land is available, suitable and achievable for employment development. Map attached.
Mrs	Trish	Redpath	Kidlington Parish Council	Policy	Kidlington 1	Langford Lane Technology Park	Minor wording amendments.
Mr	Daniel	Round	OCC - Ecology	Policy	Kidlington 1	Langford Lane Technology Park	Many species present - Barn Owl, Hobby & Kingfisher, Otter, Water Vole. Rushey Meadows SSSI adjoins south-western boundary of proposed Green Belt review. Lower Cherwell Valley Conservation Target Area and Lowland Meadow BAP Priority Habitat. Direct or indirect damage should be considered.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	Kidlington 1	Langford Lane Technology Park	Connectivity with village centre, Oxford, Bicester and Water Eaton Parkway. New & existing development. Improvements needed to public transport, walking & cycling. Bus service should be developed to all day - growing demand of enterprise in area.
Mr	Roger	Smith	Savills / The Bulford trust	Policy	Kidlington 1	Langford Lane Technology Park	Support small scale review of the Green Belt on the northern edge of Kidlington as this provides opportunity for residential development & to address open space deficiency. Area of search should be expanded to the east of the Langford Lane Technology Park and East of Banbury Road (north of the Moors).
Mr	Neville	Surtees	Barton Willmore / J A Pye Ltd	Policy	Kidlington 1	Langford Lane Technology Park	Support aim to undertake a Limited Green Belt Review. The scope of review area needs to be increased in size to present realistic options for development. Omission Site: Land to the South of Langford Locks is suitable for employment land given its sustainable location, constrained day railway line & Canal, containment, urban character, non-historic setting & need for employment land. Land would form a continuation of employment land to the north and logical extension. Will reduce commuting. Limited Green Belt Review area is removed from Central Kidlington.

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Mr	Bruce	Tremayne	CPRE Bicester District	Policy	Kidlington 1	Langford Lane Technology Park	Support principle of structured framework.
Mr	Tom	Ashley	Turnberry Planing Ltd / Oxford University	Paragraph	C.197	Strategic Development: Kidlington - Strengthening Kidlington Village Centre	Support reference to Begbroke Science Park.
Cllr	Andrew	Hornsby-Smith		Paragraph	C.197	Strategic Development: Kidlington 2 - Strengthening Kidlington Village Centre	Object to overestimation of additional comparison goods retail floor space.
Mrs	Trish	Redpath	Kidlington Parish Council	Paragraph	C.197	Strategic Development: Kidlington 2 - Strengthening Kidlington Village Centre	Amend para C.197 to reflect the increased allowance made in projections to tackle under-representation of comparison floor space and any identified future over trading at Kidlington.
Cllr	Andrew	Hornsby-Smith		Paragraph	C.199	Strategic Development: Kidlington 2 - Strengthening Kidlington Village Centre	Support extension to Kidlington Village Centre.
Cllr	James	Macnamara	The Astons and Heyford Ward	Policy	Kidlington 2	Strengthening Kidlington Village Centre	Mention the key objective to secure the space behind buildings in the High Street for a vehicle delivery road so that the High Street is eventually pedestrianised. Cross reference to Kidlington Infrastructure requirements.
Mrs	Trish	Redpath	Kidlington Parish Council	Policy	Kidlington 2	Strengthening Kidlington Village Centre	Support Kidlington Masterplan.
Mr	Daniel	Round	OCC - Ecology	Policy	Kidlington 2	Strengthening Kidlington Village Centre	Opportunities should be perused for Green Infrastructure, SuDS & biodiversity in buildings.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	Kidlington 2	Strengthening Kidlington Village Centre	Policy should mention links to public transport. Link to Langford Lane & Airport is poor to Water Eaton & Oxford.
Mr	Tom	Ashley	Turnberry Planing Ltd / Oxford University	Paragraph	C.200	Meeting the Challenge of Developing a Sustainable Economy in the Villages and Rural Areas	Support reference to Begbroke Science Park.
Sir	Tony	Baldry MP		Other	C.5	Our Villages and Rural Areas	A number of houses are left to be built in the villages overall. As part of the Local Plan process villages should be encouraged to carry out their own neighbourhood planning exercise. It is going to be more sensible for housing numbers to be met by villages volunteering to take new houses rather than housing numbers being imposed upon them.
Sir	Tony	Baldry MP		Other	C.5	Our Villages and Rural Areas	Thought could be given to whether it is possible , with the support of Parish Councils, for planning permission to be granted in villages for new housing on the understanding that such affordable housing is for people with local connections.
Colonel	Terry	Byrd	Merton Parish Council	Section	C.5	Our Villages and Rural Areas	Proposals are too prescriptive and will seriously inhibit Neighbourhoods/Parish Plans and disable localism.
Mr	Daniel	Round	OCC - Highways and Transport	Section	C.5	Our Villages and Rural Areas	Section duplicates Kidlington & Airport.
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Section	C.5	Our Villages and Rural Areas	It is not clear if Gosford is treated as a separate entity to Kidlington
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Section	C.5	Our Villages and Rural Areas	Infilling is fine but the street scene and layout needs to be taken into account
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Section	C.5	Our Villages and Rural Areas	The Parish have attended Parish workshops and these have assisted in forming policy. They do not consider that the preparation of the Parish Neighbourhood plan is needed and will accept that the Local Plan will fulfil its requirements.
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Section	C.5	Our Villages and Rural Areas	It is considered that there is not enough in the Plan to protect village services and facilities.
Mr	Bruce	Tremayne	CPRE Bicester District	Section	C.5	Our Villages and Rural Areas	Agree in principle with the overall strategy.

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Mrs	Margaret Elizabeth	Mason		Paragraph	C.201	Meeting the Challenges of Developing a Sustainable Economy in the Villages and Rural Areas	Support the proposal to improve mobile phone and internet services in the village and therefore improve home working in rural communities.
Mr	Peter	Burrows	Adderbury Conservation Action Group	Paragraph	C.202	Meeting the Challenge of Developing a Sustainable Economy in the Villages and Rural Areas	Large estates on the edge of as yet unspoilt conservation areas/historic villages e.g. Adderbury, would destroy the appeal of the area to the tourist industry.
Ms	Julia	Edwards	Corylus Ltd	Para graph	C.202	Meeting the Challenge of Building Sustainable Villages and Rural Areas	Supports the aim of living villages
Mrs	Margaret Elizabeth	Mason		Paragraph	C.202	Meeting the Challenges of Developing a Sustainable Economy in the Villages and Rural Areas	Support the provision of Sport and Recreation facilities in rural areas
Ms	Julia	Edwards	Corylus Ltd	Paragraph	C.205	Meeting the Challenge of Building Sustainable Villages and Rural Areas	There should be a presumption in favour of retaining village services
Ms	Patricia	Jesson	Wroxton & Balscote Parish Council	Paragraph	C.205	Meeting the Challenge of Building Sustainable Villages and Rural Areas	Will sports facilities, present and proposed meet the lack of sports facilities in Banbury?
Mrs	Sarah Caroline	Turner		Paragraph	C.206	Meeting the Challenges of Building Sustainable Villages and Rural Areas	Objection to strategy as it seeks to direct growth only at the existing sustainable settlements at expense of smaller villages. Wording supplied.
Cllr	Andrew	Hornsby-Smith		Paragraph	C.208	Meeting the Challenge of Ensuring Sustainable Development in Our Villages & Rural Areas	Oxford Meadows SAC located 4km from Langford Lane Technology Park.
Mrs	Margaret Elizabeth	Mason		Paragraph	C.208	Meeting the Challenge of Ensuring Sustainable Development in the Villages and Rural Areas	Developments should include adequate off-road parking
Mr	Peter	Burrows	Adderbury Conservation Action Group	Paragraph	C.209	Meeting the Challenge of Ensuring Sustainable Development in our Villages and Rural Areas	The continual pressure for the development of the larger estates will only exacerbate the need for travel.
Cllr	Andrew	Hornsby-Smith		Paragraph	C.209	Meeting the Challenge of Ensuring Sustainable Development in Our Villages & Rural Areas	Support mixed development and sustainable travel.
Mr	Daniel	Round	OCC - Archaeology	Paragraph	C.209	Meeting the Challenge of Ensuring Sustainable Development in our villages & rural areas	Ref to enhancing the quality of our natural, built and archaeological heritage.
Mrs	Jennifer	Glynn		Paragraph	C.210	Our Vision and Strategy for Our Villages and Rural Areas	Object to coalescence of Bodicote.
Mrs	Ruth	POWLES	Kirtlington Parish Council	Paragraph	C.210	Our Vision and Strategy for Our Villages and Rural Areas	Plans fails to meet infrastructure requirements in Bicester including East West Rail and Project Evergreen 3. Suggest out of town rail station. Improvements to A34. Concern at rat runs.
Mrs	Valerie	Russell	Bodicote Parish Council	Paragraph	C.210	Our Vision and Strategy for Our Villages and Rural Areas	Disagree that villages are protected - Bodicote is over run.
Ms	Patricia	Jesson	Wroxton & Balscote Parish Council	Paragraph	C.211	Our Vision and Strategy for Our Villages and Rural Areas	Wroxton is a conservation village, any development will take place in the conservation area, what restrictions will that put on developments?
Mrs	Ruth	POWLES	Kirtlington Parish Council	Paragraph	C.211	Our Vision and Strategy for Our Villages and Rural Areas	Plans fails to meet infrastructure requirements in Bicester including East West Rail and Project Evergreen 3. Suggest out of town rail station. Improvements to A34. Concern at rat runs.

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Ms	Julia	Edwards	Corylus Ltd	Paragraph	C.214	What will happen and where	Development should not be allowed on the basis of arguments that would enable services to be maintained. The community should be consulted.
Mrs	Sarah Caroline	Turner		Paragraph	C.214	What will happen and where	Objection to strategy as it seeks to direct growth only at the existing sustainable settlements at expense of smaller villages. Wording supplied.
Mr	Jonathan	Porter	Barton Willmore / Archstone Land	Paragraph	C.216	What will Happen and Where	No explanation provided for the reduction in the overall level of growth in the Rural Areas. Rural areas require sufficient housing to support new homes and provide choice.
Mr	Jonathan	Porter	Barton Willmore / Archstone Land	Paragraph	C.216	What will Happen and Where	No explanation provided for the reduction in the overall level of growth in the Rural Areas. Rural areas require sufficient housing to support new homes and provide choice.
Ms	Julia	Edwards	Corylus Ltd	Paragraph	C.218	What will Happen and Where	Support this paragraph on design
Mr	Peter	Burrows	Adderbury Conservation Action Group	Paragraph	C.220	Policy Villages 1: Village categorisation	The evidence base, methodology and assessment of each village has not been set out to enable comparisons to be made.
Colonel	Terry	Byrd	Merton Parish Council	Paragraph	C.220	Policy Villages 1: Village categorisation	CRAITLUS only covered 33 settlements of approximately 90. Why not all of them or any other number of them?. The Bicester SE relief road will have a significant effect for Merton but CRAITLUS would not be revised. The paragraph makes no mention of maintaining or improving Sustainability.
Ms	Theresa	Goss	Adderbury Parish Council	Paragraph	C.220	Policy Villages 1: Village categorisation	Para C220 does not set out the methodology and assessment to derive the village growth and to enable comparison.
Cllr	Theresa	Goss	Bloxham Parish Council	Paragraph	C.220	Policy Villages 1: Village categorisation	Para C220 does not set out the methodology and assessment to derive the village categorisation and to enable comparison. SHLAA has not been made available.
Mrs	Karen	Jones		Paragraph	C.220-232	Policy Villages 1: Village categorisation	Strongly Support this policy. Agree that the Status of Hanwell should be Category C.
Mr	Mike	Robinson	Carter Jonas LLP / Hill Residential	Paragraph	C.220-C.239	Policy Villages 1: Village categorisation	Chesterton scored higher(26 out of a score of 30) than seven of the 'Category A' villages and should be included as a Category A village. The amount of housing in Group 3 should be increased to meet rural needs in suitable villages. A greater proportion of development should be allowed where there is support from the Parish Council .
Mr	Peter	Burrows	Adderbury Conservation Action Group	Paragraph	C.221	Policy Villages 1: Village categorisation	There is no attempt to evaluate and compare services in different areas e.g. a service which is available 12 hours a day 5 days a week compared to 2 hours twice a week. They should be rated differently.
Ms	Theresa	Goss	Adderbury Parish Council	Paragraph	C.221	Policy Villages 1: Village categorisation	The use of CRAITLUS is questioned because it does not demonstrate the availability in time or distance of village service provision / facility only that provision may exist. The SHLAA is still not available to comment on and inform for the production of a Neighbourhood Plan.
Cllr	Theresa	Goss	Bloxham Parish Council	Paragraph	C.221	Policy Villages 1: Village categorisation	CRAITLUS and SHLAA have been used to inform village categorisation. The SHLAA is still not available to assess accuracy and compliance and CRAITLUS has been questioned as some of the methodology used could deliver flawed data.
Ms	Theresa	Goss	Adderbury Parish Council	Paragraph	C.222	Policy Villages 1: Village categorisation	States that the principle of categorisation is well established and if this is the case where is the methodology?
Cllr	Theresa	Goss	Bloxham Parish Council	Paragraph	C.222	Policy Villages 1: Village categorisation	States that the principle of categorisation is well established. Just because this was used for previous plans does not make it appropriate now.
Cllr	Ken	Atack	Cropredy Ward	Paragraph	C.223	Policy Villages 1: Village categorisation	Pleased to see the concept of clusters has remained within the plan. This arrangement has been acknowledged by Parish Councils as a sensible way forward.
Ms	Theresa	Goss	Adderbury Parish Council	Paragraph	C.225	Policy Villages 1: Village categorisation	Do not support Addebury as a Category A village.
Cllr	Theresa	Goss	Bloxham Parish Council	Paragraph	C.225	Policy Villages 1: Village categorisation	There is insufficient evidence base to include Bloxham in the Category (No through bus service to Oxford and lack of public transport makes accessing the hospital provision costly).
Ms	Patricia	Jesson	Wroxton & Balscote Parish Council	Paragraph	C.225	Policy Villages 1: Village categorisation	Wroxton is a Cat B village. Does this preclude minor development?
Cllr	James	Macnamara	The Astons and Heyford Ward	Paragraph	C.225/230	Policy Villages 1: Village categorisation	Lower Heyford should be removed from the list of 'clustered' villages as it is not linked to Steeple Aston.



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Mrs	Valerie	Russell	Bodicote Parish Council	Paragraph	C.225	Policy Villages 1: Village Categorisation	Bodicote is included in a Category A village - suitable for minor development or infilling, however allocated 400 dwg. Village categorisation is confusing.
Mr	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	Policy	Villages 1	Village Categorisation	Support the inclusion of Deddington as a Category 1 settlement.
Mr	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	Policy	Villages 1	Village Categorisation	Questions if there is a need for the policy as Policy villages 2 indicates which are the most sustainable villages.
Mr	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	Policy	Villages 1	Village Categorisation	The 'type of development' specified is ambiguous and it is not clear if this relates to development within the village or on the edge. The term minor development is open to interpretation.
Mr	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	Policy	Villages 1	Village Categorisation	There is no justification for the reduction in the amount of dwellings in the rural areas and focusing too much development in Bicester will force local people away the rural areas to find homes.
Ms	Suzanne	Bangert	Terrence O'Rourke Ltd / Mr & Mrs P Ashworth	Policy	Villages 1	Village Categorisation	Policy should allow more minor development in category C villages.
Mr	Steven	Brown	Woolf Bond Planning / Miller Strategic Land	Policy	Villages 1	Village Categorisation	Policy should be amended to include a reference to the need for new allocations to be provided as extensions to villages. No consistency with Policy Villages 2.
Mr	Phil	Clark	Bloor Homes Ltd (South Midlands)	Policy	Villages 1	Village Categorisation	Support approach based on sustainability however it should be recognised that improvements to Category A village swill support surrounding smaller settlements.
Mr	Roger	Cooke		Policy	Villages 1	Village Categorisation	The policy is unsound because their classification is fundamentally wrong and hence the numbers allocated are wrong. It has not taken into account sustainability and ability to cope with extra development.
Mr	Russell	Crow	Barton Willmore / Taylor Wimpey UK Ltd	Policy	Villages 1	Village Categorisation	Hook Norton is more sustainable than other settlements in Group 2 and is as sustainable as Deddington which is considered a Group 1 settlement in Policy Villages 2. Hook Norton has better site options for future growth in term so limiting impact on character of villages and locating growth near to existing facilities. The CRAITUS assessment of total network travel time and distance contains significant assumptions and is inconsistent with ONS data. Promote Hook Norton to Group 1 or take a higher proportion of growth in Group 2.
Mrs	Jennifer	Glynn		Policy	Villages 1	Village Categorisation	Development proposed at Bankside Phase 1 conflicts with policy for small scale infill development.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	Villages 1	Village Categorisation	Reasons set in C.220 to C222
Ms	Theresa	Goss	Adderbury Parish Council	Policy	Villages 1	Village Categorisation	Reasons set in C.220 to C222
Ms	Theresa	Goss	Milcombe Parish Council	Policy	Villages 1	Village Categorisation	Milcombe is down as category B and the satellite villages have no bearing on this village. Infilling and conversions are noted in the policy but never put into practice. Bloxham is noted as category A - minor development - but the PC would don't call minor the development that has already taken place in Bloxham.
CLr	Theresa	Goss	Bloxham Parish Council	Policy	Villages 1	Village Categorisation	Reasons set in C.220 to C222
CLr	Theresa	Goss	Bloxham Parish Council	Policy	Villages 1	Village Categorisation	Disagree with reference to Bloxham, as previously stated - flawed methodology used
Mr	Peter	Hardman		Policy	Villages 1	Village Categorisation	Object to the categorisation of the Sibfords as Category A when previous report by Craitilus suggests they are category villages B or C. Suggest that Category A status is widened to encompass the villages of Epwell, Swalcliffe, Tadmarton, Shutford and Sherington.
Mr	Andrew	Hickman	Middleton Stoney Parish Council	Policy	Villages 1	Village Categorisation	Unclear as the reasoning behind the categorisation of Middleton Stoney within Category B since the village has no shop, primary school, no new employment prospects and is only served by a subsidised bus service which could be discontinued at any time. Should revise category to reflect sustainability.

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Mrs	Miranda	Rogers	Stansgate Planning / P S Coles Will Trust	Policy	Villages 1	Village Categorisation	Assessment require for the settlement hierarchy of settlements. Why forms of development are proposed e.g. infill, conversions ect. Policy should include housing identified for local need, particularly where it contributes to improvements within the settlement. Shenington should be included in a Category A village. Shenington is a sustainable location with many services. Only large village in the North West of the District. Other smaller settlements have been promoted above it. High house prices.
Miss	Sian	Holland	Stansgate Planning / Brasenose College	Policy	Villages 1	Village Categorisation	Support inclusion of Cropredy as a Category A village. Good range of services and facilities. Important northern centre for Claydon, Wardington, Mollington, Prescote, Williamscoate and Great Bourton. Support provision of new housing for growing population, aging population and smaller households.
Cllr	Andrew	Hornsby-Smith		Policy	Villages 1	Village Categorisation	Remove Kidlington.
Ms	Patricia	Jesson	Wroxton & Balscote Parish Council	Policy	Villages 1	Village Categorisation	Wroxton is a Cat B village. Does this preclude minor development?
Mr	Alan	Jones	Hanwell Village Residents	Policy	Villages 1	Village Categorisation	Strongly support. Agree Hanwell Village should be category C and suitable for no new development except conversions. It is a small village of 120 houses, few facilities and poor transport links. Not a sustainable location for growth.
Mr	Jayne	Gordon	Hanwell Parish Council	Policy	Villages 1	Village Categorisation	Support Hanwell village as a category C settlement, one of the least sustainable as it has few services and poor transport.
Mr	Alan	Jones		Policy	Villages 1	Village Categorisation	Strongly support. Agree Hanwell Village should be category C and suitable for no new development except conversions. It is a small village of 120 houses, few facilities and poor transport links. Not a sustainable location for growth.
Mrs	Karen	Jones		Policy	Villages 1	Village Categorisation	Strongly Support this policy. Agree that the Status of Hanwell should be Category C.
Mr	Rob	Linnell	Savills / Trinity College Oxford	Policy	Villages 1	Village Categorisation	Support the identification of Wroxton as a Category B village. Wroxton has a good range of services and facilities and it is a sustainable village in close proximity to the main service centre of Banbury.
Mrs	Helen	Metcalfe	Fritwell Parish Council	Policy	Villages 1	Village Categorisation	Fritwell should not be included as a Category A village. It is the smallest in its group and does not have the services and facilities the other villages have. The infrastructure is at capacity and the CRAITILUS report does not include Fritwell within the top 10 villages assessed as being within 30 minutes of key services. It is included in an area of poor accessibility and has a score of a Category B village.
Mr	Peter	Frampton	Framptons / Messrs Markham	Policy	Villages 1	Village Categorisation	Policy should extent to previously developed land. Too restrictive for example infilling within Category B and conversions in Category C. For example would prevent redevelopment in Charlton or Ottmoor.
Ms	Louise	Morton	Quadrant Town Planning Ltd	Policy	Villages 1	Village Categorisation	Restricting development to conversions in category 3 villages is not justified as the evidence base shows a need for more affordable housing
Ms	Louise	Morton	Quadrant Town Planning Ltd	Policy	Villages 1	Village Categorisation	The policy does not allow smaller Brownfield sites to come forward in villages to meet Brownfield land targets
Ms	Louise	Morton	Quadrant Town Planning Ltd	Policy	Villages 1	Village Categorisation	The Policy is contrary to the NPPF which promotes a presumption in favour of development
Ms	Louise	Morton	Quadrant Town Planning Ltd	Policy	Villages 1	Village Categorisation	The policy is a shift away from the adopted local plan.
Ms	Louise	Morton	Quadrant Town Planning Ltd	Policy	Villages 1	Village Categorisation	Support is given for the Craitlus Study which uses sustainability criteria
Ms	Louise	Morton	Quadrant Town Planning Ltd	Policy	Villages 1	Village Categorisation	No consideration is given to the positive environmental effects of development in villages
Mr	Mary	Mulley		Policy	Villages 1	Village Categorisation	The Sibfords should not be a category 1 village as other villages in the group are much larger
Mr	Jonathan	Porter	Barton Willmore / Archstone Land	Policy	Villages 1	Village Categorisation	Support Adderbury as a Category A service centre village.
Mr	Jonathan	Porter	Barton Willmore / Archstone Land	Policy	Villages 1	Village Categorisation	Support Ambrosden as a Category A service centre village.

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Mr	George	Reynolds		Policy	Villages 1	Village Categorisation	Smaller category 3 villages should receive more development to help maintain services and facilities. A lack of new dwellings will lead to larger extensions or demolition of existing dwellings. Infilling should be permitted in these villages.
Mr	Mike	Robinson	Carter Jonas LLP / Hill Residential	Policy	Villages 1	Village Categorisation	Chesterton scored higher(26 out of a score of 30) than seven of the 'Category A' villages and should be included as a Category A village.
Mr	Tom	Smailes	Kemp & Kemp / Minns Estates Ltd	Policy	Villages 1	Village Categorisation	Category B villages should be recognised as suitable for minor development
Mr	Tom	Smailes	Kemp & Kemp / Minns Estates Ltd	Policy	Villages 1	Village Categorisation	Enslow should be linked with Bletchingdon due to the proximity of the villages and should be a category B village
Mr	Tom	Smailes	Kemp & Kemp / Minns Estates Ltd	Policy	Villages 1	Village Categorisation	There is a need for affordable housing in the rural areas which will not be met by this policy
Mr	Tom	Smailes	Kemp & Kemp / Minns Estates Ltd	Policy	Villages 1	Village Categorisation	Infilling is likely to result in no more than 3 dwellings and therefore affordable housing will not be secured under Policy BSC3.
Mr	Tom	Smailes	Kemp & Kemp / Minns Estates Ltd	Policy	Villages 1	Village Categorisation	In order to be justified and effective Policy villages 2 should be amended to permit minor development in category 2 villages
Mr	Roger	Smith	Savills / The Bulford trust	Policy	Villages 1	Village Categorisation	Kidlington should not be classified as a Category A village as it is the Districts third largest settlement with a population of 13,000 and a sustainable location for development.
Mr	Chris	Still	Gladman Developments Ltd	Policy	Villages 1	Village Categorisation	Category not justified by evidence base. Object to reference of only minor development. Highest levels of growth should be directed at the most sustainable locations.
Mr	Oliver	Taylor	Framptons / Mintondale Development Ltd	Policy	Villages 1	Village Categorisation	The categorisation of villages within Group A is not justified.
Mrs	Sarah Caroline	Turner		Policy	Villages 1	Village Categorisation	Better define 'Minor development'
Mrs	E	Walker	One Property Group Phase 2 Planning and Development Ltd	Policy	Villages 1	Village Categorisation	Policy should include minor development for the satellite villages under category B. Helping to provide a balanced housing strategy which will take into account local housing needs in rural areas a and helping people to stay local.
		Sutton	Berry Morris	Policy	Villages 1	Village Categorisation	Policy is too restrictive. Category B settlements should reflect the Adopted Local Plan Category 2 settlements listed in Policy H14. Policy should include an exception for awkward development in uncomfortable locations such as farm years, haulage yard or commercial businesses.
Mrs	Kiran	Williams	BNP Paribas Real Estate UK Ltd / Trustees of Norman Collision Foundation	Policy	Villages 1	Village Categorisation	Support Ambrosdon as a category A village and supporting paragraphs C.225, C.226 & C.229.
Ms	Wrigley	Julie	Savills/ plumb	Policy	Villages 1	Village Categorisation	*Milton residents do not use facilities in Bloxham or Adderbury, they go to Banbury
Ms	Wrigley	Julie	Savills/ plumb	Policy	Villages 1	Village Categorisation	*Infilling is generally not supported as it leads to a loss of valuable spaces but small scale affordable may be a possibility.
Ms	Wrigley	Julie	Savills/ plumb	Policy	Villages 1	Village Categorisation	*Milton would like to remain a cat 3 village
Ms	Wrigley	Julie	Savills/ plumb	Policy	Villages 1	Village Categorisation	*There should be a mechanism for the village to put forward small scale one of sites for affordable housing
Ms	Julia	Edwards	Corylus Ltd	Paragraph	C.226	Policy Villages 1: Village Categorisation	The character of the village should be considered in the design of new development
Ms	Julia	Edwards	Corylus Ltd	Paragraph	C.227	Policy Villages 1: Village Categorisation	The character of the village should be considered in the design of new development
Mr	Jonathan	Porter	Barton Willmore / Archstone Land	Paragraph	C.227	Policy Villages 1: Village Categorisation	Minor development should have regard to the size and role of the village.
Mr	Jonathan	Porter	Barton Willmore / Archstone Land	Paragraph	C.227	Policy Villages 1: Village Categorisation	Minor development should have regard to the size and role of the village.
Mrs	Sarah Caroline	Turner		Paragraph	C.227	Policy Villages 1: Village Categorisation	Reinstate village envelope policy.
Cllr	James	Macnamara	The Astons and Heyford Ward	Paragraph	C.228	Village Categorisation	Infilling needs a wider definition to allow for sensible and acceptable minor additions to Category B villages.
		Sutton	Berry Morris	Paragraph	C.228	Policy Village 1: Village Categorisation	Definition of infill should be more flexible to include sites within the established built framework.

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Colonel	Terry	Byrd	Merton Parish Council	Paragraph	C.229 - C330	Policy Villages 1: Village Categorisation	Is Blackthorn significantly closer to Ambrosden than Merton is?
Ms	Theresa	Goss	Adderbury Parish Council	Paragraph	C.229	Policy Villages 1: Village Categorisation	Adderbury cannot act as a service centre because of lack of facilities, in both suitable locations and provided at times to meet the time scales of its residents.
Mr	Paul	Morley	Cropey Parish Council	Paragraph	C.230	Policy Villages 1: Village Categorisation	The approach taken for housing development is both realistic and proportional. It is an improvement on the 2006 draft paper. The idea of clusters was raised by Cropey PC in 2009/10 and seems to have been adopted.
Mr	Paul	Morley	Cropey Parish Council	Paragraph	C.233	Policy Villages 2: Distributing Growth Across the Rural Areas	The approach taken for housing development is both realistic and proportional. It is an improvement on the 2006 draft paper. The idea of clusters was raised by Cropey PC in 2009/10 and seems to have been adopted.
Ms	Julia	Edwards	Corylus Ltd	Paragraph	C.234	Policy Villages 2: Distributing Growth Across the Rural Areas	Welcomes the amendment in numbers since the draft Core Strategy
Cllr	Andrew	Hornsby-Smith		Paragraph	C.234	Policy Villages 2: Distributing Growth Across the Rural Areas	Minor change.
Cllr	James	Macnamara	The Astons and Heyford Ward	Paragraph	C.234	Policy Villages 2: Distributing Growth Across the Rural Areas	Housing numbers in Group 2 should be allocated pro rate to the size of each village. Equal share would have a disproportionate impact on smaller villages.
Mr	Paul	Morley	Cropey Parish Council	Paragraph	C.234	Policy Villages 2: Distributing Growth Across the Rural Areas	The approach taken for housing development is both realistic and proportional. It is an improvement on the 2006 draft paper. The idea of clusters was raised by Cropey PC in 2009/10 and seems to have been adopted.
Mrs	Valerie	Russell	Bodicote Parish Council	Paragraph	C.234	Policy Villages 2: Distributing Growth Across the Rural Areas	Bodicote is located in Group 1 - does 500 target include existing permissions at Cotefield Farm and 33 Oxford Road.
Mr	Peter	Atkin	Pegasus Group / Prudential Pensions Ltd	Policy	Villages 2	Distribution of Growth Across the Rural Areas	More development should be allocated to the larger villages
Ms	Suzanne	Bangert	Terrence O'Rourke Ltd / Mr & Mrs P Ashworth	Policy	Villages 2	Distribution of Growth Across the Rural Areas	Policy should include a numerical range and be less prescriptive.
Mr	Steven	Brown	Woolf Bond Planning / Miller Strategic Land	Policy	Villages 2	Distributing Growth Across the Rural Areas	Disagree with approach - SHLAA out of date. No SA undertaken of distribution approach. Concern at the reliance of Neighbourhood Plans to allocate land. Bloxham is fourth largest settlement - should take greater proportion of growth. Omission site - Tadmarton Road, Bloxham. Capacity for 55 dwg including open space, new car park for school. Unclear how village target for 1000 dwg has been reached in absence of SHMA. Unclear if Bodicote target has been met by Bankside allocation?
Mr	Phil	Clark	Bloor Homes Ltd (South Midlands)	Policy	Villages 2	Distributing Growth Across the Rural Areas	Overall scale of growth can't be known until more detailed assessments have been undertaken. Local Plan should not cap development in rural areas. Supporting text should set criteria for suitable, sustainable and available sites to come forward.
Mr	Roger	Cooke		Policy	Villages 2	Distributing Growth Across the Rural Areas	Development in Category 1 villages should be limited unless there is proven ability to cope with more houses whilst the majority of the houses should be built in smaller villages in conjunction with providing them facilities. If a village is considered too small, it should be clustered with nearby villages to take a number of houses and improved facilities between them.
Mr	Russell	Crow	Barton Willmore / Taylor Wimpey UK Ltd	Policy	Villages 2	Distributing Growth Across the Rural Areas	By using evidence supplied to Policy BSC.1 which shows a requirement for 24,1999 dwg across the plan period relating to economic aspirations and same distribution of growth, Group 2 villages should receive 273 dwg rather than 189 a 44% increase. Given concerns over availability of sites, a greater reliance on Hook Norton is supported. Support approach to divide growth 'broadly equally' amongst villages. Concern at the robustness of CRAITLUS.
Mr	Keith	Dixon	Launton Parish Council	Policy	Villages 2	Distributing growth in the rural areas	Growth of 83 dwellings per village is not minor development for Launton as it will be a 5.6% increase in development

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Mr	Keith	Dixon	Launton Parish Council	Policy	Villages 2	Distributing growth in the rural areas	There is a loss of a presumption against extending the village envelope. In Launton there is no land available for development so it would have to be on the edge.
Ms	Julia	Edwards	Corylus Ltd	Policy	Villages 2	Policy Villages : Distributing Growth across the rural areas	Welcomes the amendment in numbers since the draft Core Strategy
Mr	Robert	Gardner		Policy	Villages 2	Villages and Rural Areas	Support policy and approach to distribute growth broadly equally between settlements.
Mrs	Jennifer	Glynn		Policy	Villages 2	Distributing Growth Across the Rural Areas	Bankside Phase 2 will take up almost all the Rural Villages quota of 500 dwg.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	Villages 2	Distribution of Housing Across the Rural Areas	The under note to the table should be the date just after the last statutory plan i.e. 2001 for equitable purposes.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	Villages 2	Distribution of Housing Across the Rural Areas	The under note to the table should be the date just after the last statutory plan i.e. 2001 for equitable purposes.
Cllr	Theresa	Goss	Bloxham Parish Council	Policy	Villages 2	Distribution of Housing Across the Rural Areas	The date used for counting completions places villages such as Bloxham that have had substantial development at a disadvantage when the allocation of the 500 is to occur.
Cllr	Theresa	Goss	Bloxham Parish Council	Policy	Villages 2	Distribution of Housing Across the Rural Areas	Disagree see previous notes
Mr	Peter	Hardman		Policy	Villages 2	Distribution of Housing Across the Rural Areas	Object to the allocation of housing between villages in Group 2. This should not be divided 'broadly equal' but should be 'proportionate' to the existing settlements
Mr	Andrew	Hickman	Middleton Stoney Parish Council	Policy	Villages 2	Distributing Growth Across the Rural Areas	The precise allocation for villages in Group 3 will be set out in a Local Neighbourhoods Development Plan. Given that development will be restricted to infilling and conversions, there will be a large element of speculation as to the properties and sites that are included and thus cannot be precision in the figure. Is it merely aspiration?
Mrs	Miranda	Rogers	Stansgate Planning / P S Coles Will Trust	Policy	Villages 2	Distributing Growth Across the Rural Areas	Policy lacks justification for housing numbers, split and settlement hierarchy. Assessment of outstanding housing requirement and sustainability of villages. To include Shenington. Consideration of individual housing targets for each settlement. Breakdown to be left to Neighbourhood DPD. Reference to Windfall to be deleted as separate allowance. Housing targets should inform housing allocations. Danger that housing allocations will be met in one village to the detriment of others.
Miss	Sian	Holland	Stansgate Planning / Brasenose College	Policy	Villages 2	Distributing Growth Across the Rural Areas	Policy lacks justification for housing numbers, split and settlement hierarchy. Assessment of outstanding housing requirement and sustainability of villages. To include Shenington. Consideration of individual housing targets for each settlement. Breakdown to be left to Neighbourhood DPD. Reference to Windfall to be deleted as separate allowance. Housing targets should inform housing allocations. Danger that housing allocations will be met in one village to the detriment of others. Figure for Cropredy should be increased beyond indicative 38.
Cllr	Andrew	Hornsby-Smith		Policy	Villages 2	Distributing Growth Across the Rural Areas	Remove Kidlington.
	K W	Janes		Policy	Villages 2	Distributing Growth Across the Rural areas	Objects to new homes at Bloxham as this is not sustainable development
	K W	Janes		Policy	Villages 2	Distributing Growth Across the Rural areas	There is little information in the Plan about the villages
	K W	Janes		Policy	Villages 2	Distributing Growth Across the Rural areas	The bus service is not adequate to travel to work and elsewhere
	K W	Janes		Policy	Villages 2	Distributing Growth Across the Rural areas	Bloxham has received a lot of development since 2006 and the services are full and fail frequently
	K W	Janes		Policy	Villages 2	Distributing Growth Across the Rural areas	More development will lead to more congestion
	K W	Janes		Policy	Villages 2	Distributing Growth Across the Rural areas	Incorrect information about schools is being used to make decisions

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Mr	Vic	Keeble	Chesterton Parish Council	Policy	Villages 2	Distributing Growth across the Rural Area	Object to the use of shared housing numbers between grouped villages. Numbers appear arbitrary. Numbers should be replaced with more flexible targets and Kidlington should be excluded from the list of smaller villages.
Cllr	Mike	Kerford-Byrnes	The Astons and Heyfords Ward	Policy	Villages 2	Distributing Housing Growth Across the Rural Areas	Include a further caveat in the rural allocations to stating that they will be limited by the availability of necessary supporting infrastructure. Finmere and Fritwell will be particularly disadvantaged by the 'broadly equal' division of allocations under Group 2.
Mr	Mike	Kerford-Byrnes	Finmere Parish Council	Policy	Villages 2	Distributing Housing Growth Across the Rural Areas	The availability of adequate infrastructure should be a factor in the allocation of houses in rural areas. The Plan should reflect this as a policy.
Mr	Mike	Kerford-Byrnes	Finmere Parish Council	Policy	Villages 2	Distributing Housing Growth Across the Rural Areas	Housing provision within a village group should not be allocated 'broadly equally'. The Policy should reflect that the allocations are approximately proportional to the relative population of the villages within the group.
Mr	Rob	Linnell	Savills / Trinity College Oxford	Policy	Villages 2	Distribution Growth Across the Rural Areas	Support the allocation of 259 dwellings to the Group 3 villages which includes Wroxton. Trinity Collage is liaising with Wroxton Parish Council and CDC to draw up proposals. The precise number of dwellings to be allocated to Wroxton will be confirmed via the Local Neighbourhood Plans DPD as per LP paragraph C.236. Trinity College reserves the right to submit further representations on the Local Plan should the number of dwellings to Group 3 be altered.
Mr	Colin	Macklin		Policy	Villages 2	Distributing Growth Across the Rural Areas	Concern raised in respect of traffic impact of proposed new development on the village of Aynho. Environmental impact has not been considered.
Mrs	Margaret Elizabeth	Mason		Policy	Villages 2	Distributing Growth Across the Rural Areas	Affordable housing should be included within village Plan housing target. Object to over allocation of housing at Steeple Ashton.
Mrs	Helen	Metcalfe	Fritwell Parish Council	Policy	Villages 2	Distributing Growth Across Rural Areas	The total number of homes should not be distributed 'broadly equally'. Group 2 varies in terms of size, population, services , infrastructure, accessibility and opportunities for employment. Fritwell should not accommodate the same number of homes as larger villages. Home numbers should reflect on a pro-rata basis the village size, population, quality and sustainability of services, infrastructure and accessibility.
Mr	Peter	Frampton	Framptons / Mr Roger Freeman	Policy	Villages 2	Distribution of Growth Across the Rural Areas	Policy should clarify that scale of growth is a minimum figure. Distribution can't be uniform. Additional sites maybe acceptable subject to environmental constraints.
Mr	Paul	Morley	Cropey Parish Council	Policy	Villages 2	Distribution of Growth Across the Rural Areas	The approach taken for housing development is both realistic and proportional. It is an improvement on the 2006 draft paper. The idea of clusters was raised by Cropey PC in 2009/10 and seems to have been adopted.
Mr	Mary	Mulley		Policy	Villages 2	Distributing Growth Across the Rural Areas	There will be a loss of character of Sibford and its surroundings
Mr	Mary	Mulley		Policy	Villages 2	Distributing Growth Across the Rural Areas	New development will be out of character with the village
Mr	Mary	Mulley		Policy	Villages 2	Distributing Growth Across the Rural Areas	People will have to travel long distances on minor roads to work
Mr	Mary	Mulley		Policy	Villages 2	Distributing Growth Across the Rural Areas	Sibford is the other side of the Banbury to the motorway
Mr	Mary	Mulley		Policy	Villages 2	Distributing Growth Across the Rural Areas	There will be an increase in traffic contributing to global warming
Mr	Jonathan	Porter	Barton Willmore / Archstone Land	Policy	Villages 2	Distributing Growth Across the Rural Areas	Support overall number of homes in Villages 2 but consider housing distribution should be allocated to individual villages through a more detailed assessment. Policy should reflect sites. In advance of Local Neighbourhoods DPD - Policy should set out criteria for sustainable development.

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Mr	Jonathan	Porter	Barton Willmore / Archstone Land	Policy	Villages 2	Distributing Growth Across the Rural Areas	Support policy Villages 2 and its aim to commit substantial housing to the villages. Consider the precise number of homes to be allocated to an individual village cannot be known until a detailed assessment has been undertaken. Policy should make it clear that the overall figure and distribution of homes are approximate and subject to availability of suitable sites. Concern that Policy y could stifle growth. In advance of Local Neighbourhoods DPD - Policy should set out criteria for sustainable development.
Mrs	Trish	Redpath	Kidlington Parish Council	Policy	Villages 2	Distribution of Growth Across the Rural Areas	Object to Kidlington category as a village, Kidlington has larger more complex housing needs , 259 dwellings is not based on sufficient evidence about present and future housing needs and an underestimate of its population.
Mr	George	Reynolds		Policy	Villages 2	Distribution of Growth Across the Rural Areas	Villages are not equal in size nor sustainability. Object to diving 'Broadly equally'. Lack of SHLAA & Neighbourhoods DPD.
Mr	Mike	Robinson	Carter Jonas LLP / Hill Residential	Policy	Villages 2	Distribution of Growth Across the Rural Areas	The amount of housing in Group 3 should be increased to meet rural needs in suitable villages. A greater proportion of development should be allowed where there is support from the Parish Council .
Mr	Daniel	Round	OCC - Strategic Planning Consultations	Policy	Villages 2	Distributing Growth Across the Rural Areas	How many houses have already been built within the villages? Should group 1 be split to sub divide Launton & Ambrosden.
Mr	Tom	Smailes	Kemp & Kemp / Berkeley Homes (Oxford & Chiltern)	Policy	Villages 2	Distributing Growth Across the Rural Areas	Villages identified in Group 3 are not capable of delivery growth allocation of 259 dwg. With exception of Kidlington, Weston on Green & Yarnton remaining villages are Category B and only suitable for infilling and conversions. The first three are restrict by Green Belt. Council is lacking a SHLAA. Unclear if Bankside development counts towards Bodicote figure. Group 3 village growth should be distributed to Group 1 as it is more sustainable. Group 3 should instead form windfall allowance.
Mrs	Jennifer	Spear	Ambrosden Parish Council	Policy	Villages 2	Distribution of Growth across the Rural Areas	Object to Distribution off Growth figures in rural areas. Between 2050-2550 dwg are to be built in Ambrosden as opposed to 500 split between 6 parishes. Description should be village not parish.
Mr	Chris	Still	Gladman Developments Ltd	Policy	Villages 2	Distributing Growth Across the Rural Areas	Object to inclusion of Bloxham in category - clearly of larger scale. Policy is not flexible and relies on windfall sites. Not based on evidence - settlements should be individually assessed.
Mr	Oliver	Taylor	Framptons / Mintondale Development Ltd	Policy	Villages 2	Distributing Growth across the Rural Areas	Group A allocation of 500 dwg not based on evidence or delay at Banbury / Bicester. There should be no upper limit of growth at Villages.
Mr	Bruce	Tremayne	CPRE Bicester District	Policy	Villages 2	Distributing Growth Across the Rural Areas	Unclear the limits to growth that apply to the three inset villages, although Kidlington is dealt with at Begbroke & Yarnton it is less clear.
Mrs	Sarah Caroline	Turner		Policy	Villages 2	Distribution of growth across the rural areas	Object to scale of housing growth proposed in category A. Suggest figure is reduced and demand directed towards the NW Bicester Eco-town. or distributed amongst other villages.
Ms	Alison	Wright	Savills for the Estate of the Late J W Tustain	Policy	Villages 2	Distributing Growth Across the Rural Areas	Support allocation of Milcombe as a Category 3 village. Object to an equal distribution of growth of 22 dwg between the 12 group 3 villages. Suggest land adjacent to Oak Farm, Milcombe has capacity for 40 dwg. Forthcoming Neighbourhood Development Plan should allocate site. Plan attached.
Ms	Wrigley	Julie	Savills/ plumb	Policy	Villages 2	Distributing Growth to the rural areas	*The growth at Adderbury and Bloxham is not matched by facilities and infrastructure, the policy should require this.
Mr	Peter	Burrows	Adderbury Conservation Action Group	Paragraph	C.235	Policy Villages 2: Distributing Growth across the Rural Areas	It should be clearly demonstrated why Adderbury should be a category A village. If this is to be the case, Adderbury should not accommodate more development than any other category A village. The policy is contrary to the NPPF which indicates it is up to local people to develop a Neighbourhood Plan in conformity with the Local Plan.
	Sam	Croft	RPS Planning & Development / Banner Homes Ltd / Rowland Bratt	Paragraph	C.235	Policy Villages 2: Distributing Growth across the Rural Areas	Clarification sought on the quantum of development at bankside attributed to Banbury and Bodicote. In particular when considering rural housing numbers.

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Ms	Theresa	Goss	Adderbury Parish Council	Paragraph	C.235	Policy Villages 2: Distributing Growth across the Rural Areas	Contrary to the principles in the Localism Act and the NPPF in which it is for local people to develop a Neighbourhood Plan in general conformity with the strategic policies of the local plan.
Cllr	Theresa	Goss	Bloxham Parish Council	Paragraph	C.235	Policy Villages 2: Distributing Growth across the Rural Areas	There is confusion with the terminology 'Local Neighbourhoods Development Plan Document which will be interpreted as the Neighbourhood Development Plan produced by villages. Neighbourhood Development Plans allow villages to state the number of dwellings and where they are to be accommodated in the village.
Mrs	Valerie	Russell	Bodicote Parish Council	Paragraph	C.235	Policy Villages 2: Distributing Growth Across the Rural Areas	What is the timetable for the Local Neighbourhood DPDs?
Ms	Julia	Edwards	Corylus Ltd	Paragraph	C.236	Distributing Growth in the Rural areas	The figures should be equally divided between the villages
Cllr	Theresa	Goss	Bloxham Parish Council	Paragraph	C.236	Distribution of Housing Across the Rural Areas	There is confusion with the terminology 'Local Neighbourhoods Development Plan Document which will be interpreted as the Neighbourhood Development Plan produced by villages. Neighbourhood Development Plans allow villages to state the number of dwellings and where they are to be accommodated in the village.
Mr	Chris	Still	Gladman Developments Ltd	Paragraph	C.236	Policy ESD.10: Protecting and Enhancement of Biodiversity and the Natural Environment	No evidence supplied for the equal distribution of growth between settlements.
Cllr	Andrew	Hornsby-Smith		Paragraph	C.238	Policy Villages 2: Distributing Growth Across the Rural Areas	Local Plan will not
Mrs	Trish	Redpath	Kidlington Parish Council	Paragraph	C.238	Policy Villages 2: Distributing Growth Across the Rural Areas	Text should make reference to reassessment of housing need and review of all housing developments.
Ms	Theresa	Goss	Adderbury Parish Council	Paragraph	C.239	Policy Villages 2: Distributing Growth Across the Rural Areas	Ignores that the last adopted plan was in 1996 and as consequence ignores the contribution of some villages where development took place prior to 2011. The date should be the least statutory plan i.e. 2001
Cllr	Theresa	Goss	Bloxham Parish Council	Paragraph	C.239	Policy Villages 2: Distributing Growth Across the Rural Areas	The start date should be taken from 13th of December 2004, last statutory Plan at CDC.
Ms	Julia	Edwards	Corylus Ltd	Para graph	C.241	Policy Villages 3: Rural Exception Sites	Support the provision of Rural Exception sites
Ms	Julia	Edwards	Corylus Ltd	Policy	Villages 3	Rural Exception Sites	Support the provision of Rural Exception sites
Ms	Theresa	Goss	Adderbury Parish Council	Policy	Villages 3	Rural Exception Sites	Supported
Cllr	Theresa	Goss	Bloxham Parish Council	Policy	Villages 3	Rural Exception Sites	Agree
Mr	Rob	Linnell	Savills / Trinity College Oxford	Policy	Villages 3	Rural Exception Sites	The policy is largely consistent with the advice in NPPF to allow cross subsidisation with open market housing. However, there is no basis for the 25 % threshold of open market homes. It is recommended that the policy refers to an 'element of affordable housing' rather than having a fixed amount in line with the requirement for flexibility in paragraph 50 of the NPPF. It is recommended that the policy is amended to allow for schemes supported by the local community to deliver facilities and services as well as affordable housing.
Mrs	Jennifer	Spear	Ambrosden Parish Council	Policy	Villages 3	Rural Exception Sites	Support policy. Ability for small scale market housing to support viability of rural exception sites should be retained. Does not address self build and serviced plots. Policy should encourage self builds. Definition of affordable housing should be extended to include subsidised low cost sale, entry level housing for sale, private rented accommodation & intermediate.
Mr	Chris	Still	Gladman Developments Ltd	Policy	Villages 3	Rural Exception Sites	Delete 'Within or'. New rural exception sites policy should apply beyond settlement boundaries.
Ms	Theresa	Goss	Adderbury Parish Council	Paragraph	C.248	Policy Villages 4: Meeting the needs for Open Spaces, Sport and Recreation.	The statement of an evidence base does not accord with the population general view.



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Cllr	Theresa	Goss	Bloxham Parish Council	Paragraph	C.248	Policy Villages 4: Meeting the needs for Open Spaces, Sport and Recreation.	There is no evidence submitted or referenced to substantiate this statement.
Ms	Patricia	Jesson	Wroxton & Balscote Parish Council	Table	Table 12	Rural Sub Areas: Open Space	Will any increased sports facilities in Banbury be supplemented by proposed facilities in the rural villages.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	Villages 4	Meeting the needs for Open Spaces, Sport and Recreation.	The policy doesn't take into account sports played by the female population.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	Villages 4	Meeting the needs for Open Spaces, Sport and Recreation.	Agree - subject to qualification previously mentioned
Cllr	Theresa	Goss	Bloxham Parish Council	Policy	Villages 4	Meeting the needs for Open Spaces, Sport and Recreation.	The rural north shows no reference to hockey pitches, netball courts, or to tennis courts.
Cllr	Andrew	Hornsby-Smith		Policy	Villages 4	Meeting the Need for Open Space, Sport and Recreation	Minor Amendment
Ms	Patricia	Jesson	Wroxton & Balscote Parish Council	Policy	Villages 4	Meeting the Need for Open Space, Sport & Recreation	Will any increased sports facilities in Banbury be supplemented by proposed facilities in the rural villages.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	Villages 4	Meeting the Need for Open Space, Sport and Recreation	Green Infrastructure should include linear routes and green corridors for village and rural areas.
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	Villages 4	Meeting the need for Open Space, Sport and Recreation	Small plots are costly to maintain
Mrs	Jennifer	Spear	Ambrosden Parish Council	Policy	Villages 4		Policy omits Ambrosden under provision of open space. While either are a number of facilities within the Parish these are all controlled by the MOD and are not available for public use. Two small LEAFs, no open space and no facilities within the school. Policy should be amended to provide additional provision.
Cllr	Theresa	Goss	Bloxham Parish Council	Paragraph	C.250	Meeting the needs for Open Spaces, Sport and Recreation.	This again references the DPD as the point of reference rather than a NDP.
Mr	Paul	Burrell	Pegasus Group / Dorchester Group	Paragraph	C.257	Policy Villages 5: Former RAF Upper Heyford	Further development should be explored to make the site more sustainable recognising the planned development at Upper Heyford
Mr	Paul	Burrell	Pegasus Group / Dorchester Group	Paragraph	C.257	Policy Villages 5: Former RAF Upper Heyford	The Plan should comply with NPPF and increase housing supply recognising that the sites at Bicester will not be deliverable quickly
Mr	Paul	Burrell	Pegasus Group / Dorchester Group	Para	C.257	Policy Villages 5: Former RAF Upper Heyford	The Plan should allow for more development at Upper Heyford.
Cllr	James	Macnamara	The Astons and Heyford Ward	Paragraph	C.257	Policy Villages 5: Former RAF Upper Heyford	Delete final sentence. Upper Heyford is an unsustainable site and the current development was only permitted in order to preserve the heritage assets. Make clear that this development is set within strict limits and will not be expanded.
Mr	Steven	Pickles	West Waddy ADP	Paragraph	C.257	Policy Villages 5: Former RAF Upper Heyford	Support commitment to review the potential to accommodate development at Upper Heyford, subject to improvements to transport links and social infrastructure.
Mrs	Vicky	Aston	Sport England	Policy	Villages 5	Former RAF Upper Heyford	Object as policy as it does not make reference to existing sports facilities at RAF Heyford.
Mr	Paul	Burrell	Pegasus Group / Dorchester Group	Policy	Villages 5	Former RAF Upper Heyford	The Plan should allow for more development at Upper Heyford and there should be an early review
Mr	Paul	Burrell	Pegasus Group / Dorchester Group	Policy	Villages 5	Former RAF Upper Heyford	More development should be located at Upper Heyford
Mr	Paul	Burrell	Pegasus Group / Dorchester Group	Policy	Villages 5	Former RAF Upper Heyford	The Policy is not positively prepared and is unsound. All employment uses should be allowed on the site not just high quality allowing for the re-use of existing buildings.
Mr	Paul	Burrell	Pegasus Group / Dorchester Group	Policy	Villages 5	Former RAF Upper Heyford	The policy is repetitious regarding public transport use and development respecting the conservation area

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Mr	Paul	Burrell	Pegasus Group / Dorchester Group	Policy	Villages 5	Former RAF Upper Heyford	The requirements on the site should be reduced and the policy should say 'a primary school or other school as may be appropriate'
Ms	Gemma	Care	Barton Willmore / Bovis Homes	Policy	Villages 5	Former RAF Upper Heyford	Supporting inclusion of site for approx 760 dwg with supporting infrastructure, primary school and community, recreation and employment opportunities. Welcome possible extension of site beyond 2031.
Mr	Jack	Moeran	Environment Agency	Policy	Villages 5	Former RAF Upper Heyford	We are pleased that the need for remediation of contamination for any further significant development has been addressed.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	Villages 5	Former RAF Upper Heyford	Amend bullet points. Wording supplied.
Mr	Martin	Small	English Heritage	Policy	Villages 5	Former RAF Upper Heyford	EH supports the reference to the historical interest of this former airfield.
Mr	Bruce	Tremayne	CPRE Bicester District	Policy	Villages 5	Former RAF Upper Heyford	Support.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	Villages 5	Former RAF Upper Heyford	Supported
Ms	Rhianon	Boulton	Turley Associates / Western Power Distribution	Paragraph	D.1	The Infrastructure Delivery Plan	Western power own a number of strategic electricity distribution circuits in the District which they would normally expect developers to pay to relocate if needed
Ms	Rhianon	Boulton	Turley Associates / Western Power Distribution	Paragraph	D.1	The Infrastructure Delivery Plan	Western power would normally seek to retain the position of certain electricity circuits
Ms	Rhianon	Boulton	Turley Associates / Western Power Distribution	Paragraph	D.1	The Infrastructure Delivery Plan	There are no restrictions in terms of the position of new development and its overhead lines but advise that these are taken into account
Ms	Rhianon	Boulton	Turley Associates / Western Power Distribution	Paragraph	D.1	The Infrastructure Delivery Plan	WPD should be consulted about development proposals
Mr	Jack	Moeran	Environment Agency	Paragraph	D.1	The Infrastructure Delivery Plan	Pleased with the IDP. However, wish to reiterate that water infrastructure must be in place before development coming forward.
Mr	Daniel	Round	OCC - Education & early Intervention Services	Section	D	Infrastructure Delivery Plan	Unclear what private sector partners are? Builders or education services? Does not mention special education. Nursery provision should be 'normally' supplied in new primary schools. No mention of youth facilities or Children centres. Why is education provision proposed at Kidlington when no housing is proposed?
Mr	Daniel	Round	OCC - Highways and Transport	Section	D	Infrastructure Delivery Plan	No comment.
Mr	Daniel	Round	OCC - Highways and Transport	Appendix	D.0	Kidlington & Rural Areas	Public rights of way. New bullet walking & cycling. LTP3 Policies CW1-CW5.
Mr	Daniel	Round	OCC - Highways and Transport	Appendix	D.1	Infrastructure Plan Bicester	Under Park & ride; add developers and Bicester Village as partners. Under East West Rail add Chiltern Railways & OCC as partners. Under Evergreen 3 add OCC as partner.
Mr	Daniel	Round	OCC - Highways and Transport	Appendix	D.1	Banbury	Include public transport - what level of detail appropriate?
Mr	Daniel	Round	OCC - Highways and Transport	Appendix	D.1	Kidlington	Amend Access to Oxford with Northern approaches to Oxford. London Oxford Airport is not the responsibility of OCC - regulated by DFT & CAA. Include public transport.
Mr	Daniel	Round	OCC - Highways and Transport	Appendix	D.1	Rural Areas	Include public transport.
Ms	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Paragraph	D.2	Infrastructure Delivery Plan	Object to the plan as it is reliant upon a temporary Infrastructure Delivery Plan (IDP) and that the infrastructure requirements would be superseded by the final IDP. The IDP should take account of John Harman's report and the NPPF.

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Ms	Helen	Lease	RPS / Thames Valley Police	Section	D.4	The Infrastructure Delivery Plan	Developer contributions are required to maintain appropriate level of policing for new and existing population. Should refer to police infrastructure.
Mr	Daniel	Round	OCC - Strategic Planning Consultations	Paragraph	D.9	The Infrastructure Delivery Plan	Support definition of 'Priority' & 'Less Critical'
Mrs	Vicky	Aston	Sport England	Policy	INF1	Infrastructure	Suggest sport and infrastructure is added to list of infrastructure in Policy INF 1 Infrastructure.
Ms	Carmelle	Bell	Thames Water	Policy	INF1	Infrastructure	The policy should be amended to include 'utilities' in the list of infrastructure requirements. This is supported by paragraphs 156 and 162 of the NPPF. Whilst the levels of growth in the LP are not considered to be unmanageable, infrastructure upgrades will be required (Bicester in particular) and developers should work with Thames Water to draw up water and drainage strategies. The exact scale and location will be determined once there is a clear phasing plan.
Mr	David	Coates		Policy	INF1	Infrastructure	Consider Infrastructure Delivery Plan (IDP) contains insufficient costing information. It is unclear the relationship between the IDP, the developer contributions SPD and the Community Infrastructure Levy. (Suggested amendments supplied)
Ms	Julia	Edwards	Corylus Ltd	Policy	INF1	Infrastructure	Support the requirement for development proposals to demonstrate that infrastructure requirements can be met
Mr	Chris	Gaskell	SSE Power Distribution	Policy	INF1	Infrastructure	At this stage SSEPD provide only general guidance. Connections for new development can be provided subject to cost and timescale. Where existing infrastructure is inadequate, the costs of any upstream reinforcement would normally be apportioned between developer and DNO (Distribution Network Operator). Maximum time-scales in these instances would not exceed around 2 years and should not impede delivery of any proposed housing development. SSEPD have already begun the process of undertaking reinforcement works in the Bicester area to provide significant additional electrical capacity which would be available in 3-4 years. Existing overhead lines can remain in place. Where this is not practicable agreement will be needed with SSEPD prior to submission of a planning application.
Mrs	Jennifer	Glynn		Policy	INF1	Infrastructure	Concern of electricity blackouts caused by power station closures.
Ms	Theresa	Goss	Adderbury Parish Council	Policy	INF1	Infrastructure	Supported
Clr	Timothy	Hallchurch MBE		Policy	INF1	Infrastructure	Concern relating to the retention of local pubs, shops and some local businesses. A number of local examples quoted.
Ms	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Policy	INF1	Infrastructure	Policy INF1 does not address the key issues of viability and cost in the preparation of the Local Plan. The Plan should be revised to take account of viability testing for Local Plans by John Harmon and the NPPF requirements.
Mr	Chris	Hone	CPRE Banbury District	Policy	INF1	Infrastructure	Large housing sites within urban areas must be provided with effective infrastructure to ensure their overall sustainability, and there must be an effective partnership between the Council and other relevant authorities to secure this, set up at an early stage of the planning process.
Mr	Gareth	Jones		Policy	INF1	Infrastructure	The plan is seeking to address deficiencies for indoor sport and recreation. Future facilities need to meet the challenges of population growth, expectation and demand pressures. The representation details the specific need of facilities for a number of sports.
Mr	Vic	Keeble	Chesterton Parish Council	Policy	INF1	Infrastructure	Plan lacks a credible Infrastructure Delivery Plan. No mention of the North Relief Road. Howes Lane and Lords Lane are totally inadequate.
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	Policy	INF1	Infrastructure	No viability assessment of sites. No delivery mechanism for the Country Park. Gaps in evidence. Additional consultation required in respect of Infrastructure.

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Mr	Anthony	Powell	Highways Agency	Policy	INF1	Infrastructure	Plan is not clear about funding or delivery of key transport schemes noted within the document. Concern that IDP is only in Draft. Should be finalised at this stage.
Mr	Daniel	Round	OCC - Strategic Planning Consultations	Policy	INF1	Infrastructure	Support approach.
Mr	Daniel	Round	OCC - Highways and Transport	Policy	INF1	Infrastructure	Amend bullet point 2.
Mr	Carl	Smith	Gosford and Water Eaton Parish Council	Policy	INF1	Infrastructure	There should be a CiL and Charging schedule which deals with flood defences, parking management, highway improvements, improvements to sport management, maintaining Stratfield Brake footbridge across the Oxford Canal and along with other necessary items
Mr	Laurence	Todd		Policy	INF1	Infrastructure	There should be supporting Infrastructure to new housing development
Mr	Laurence	Todd		Policy	INF1	Infrastructure	The developers and companies such as Chiltern railways should pay contributions towards Infrastructure
Mr	Neil	Williams		Policy	INF1	Infrastructure	The local roads cannot take any more traffic.
Mr	Neil	Williams		Policy	INF1	Infrastructure	The school, doctors surgery and dental surgery are all at capacity. There needs to be a review of local services before housing is built. More services will be needed
Ms	Helen	Lease	RPS / Thames Valley Police	Policy	INF1	Infrastructure	Developer contributions are required to maintain appropriate level of policing for new and existing population. Policy wording to be amended to reflect police infrastructure.
Ms	Rachael	Blakey	Bucknell Parish Council	Table	Table 13	Infrastructure Plan: Bicester	Masterplan has not considered how energy, water and sewage needs of new industry and housing are going to be met.
Mr	Colin	Cockshaw		Table	Table 13	Infrastructure Plan: Bicester	Education -
Mr	Vic	Keeble	Chesterton Parish Council	Table	Table 13	Infrastructure Plan: Bicester	Support rational behind park and ride provision at Bicester. Query if South East Relief Road will access the Park and Ride facility. Recommend a footpath is made for local residents at Chesterton to access site and the footpath / cycle way is extended to connect other villages.
Mr	David	Keene	David Lock Associates / Gallagher Estates	Table	Table 13	Infrastructure Plan: Bicester	IDP contains no costings. No cost for Canalside or the relocation of existing employment uses or Banbury FC. Plan should be supported by a robust IDP.
Mrs	Ruth	POWLES	Kirtlington Parish Council	Table	Table 13	Infrastructure Plan: Bicester	Plans fails to meet infrastructure requirements in Bicester including East West Rail and Project Evergreen 3. Suggest out of town rail station.
Mr	Daniel	Round	OCC - Waste Management	Table	Table 13	Infrastructure Plan: Bicester	Support reference to Bicester RE-use and Sustainable Living Centre.
Mr	Daniel	Round	OCC - Ecology	Table	Table 13	Infrastructure Plan: Bicester	IDP lacks reference to ecology and Green Infrastructure. Amendment supplied.
Mr	Charles	Routh	Natural England	Table	Tables 13-16	Infrastructure Plan	Advise adequate consideration for the delivery of the natural environment aspirations of the Plan within tables 13-16.
Mr	Bruce	Tremayne	CPRE Bicester District	Table	Table 13	Infrastructure Plan: Bicester	Agree that infrastructure is critical and should be provided prior to development.
Mr	Tom	Whild	Terrence O'Rourke Ltd / Countryside Properties (Bicester) Ltd	Table	Table 13	Infrastructure Plan: Bicester	Reference to park and ride facility originally intended for North West Bicester Residents and not wider. Land has already been transfer to Oxfordshire CC - no longer a requirement in policy. Further clarity required.
Ms	Helen	Lease	RPS / Thames Valley Police	Table	Table 13	Infrastructure Plan: Bicester	Support reference to police infrastructure. Under current status add 'to maintain an appropriate level of service', additional floor space required at Bicester Police Station to accommodate impact of growth,
Ms	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Table	Table 14	Infrastructure Plan: Banbury	Object to Table 14. Does not reflect viability.
Ms	Chloe	Jones	Boyer Planning	Table	Table 14	Infrastructure Plan: Banbury	Support proposed housing trajectory for land at West of Bretch Hill.

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Ms	Helen	Lease	RPS / Thames Valley Police	Table	Table 14	Infrastructure Plan: Banbury	Support reference to police infrastructure. No Plans to relocate Thames Valley Policy HQ from Kidlington. Additional floor space required at Banbury Police Station to maintain appropriate level of service and impact on growth.
Ms	Helen	Lease	RPS / Thames Valley Police	Table	Table 15	Infrastructure Plan: Kidlington	No Plans to relocate Thames Valley Policy HQ from Kidlington. Delete from table.
Cllr	James	Macnamara	The Astons and Heyford Ward	Table	Table 16	Infrastructure Plan: Rural Areas	Mention the Free School.
Mrs	Ruth	POWLES	Kirtlington Parish Council	Table	Table 16	Infrastructure Plan: Rural Areas	Plans fails to meet infrastructure requirements in Bicester including East West Rail and Project Evergreen 3. Suggest out of town rail station. Improvements to A34. Concern at rat runs.
Mr	Daniel	Round	OCC - Environment & Energy Strategy Team	Section	E.1	Monitoring Arrangements	Monitoring targets should be positively worded. E.g. Permissions granted contrary to EA advise and AONB lost to development.
Mr	Charles	Routh	Natural England	Section	E.1	Monitoring Arrangements	Monitoring indicator 'Area of biodiversity habitat/number of species' should show clearly what it is measuring. Advise that a pragmatic but meaningful indicator is chosen. Amend Indicator 'Amount of AONB lost to development' to 'Permissions granted contrary to AONB advice'.
Mr	Chris	Still	Gladman Developments Ltd	Section	E.1	Monitoring Arrangements	Consistent under supply of housing. 20% buffer should apply.
Ms	Helen	Lease	RPS / Thames Valley Police	Section	E.1	Monitoring Arrangements	Proposed monitoring is insufficiently flexible. New monitoring section that stipulates that any policy objective that is failing should be reviewed and changes made to the Plan.
Ms	Julia	Edwards	Corylus Ltd	Paragraph	E.6	The Monitoring Framework	Supports this paragraph
Mr	Alasdair	Jones	Marrons / Hallam Land Management	Paragraph	E.6	The Monitoring Framework	Housing monitoring should be measured against the trajectory and policy targets for Banbury & Bicester. Combining monitoring areas risks not having a five year housing land supply and consequently growth being redirected to rural areas and not Banbury. Windfall target should be broken up between Banbury, Bicester and the Rest of the District. Wording supplied.
Ms	Julia	Edwards	Corylus Ltd	Paragraph	E.9	The Monitoring Framework	Objects that villages are grouped as they need to be looked at on a village by village basis
Mr	Geoff	Bolton	Berrys / Gleeson Developments Ltd	Paragraph	E.10-E.12	Building Sustainable Communities	The Plan does not contain contingency measures in the event that strategic housing sites do not come forward within the planned timescales. The deliverability of sites has not been supported by the required evidence and the Plan should not proceed without publishing a SHLAA update, Infrastructure Plan and a viability assessment and there should be then an opportunity for submitting representations. Have concerns with the deliverability / timescale of the following sites: Banbury 1, Banbury 2 and Banbury 4.
Cllr	James	Macnamara	The Astons and Heyford Ward	Paragraph	E.14	Building Sustainable Communities	Coordinating the number of new schools will require serious commitment to the county School Organisation Stakeholder Group.
Mr	Bruce	Tremayne	CPRE Bicester District	Paragraph	E.16	Theme Three - Ensuring Sustainable Development	New indicator to monitor Green Belt loss.
Mr	Geoff	Bolton	Berrys / Gleeson Developments Ltd	Table	Table 17	Proposed Housing Trajectory	The Plan does not contain contingency measures in the event that strategic housing sites do not come forward within the planned timescales. The deliverability of sites has not been supported by the required evidence and the Plan should not proceed without publishing a SHLAA update, Infrastructure Plan and a viability assessment and there should be then an opportunity for submitting representations. Have concerns with the deliverability/timescale of the following sites: Banbury 1, Banbury 2 and Banbury 4.

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Mr	Peter	Frampton	Framptons / Mr J Phipps	Map	5.2 Key Proposals: Bicester	Key Proposals: Bicester	The LP contains no evidence why it is necessary to identify land as green buffer to the east of the allocation for North West Bicester and therefore is not justified. The LP is not consistent with national policy as it does not contain a criteria based policy against which any development on a 'green buffer' - a locally designated site will be judged. This frustrates the delivery of a developable site for housing which is needed to improve the supply of housing in the District.
Ms	Sarah	Hamilton-Foyn	Pegasus Group / Persimmon Homes - 1 of 3	Table	Table 17	Housing Trajectory	Support housing trajectory - Hanwell Fields.
Cllr	Andrew	Hornsby-Smith		Table	Table 17	Proposed Housing Trajectory	Update to reflect Kidlington allocation.
Ms	Chloe	Jones	Boyer Planning	Table	Table 17	Proposed Housing Trajectory	Support the use of Greenfield sites to meet housing need.
Ms	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	Table	Table 17	Proposed Housing Trajectory	Housing trajectory is supported in principle - in particular early delivery of Banbury 2. Greater need for housing in Banbury.
Mr	Steven	Neal	Boyer Planning / Redrow Homes & Wates Developments	Table	Table 17	Proposed Housing Trajectory	Housing trajectory is not realistic. Period between 2016 - 2022 is unlikely to deliver a rate of 100 dwg per annum. Early deliver concerns with Graven Hill and North West Bicester Eco-town. East Bicester is capable of early delivery.
Mr	Tom	Whild	Terrence O'Rourke Ltd / Countryside Properties (Bicester) Ltd	Table	Table 17	Proposed Housing Trajectory	Object to proposed housing trajectory delaying development at North West Bicester until 2022/2023 and after the completion of phase 1 South West Bicester. No capacity or infrastructure constraints to prevent development from beginning as early as September 2014 subject to planning application process being successful. Expect phase 2 to start well before the conclusion of phase 1. Sites can be managed as one. Housing trajectory in Plan differs from trajectory in Masterplan. Delivery rate should be raised from 75dwg pa to 80.
	Alex	Wilson	Barton Willmore /A2 Dominion	Table	E.2	Proposed Housing Trajectory	Plan does not cover requirement for a 5-year housing land supply or trajectory. Plan has not met housing target since 2006 - requirement for 20% buffer brought forward in the plan period.
	Alex	Wilson	Barton Willmore /A2 Dominion	Table	E.2	Proposed Housing Trajectory	Completions to commence within exemplar site in 2013/14. For wider site, occupation to begin in 2017/18 rising to 150 per annum once exemplar is fully occupied. Construction estimated to begin in 2015/16.
Ms	Gemma	Brickwood	Turley Associates / Sainsbury	Table	E.3	Proposed Employment Trajectory	Bicester Business Park estimated employment floorspace (46,200 sqm) does not match extant outline planning permission (50,250 sqm).
Mr	Colin	Clark	Banbury and Cherwell Green Party	Appendix	Appendix 3	Evidence Base	Plan should be supportive of other CDC strategies & be holistic. Plan should cross refer to Housing Needs Estimate and Low Carbon Strategy. Welcome a risk analysis of Plan. Welcome emphasis on sustainability - safeguarding green spaces & biodiversity, intention to walk and cycle, self build. Plan should be considered in the context of other neighbouring plans.
Mrs	Maureen	Cossens		Appendix	Appendix 3	Evidence Base	Insufficient evidence of how cleaned water from sewage works will be dispersed. Increasing flood risk from River Ray. Proposed attenuation measures (Reed beds and Ponds) offer inadequate protection. Suggest new sewage works with different outflow area.
Mr	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Appendix	Appendix 3	Evidence Base	Add following documents to evidence base; RSS (May 2009), Ove Arup's Report Economic and Social Impacts of a Potential Eco-town at Weston Otmoor (Jan 2009), Oxford Technology Park: The Compelling Case (Dec 2009) & (Oct 2012) & A Small Scale Local Green Belt Review for Oxford Technology Park (forthcoming).
Mr	Rob	Linnell	Savills / Trinity College Oxford	Appendix	Appendix 3	Evidence Base	Not aware of any published SHLAA in the District. The LP could be found unsound in that it is not consistent with NPPF paragraph 159. SHLAA should be published prior to examination of the LP to justify the number of dwellings in the rest of the District.

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Ms	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	Appendix	Appendix 3	Evidence Base	See comment 1.3
Ms	Cathleen	Nunn		Appendix	Appendix 3	Evidence Base	Plan based on a lack of evidence.
Ms	Cathleen	Nunn		Appendix	Appendix 3	Evidence Base	SFRA is out of date.
Ms	Ellen	O'Grady	Defence Infrastructure Organisation	Appendix	Appendix 3	Procedural: consultation & evidence	Given the introduction of fundamental and significant changes at a late stage, the Council should have afforded another consultation stage. The process followed does not comply with para. 2.4 of the SCI. The following documents were not available to the public: Affordable Housing Viability Assessment Update 2012, Retail Study Update 2012, Strategic Housing Land Viability Assessment 2012, and Strategic Housing Market Assessment 2012. The lack of accessible information is not in compliance with para. 6.6 of the SCI.
Mr	Anthony	Powell	Highways Agency	Appendix	Appendix 3	Evidence Base	Concern that Integrated Transport and Land Use Studies for Banbury, Bicester and the rest of Cherwell Rural Areas are out of date. Questions regarding the package of infrastructure measures needed for each study area remaining outstanding.
Mr	Anthony	Powell	Highways Agency	Appendix	Appendix 3	Evidence Base	Plan should provide clarification as to the operation of M40 J11 and whether the proposed development in the district can be accommodated on the key junction that provides access to Banbury.
Mr	Anthony	Powell	Highways Agency	Appendix	Appendix 3	Evidence Base	Content that M40 Junction 9 can mitigate development at Graven Hill and C site. Although still require further evidence to support Eco-town.
Mr	Anthony	Powell	Highways Agency	Appendix	Appendix 3	Evidence Base	Attached: Cherwell Local Plan Technical Note 01 prepared by Parsons Brinckerhoff - 28 September 2012. Issues include; M40 Junction 9, 10 & 11 as well as access to Oxford.
Mr	Charles	Routh	Natural England	Appendix	Appendix 3	Evidence Base	Unclear how the biodiversity, landscape and amenity value of each site has been considered. The Plan is considered unsound unless the Council demonstrates how it has addressed paragraphs 110 and 165 of the NPPF and paragraphs 98 and 99 of ODPM Circular 06/2005 in the process of allocating sites. On biodiversity terms, advise that at least a phase one survey should be undertaken for each allocated site.
Mr	Martin	Small	English Heritage	Appendix	Appendix 3	Evidence Base	EH welcomes the historic environment related documents listed in Appendix 3 but expected to see listed the Historic Environment Record and EH's Heritage at Risk Register.
Miss	Emily	Sparrow	JPPC / Merton College	Appendix	Appendix 3	Evidence Base	There is a clear need for further employment land and affordable housing.
Mr	Chris	Still	Gladman Developments Ltd	Appendix	Appendix 3	Evidence Base	Local Plan should be based on a full and robust evidence base of housing need including consideration of Household formation rates, Net Inward Migration, Backlog/ Hidden Homeless, Census 2011, Housing Vacancy Rates, Economic Factors, Off-setting a falling work age population, addressing affordability, duty to cooperate, Non-delivery of Local Plan Allocations, Phasing Policy, Spatial Distribution & Flexibility. Plan does not consider historic shortfall and persistent under delivery.
Mr	Chris	Still	Gladman Developments Ltd	Appendix	Appendix 3	Evidence Base	Incomplete evidence base, SHMA and SHLAA unavailable. Oxfordshire SMA (2007) is out of date. Draft SHMA 2012 - does not reflect inward migration or newly forming households.
Mr	Matthew	Williams	Drivers Jonas DeLoitte / Aberdeen Property Investors	Appendix	Appendix 3	Evidence Base	Welcome refresh of the Council's retail evidence base. As per NPPF paragraph 161.
	Alex	Wilson	Barton Willmore /A2 Dominion	Appendix	Appendix 3	Evidence Base	Evidence base is not up to date. Policies relating to housing mix are not robust. Council has not published SHMA & IDP. Undermines consultation on plan and SEA/SA. Plan will require further consultation.
Ms	Melissa	Wilson	Drivers Jonas Deloitte / CEMEX UK	Appendix	Appendix 3	Evidence base	The Local Plan evidence base is not robust. The Council does not have an up to date SHLAA and the latest Housing Land Supply Position Update note (August 2012 indicates that it can only demonstrate a 3.2 year housing supply. This undermines development being brought forward in accordance with the spatial strategy and increases the threat of unplanned greenfield and rural development. The Council's AMR indicates the Council broadly agrees with the suitability of the CEMEX site at Merton Street.

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Mr	Steven	Neal	Boyer Planning / Redrow Homes & Wates Developments	Map	5.1 - 5.2	Key Proposals - Map	Should show new link road on the South east of Bicester.
Mr	Bruce	Tremayne	CPRE Bicester District	Maps	Maps	Maps	Map 5.1 and the eight thematic maps are poor quality being too detailed and too small.
Mr	Geoff	Bolton	Berrys / Gleeson Developments Ltd	Map	5.2 Banbury	Banbury Key Proposals	Objects to the designation of much of the Broughton Road site as a green buffer. The policy and related designation on the Proposals Map should be deleted and replaced with a new policy relating to areas of separation. The 'green buffer' surrounding most of Banbury is a new and arbitrary designation and not based on any evidence. A detailed landscape assessment is required.
Ms	Gemma	Care	Barton Willmore /Bicester Sports Association	Map	5.2	Key Proposals: Bicester	Concern that Pringle Fields falls within both the Town Centre Action Area and Green Buffer.
Mr	Peter	Chambers	David Lock Associates	Map	5.2	Key proposals Bicester	Residential development of 500 homes at Gavray Drive Bicester is supported.
Mr	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Appendix	Appendix 5.2	Bicester	Extend Bicester Gateway to include Faccenda Chicken Farm for better frontage. Omission Site.
Ms	Ellen	O'Grady	Defence Infrastructure Organisation	Map	Map	5.2 Key Proposals: Bicester	The proposed green buffer sits within MOD land ownership boundary, reducing developable land. The buffer cuts off the safeguarded Energy Centre areas as contained within the submitted planning application. This part of the policy is unsound.
Mrs	Jane	Olds	Stratton Audley Parish Council	Map	Map	5.2 Key Proposals: Bicester	Supports the zoning of the quarry areas as Local Wildlife site and the adjacent Landscape Buffer Zone between Stratton Audley and RAF Bicester
Mr	Alec	Arrol	Kennet Properties / Thames Water	Appendix	Appendix 5	Banbury Proposals Map	Object to the designation of Grinsbury Reservoir as green open space. KLP has no plans to permit public access and CDC has not approached KPL regarding the future of the site. Without some form of enabling development KPL would not support public access on this site. The designation provides no means to implement changes that would be supported by the landowner.
Mr	Rowland	Bratt		Map	Map	Banbury	The Green Buffer should be removed from proposals maps at Cotefield Farm, Bodicote.
Mr	John	Colegrave		Map	Map	Banbury	Suggest that the Green Buffer is removed from proposals maps at Wykham Park Farm adjacent Salt Way.
Mr	Robert	Thompson		Map	Map	Banbury	Suggest Green Buffer is removed from the Proposals Map at South of Broughton Road and that this land is allocated for residential development within the Local Plan.
Mr	Will	Cobley	Terrence O'Rourke Ltd / Blenheim Palace Estate	Map	Map 5.5	Kidlington	Map 5.5 should be amended to include a wider area of search than depicted. Map supplied.
Mr	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Appendix	Appendix 5.1	Proposed Submission Policies Map	Remove Oxford Technology Park, Langford Lane, Kidlington from the Oxford Green Belt.
Mr	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Appendix	Appendix 5.5	Kidlington Insets	Amend legend to state 'Oxford Technology Park' and not 'Langford Lane Technology Park'.
Mr	Nik	Lyzba	JPPC / Oxford University Press	Map	Map	Kidlington	OUP support Policy Kidlington 1 however they have concerns about its identification on the map. Element of pre-determination. Suggest notation is changed to reflect wider area of review.
Mr	Roger	Smith	Savills / The Bulford trust	Map	Map	Kidlington	Amend map to extend Kidlington 1 to include land east of Banbury Road and north of The Moors to allow small scale review of the Green Belt to provide for a mix of uses.
	Alex	Wilson	Barton Willmore /A2 Dominion	Map	5.3	Bicester Insets	Plan depicts a rectangle shape for the site. The precise boundaries and extend of development will be determined through a Masterplanning process.
Mr	Ed	Barrett	Turley Associates/ Scottish Widows / Scottish Widows Unit Funds Ltd	Consultation	Consultation	Consultation	Extension to consultation period not granted. Request made on the grounds that the Retail study Update was not finalised.



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Mr	David	Broadley	Aylesbury Vale DC	Consultation	Consultation	Consultation	Request for an extension to consultation period.
Mr	Malcolm	Finch	HFDAG	Other	Other	Other	Public consultation has not complied with T&C Planning Act or the Localism Bill. No member of the public who resides in Hanwell Fields estate has been asked to consult or provide opinion on the 2012 local plan.
Ms	Patricia	Jesson	Wroxton & Balscote Parish Council	Consultation	Consultation	Consultation	Difficult to 'round robin' such lengthy document in the time allocated.
Mr	Rob	Kinchin-Smith	Banbury Civic Society	Consultation	Consultation	Consultation	The Proposed Submission Draft Local Plan is very different document to the Draft Core Strategy. Containing new policies, revised housing numbers and new set of allocated sites. Including some previously rejected. E.g. Banbury 2. At pre-submission stage there is limited opportunity to comment on these new proposals.
Mr	Colin	Macklin		Consultation	Consultation	Consultation	Insufficient consultation has been carried out with Aynho Parish Council.
Mr	Wayne	Neale		Consultation	Consultation	Consultation	Insufficient community consultation
Ms	Cathleen	Nunn		Consultation	Consultation	Consultation	Community has not been consulted.
Mr	Bruce	Tremayne	CPRE Bicester District	Resourcing	Resourcing	Resourcing	Plan is silent on resourcing issues, to adequately deliver plan and ensure aims are achieved and monitored.
Ms	Angela	Atkinson	Marine Management Organisation	General	Other	Bicester Master Plan	The geographical area of the document does not include any area of sea or tidal river and therefore the MMO has no comments.
Ms	Claire	Berry	West Northants Joint Planning Unit	General	Other	Local Plan and Bicester Masterplan	West Northamptonshire Joint Planning Unit has no comments on either the Proposed Submission Local Plan or the draft Bicester Masterplan.
Ms	Rachael	Blakey	Bucknell Parish Council	General	Other	General	Number of jobs proposed will be difficult to deliver. Propose a new 'Industrial Development Officer'. Delivery strategy is vague.
Ms	Gemma	Brickwood	Turley Associates / Sainsbury	General	Other	Inconsistencies with other planning policy documents	Plan is inconsistent with Bicester Masterplan - Town centre Boundary.
Mr	Ben	Jackson	Bicester Chamber	General	Other	Bicester Masterplan	The Local Plan contradicts the Masterplan in places. The Local Plan should be aligned with the masterplan which better meets the town's needs.
Mrs	Susan	Mackrell	Bicester Town Council	General	Other	Draft Bicester Masterplan	Plan should be flexible and not set out limitations and determinants. Town is fast growing and this will put strains on transport, employment, health, education and social and community challenges. Welcome specific chapter on Bicester and supporting Bicester Masterplan. Master plan duplicates Bicester Local Plan Chapter. Concern raised at inconsistencies.
Mr	Charles	Routh	Natural England	General	Other	Draft Bicester Masterplan	A number of allocations ( in particular Bicester 3) have significant roads running through green space provision. This is likely to detract from the value of such space.
Mr & Mrs	A S	Adams		General	Other	Map	The 'Framework Masterplan' leaflet does not depict Wendlebury.
Mr	Alec	Arrol	Kennet Properties / Thames Water	General	Other	LP structure and content	Part C of the LP covers the 3 main settlements and, the villages and rural area. It is noted CDC does not intend to progress a site specific allocation DPD and that the Master Plans for Bicester and Banbury are progressed as SPDs. SPDs cannot make site allocations and this requires the LP to ensure that it has made all the necessary allocations within Bicester and Banbury to deliver the development requirements for the lifetime of the LP. Having a LP which concentrates on strategically important sites and progresses smaller sites through a site allocations DPD provides greater flexibility. CDC approach does not make the LP unsound but underpins why KPL considers parts of the LP unsound.
Clir	Ken	Atack	Croprey Ward	General	Other	Canalside	Happy with the Local Plan which demonstrates a sound and legally compliant document subject to relocation of business from Canalside.
Ms	Angela	Atkinson	Marine Management Organisation	Other	Other	Other	The geographical area of the document does not include any area of sea or tidal river and therefore the MMO has no comments.
Mr	Peter	Bateman	Framptons/ Amber Developments	General	Other	General	Design of height & extent of built development - could make reference to topography
Mr	John	Braithwaite	South Newington Parish Council	General	Local Plan	General	Welcomes the general aims and policies set up in the Local Plan and considers the Plan well funded.

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Ms	Gemma	Brickwood	Turley Associates / Sainsbury	General	Other	Retail	Level of retail provision at North West Bicester Eco-town, Graven Hill, South West Bicester Phase 2 & East Bicester are unjustified.
Mrs	Kathryn	Brown	Stoke Lyne Parish Council	General	Other	Other	Agree with the premise that Bicester Town needs to be improved
Mrs	Kathryn	Brown	Stoke Lyne Parish Council	General	Other	Retail	Bicester already has more supermarkets than many other towns
Mrs	Kathryn	Brown	Stoke Lyne Parish Council	General	Other	Other	Light pollution from Bicester is already an issue in surrounding villages. What can be done to prevent the impact of lighting new roads and development? What proposals are there to mitigate noise pollution? What compensation are in place for those affected by the SE Link Road?
Colonel	Terry	Byrd	Merton Parish Council	General	Other	Other	466 pages of documents are a significant challenge to any reader. Nonetheless it reflects on hard work and the covering summary leaflet is particularly well done.
Colonel	Terry	Byrd	Merton Parish Council	General	Other	Other	Local Plan allocates resource to the "already have - more sustainable" at the expense of the "have nots - less sustainable". There is a danger of this latter group becoming unsustainable. Merton Parish received negligible mention in the Plan with no specific mention in the Sustainability Appraisal.
Mr	Tim	Byrne	Jones Lang LaSalle / Horton General Hospital	General	Other	Other	Expect future documents e.g. Site Allocation Document to consider development needs of Horton General Hospital
Mr	Philip	Collett		General	Other	Motoway	M40 issues - Canal, River Cherwell I & Railway all run north south. Road near M40 are over crowded. Junction 9 acts as a junction for two other routes.
Mr	Philip	Collett		General	Other	Motorway Junctions	Maps A-D supplied - depicting example junctions onto Motorways at M27 & proposed at M40
Mr	Richard	Cutler	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	General	Other	Other	Report Attached: Bloombridge Appendix: Commentary on the Social-Economic Profiles of Bicester, Banbury & Kidlington prepared by Colin Buchanan & Partners' April 10 & Hill Street Holdings * Bloombridge Report Oxford Technology Park the Compelling Case Part 2 (Oct 2012), Flood Risk Assessment & Drainage Strategy, Preliminary Transport appraisal, Extended Phase 1 Habitats Survey
Mr	Malcolm	Finch	HFDAG	General	Other	Other	The Local Plan misleads the public by adopting the revoked SE Plan for a greater housing number than is actually required. The fixed 5 year housing land supply has been fulfilled with planning permissions at Bankside 1 and Canalside.
Mr	Malcolm	Finch	HFDAG	General	Other	Other	Areas designated on the local plan have not been measured or assessed on equal or fair criteria. Banbury 5 has been added to the plan yet West of Warwick Road has been removed without a valid reason. Saltway is considered equal to Banbury 5 and Banbury 2 but is not present in the Local Plan. Banbury 5 has more negative points than positive according to the sustainability report and 70% of respondents to the draft plan said they opposed it; yet the site has been added.
Mr	Malcolm	Finch	HFDAG	General	Other	Banbury Masterplan	The Local Plan is misleading: Disconnected to previous plans, with sites previously dismissed, and incorrect information to justify their choice. The underlying Banbury master Plan has not been consulted on or issued. Poor quality of documentation and incoherent website.
Mr	Malcolm	Finch	HFDAG	General	Other	Other	CDC have failed to deliver houses in the past, failed to regenerate the Town Centre, create jobs and opportunities and provide infrastructure. CDC has a poor track record delivering large housing projects (Phase 1 Hanwell Fields, Banbury 5). Finance is key to deliver a housing Plan yet Bankside 1 is a failure due to no finance for builders or buyers.
Mr	Malcolm	Finch	HFDAG	General	Other	Other	Lack of proposed infrastructure for education, transport, health and water. The Plan has only 1 area allocated for employment use and no answers to tackle crime, antisocial behaviour and policing.
Mr	Malcolm	Finch	HFDAG	General	Other	Other	Local Plan is environmentally unsound: no wildlife survey has been conducted, excessive development in the Green Belt, CDC Brownfield delivery is lower than Government targets, aesthetics and prominent position of Banbury 5 and landscape impact of Banbury 2.

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Mr	Peter	Frampton	Framptons	General	Other	Rural Employment Opportunities	Omission - New policy that encourages the provision of rural employment opportunities with the rural areas not confined to existing settlement boundaries. The policy should be criteria base and focused on PDL and other operation sites.
Mr	Peter	Frampton	Framptons / Montpelier	General	Other	Other	New Policy - Encouraging the provision of specialist housing to meet the needs of the elderly. Should recognise that specialist accommodation provides employment opportunities - development maybe suitable on employment land (B1 Use's or where general employment is located near residential development. NPPF para 17 & 50. Ageing population - between 2008 - 2033 population will increase by 25,300, over 65-79 expected to grow by 77% & additional 19,600 people aged 65. Supported by Cherwell Community Plan 2006-2011.
Ms	Rose	Freeman	The Theatres Trust	General	Other	Other	Not a Local Plan but a Development Management document including elements of the Core Strategy. Plan is too long and deals with minutia of proposed developments. Plan should describe broad principles and parameters of future development with detail expanded in lower documents.
Mrs	Jane	Hennell	Canal and River Trust	General	Other	New Policy	The Trust suggests that for the plan to be justified when considered against reasonable alternatives and as a response to the known pressure for moorings of all types, either Policy ESD17 is amended to include specific section on moorings, including residential moorings, or preferably a new policy is inserted into the document to cover the provision of all types of moorings and boating facilities. Without such a policy the plan does not give clear guidance on this type of development and therefore may not be positively prepared. The Trust would wish to advise on the wording of the policy to ensure consistency with its national policy which seeks to promote residential moorings as an alternative housing choice and recommends off line moorings in either basins or lay-bys to reduce the number of on line moorings i.e. those alongside canal banks.
Ms	Caroline	Huett	Indigo Planning Ltd / McKay Securities	General	Other	Other	New Pedestrian and cycle bridges - too vague
Ms	Caroline	Huett	Indigo Planning Ltd / McKay Securities	General	Other	Other	Good accessibility to public transport - no evidence to justify
Mr	Chris	Hone	CPRE Banbury District	General	Other	Other	CPRE supports the concept of sustainability which is embraced throughout the plan.
Cllr	Andrew	Hornsby-Smith		General	Other	Building Sustainable Communities	Local allocation for Kidlington.
Cllr	Andrew	Hornsby-Smith		General	Other	Other	Provide new section explaining the development pressure on Kidlington.
Ms	Patricia	Jesson	Wroxton & Balscote Parish Council	General	Other	Parish Plans	There is no mention of Parish Plans
	Urmi	Kenia	Savills / Barwood Strategic Land LLP	General	Other	General	Wording throughout plan should be positively written 'development will be permitted unless...' rather than current wording development will not be permitted where...!
Cllr	Mike	Kerford-Byrnes	The Astons and Heyfords Ward	General	Other	Other	Endorse comments by Cllr James Macnamara ref 194
Mr	Rob	Kinchin-Smith	Banbury Civic Society	General	Other	Housing Numbers	Concern a housing Numbers. Increase in Plan target at Banbury and Bicester do not reflect extension to Plan period.
Mr	Rob	Kinchin-Smith	Banbury Civic Society	General	Other	Natural & Historic Environment	Do not believe the Plan recognises the importance of the Natural & Historic environment. Noted in Core Assets but given very little exposure in the rest of the plan. Clarity required on the weight afforded the protection of the built and natural environment.
Mr	Rob	Kinchin-Smith	Banbury Civic Society	General	Other	Banbury South-to-East Link Road	Plan is silent on additional road infrastructure within Banbury. Concern given existing capacity issues and additional housing numbers. Need for a South East link road. Recommend a route corridor is allocated.
Mr	Rob	Kinchin-Smith	Banbury Civic Society	General	Other	Village Bias	Plan has a village bias in respect of growth.
Mr	Rob	Kinchin-Smith	Banbury Civic Society	General	Other	Sustainable Communities	Support policies on housing mix. Should also apply to existing housing stock. Retain family homes.

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Mr	Rob	Kinchin-Smith	Banbury Civic Society	General	Other	Natural & Historic Environment	Support reference to natural, built and historic as core assets. Concern at the lack of policies cover the built and historic environment. Policy ESD.16 is confusing and not really about the built environment. Welcome commitment to Article 4 Directions, concern that policy applies to village only and not Oxford Canal, Upper Heyford and RAF Bicester. LPA should use its enforcement power to police.
Clr	Duncan	Ledger	Bletchington Parish Council	General	Other	Neighbourhood Plan	Bletchington Parish Council are preparing a Neighbourhood Plan that will incorporate hamlets of Heathfield and Enslow. May challenge planning restrictions placed upon Enslow.
Mr	Nik	Lyzba	JPPC / Oxford University Press	General	Other	Household Waste	Plan should acknowledge household waste and commercial waste recycling centre has been approved on the site and identified in the Oxfordshire Minerals and Waste Local Plan. Amendments supplied.
Ms	Lucy	Murfett	South Oxon DC	General	Other	Other	No comment.
Mr	Wayne	Neale		General	Other	Banbury Masterplan	Banbury Masterplan has not been consulted upon
Ms	Cathleen	Nunn		General	Other	NPPF	Plan is not compliant with NPPF.
Mrs	Jane	Olds	Stratton Audley Parish Council	General	Other	General	PC welcomes both plans which have been well thought out and structured.
	Placi	O'Neil-Espejo	Bicester Vision	General	Other	Bicester Masterplan	Concerned with inconsistencies between the LP and the Bicester Masterplan
Mr	Dennis	Price		General	Other	Other	Unclear definition used throughout.
Mr	Daniel	Round	OCC - Strategic Planning Consultations	General	Other	Other	Wording should be consistent with NPPF. A lot of repetition and inconsistency in particular the policies for sites.
Mr	Daniel	Round	OCC - Strategic Planning Consultations	General	Other	Other	Propose separate policies for public transport, walking & cycling. Public transport needs to be considered in the wider context. Plan should consider opportunities between modes.
Mr	Daniel	Round	OCC - Strategic Planning Consultations	General	Other	SuDS	All sites should consider SuDS.
Mr	Daniel	Round	OCC - Strategic Planning Consultations	General	Other	Phasing	Phasing of education statement varies in detail.
Mr	Daniel	Round	OCC - Business & Skills Team	General	Other	Other	Support plans to growth economic sectors. UTC maybe unrealistic.
Mr	Daniel	Round	OCC - Enterprise & Innovation Team	General	Other	Oxfordshire LEP	Economy section should mention Oxfordshire LEP and in particular the relationship with Bicester.
Mr	Daniel	Round	OCC - Waste Management	General	Other	Household Waste	New residential development will put pressures on existing Household Waste Recycling Centres (HWRCS). Contributions should be sought towards increased capacity and re-use facilities.
Mr	Daniel	Round	OCC - Community Safety, Fire & Rescue	General	Other	Other	Currently emergency cover requirements are appropriate but are subject to regular review. Oxfordshire Fire & Rescue Service (OFRS) assumes access to proposed sites will comply with Approved Document B to the Building Regulations Volumes 1 & 2. Recommend access to water hydrants & relevant codes. Support the use of Automatic Water Suppression Systems. Recognise flood management. Proposed development may have an adverse affect on emergency response times.
Mr	Daniel	Round	OCC - Archaeology	General	Other	Natural and Built Environment	Phase 'Natural & Built environment should include historic environment.
Mr	Daniel	Round	OCC - Ecology	General	Other	Other	Phase 1 survey carried out at options for growth stage are no longer current and additional survey work is required. In all development existing landscape, and biodiversity features should be retained. Bicester site should be screened for Brown Hairstreak butterfly. Development that impacts on Conservation Target Areas should be resisted. Detailed habitat surveys should be carried out.
Mr	Daniel	Round	OCC - Ecology	General	Other	Other	Support aim to achieve net gain in biodiversity.
Mr	Daniel	Round	OCC - Library Services	General	Other	Libraries	Libraries are good - Banbury, Bicester & Kidlington libraries are core libraries. Adderbury, Deddington, Hook Norton designated as community libraries. New library at Banbury & Bicester. Increased pressure.

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Mr	Daniel	Round	OCC - Education & early Intervention Services	General	Other	Other	Policy detail is variable.
Mr	Daniel	Round	OCC - Education & early Intervention Services	General	Other	Other	Disagree - rural schools are not closing, OCC policy seeks to resist this trend. Excess demand.
Mr	Daniel	Round	OCC - Highways and Transport	General	Other	Other	Lot of repetition and inconsistency in the document, particularly in policies for individual sites. Public transport considerations are picked up in some strategic development policies but no in others and the same with walking and cycling. Potential for new transport policies to remove repetition. Consistency errors. Financial contributions should be used to pump prime cross town services that link the town centre with core transport interchanges. Operate at a regular frequency. Contributions should be used to upgrade public transport infrastructure.
Mr	Daniel	Round	OCC - Highways and Transport	General	Other	Transport	Wider public transport network and sustainable transport links within the development towns need to be considered rather than only in terms of access to individual strategic development sites. Opportunities and integration between modes, especially walking, cycling & public transport in order to maximise journeys by sustainable means. All sites are capable of supporting SuDS.
Mr	Daniel	Round	OCC - Highways and Transport	General	Other	Terms of Reference	Clarify terms; knowledge economy, green knowledge & visitor economy.
Mr	Daniel	Round	OCC - Highways and Transport	General	Other	Terms of Reference	Define terms Performance Engineering, eco-innovation hub along the Oxford - Cambridge technology corridor. Contradictions in reference to skills shortage / highly skilled. Excellent transport links should mention public transport. Home working & flexible working benefits should be expanded. List of employment development should include logistics and distribution and tourism.
Mr	Daniel	Round	OCC - Highways and Transport	General	Other	Other	Plan is missing reference to sustainable modes & modal shift.
Mr	Daniel	Round	OCC - Highways and Transport	General	Other	Other	Wording could be clearer. E.g. are mixed developments only sought in town centres. Should cover sustainable modes.
Mr	Charles	Routh	Natural England	General	Other	Structure of Local Plan	All policies in the plan relate to 'Ensuring sustainable development'. The third theme would be better titled 'Ensuring a sustainable environment'.
Mr	Charles	Routh	Natural England	General	Other	Light pollution	There is no reference to light pollution other than in the context of Hanwell Community Observatory. As consequence it is unclear how the plan is consistent with paragraph 125 of the NPPF, and hence sound.
				General	Other	Empty Properties	Does the Local Plan consider NPPF para 5.1 bring back into residential use empty housing and buildings using CPO powers.
Mr	Victor	Smith		General	Other	Other	While there is reference to existing employment conditions there does not appear to be any correlation between spare space and anticipated future employment.
Mr	Victor	Smith		General	Other	Other	NPPF states that were a Neighbourhood Development Plan has been adopted and a planning application conflicts with the Plan, planning permission should not normally be approved. When a Planning Officer rejects an application because it contravenes the Local Plan his recommendation should not in future be ignored.
Mr	Chris	Still	Gladman Developments Ltd	General	Other	Other	Object to policies BSC5, BSC6, BSC7, BSC10, BSC12, ESD1. ESD2, ESD8, ESD10 & ESD17. Inconsistent references to Council.
Mr	Chris	Still	Gladman Developments Ltd	General	Other	Other	Report attached: Assessment of Future Housing Requirement in Cherwell, A Report for Gladmans October 2012
Ms	Clare	Stretcher	The Coal Authority	General	Other	Other	Have no specific comments to make at this stage.
Mr	Daniel	Round	OCC - Strategic Planning Consultations	HRA	Habitats Regulation Assessment	Habitats Regulation Assessment	HRA conclusion need to be explained in full.

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Mr	Charles	Routh	Natural England	HRA	Habitats Regulation Assessment	Habitats Regulation Assessment	The HRA report assessed the Proposed Submission Draft May 2012. Assuming that there are no material differences between this and the consultation document (August 2012) we have no reason to disagree with the report's conclusion that the plan will have no effect on any European sites.
Mr	Alec	Arrol	Kennet Properties / Thames Water	DtC	Duty to Cooperate	Duty to Cooperate	The Plan should discuss the duty to cooperate and Cherwell should work with the City Council
Mr	Alec	Arrol	Kennet Properties / Thames Water	DtC	Duty to Cooperate	Duty to Cooperate	Wording is suggested to be added that acknowledges that the housing requirements of the City Council cannot be met in the City and that Cherwell will work with other authorities to identify how needs are met.
	Janice	Bamsey	West Oxfordshire District Council	DtC	Duty to Cooperate	Duty to Cooperate	West Oxfordshire District Council support the continued on-going engagement between the two Local Authorities and in particular future joint work on the assessment of the wider traffic implications of development, a review of the Green Belt near Oxford Airport, the scale of employment growth upon Local Jobs, commuting Patterns and the West Oxford economic objectives.
Mr	Phil	Brown	Savills for Magdalen Development Company / Kennet Properties Ltd	DtC	Duty to Cooperate	Duty to Cooperate	Plan should reference the Duty to Cooperate.
Mr	David	Coates		DtC	Duty to Cooperate	Duty to Cooperate	No reference to the 'Duty to Cooperate'. No understanding of cross-boundary issues. Housing provision, transport infrastructure & journey to work catchments. Para A.6 could be the relocation for considering this issue.
Ms	Rachel	Williams	Oxford City Council	DtC	Duty to Cooperate	Duty to Cooperate	Stronger reference should be inserted in the Plan to the Duty to co-operate, similar to the wording proposed as a modification by the Inspector to the South Oxfordshire Core Strategy, recognising the established needs within the Central Oxfordshire Sub-region and identifying the importance of cross-boundary working in the attempt to address these needs.
	Laura		Vale of the White Horse	DtC	Duty to Cooperate	Duty to Cooperate	Under the 'duty to cooperate' we have reviewed your proposed submission local plan and Bicester masterplan and have no comments to make. This is an interim response as we are still awaiting confirmation under a delegated decision.
Mr	Alec	Arrol	Kennet Properties / Thames Water	Omission site	SLE.1	Employment Development	Grinsbury Reservoir is the only remaining site within Banbury that could bring forward new employment land without either further extending the boundaries of Banbury in an unsustainable manner, or introducing employment uses next to more sensitive uses. An employment led mixed use development could help enabling publicly accessible green open space provision and establishing a potential link between Spice Ball Park and Site allocation 'Banbury 14'. Further uses could include leisure provision linked to that provided by the Oxford Canal and the reservoir. After completion of the Banbury Flood Alleviation Scheme, the majority of the site will be removed from flood zone 3. This is identical to the effect on Canalside (Banbury 1).
	Sam	Croft	RPS Planning & Development / Banner Homes Ltd / Rowland Bratt	Omission site	SLE.1	Employment Development	Object to the Plan delaying employment allocation into subsequent DPD. Omission Site - Cotefield Business Park, site identified in plan under policy BO5. Suitable for employment development. Refer to Masterplan Concept Study.
Mr	Peter	Frampton	Framptons / Albion Land PLC	Omission site	SLE.1	Employment Development	Omission Site for employment - Land off Waterworks Lane, Banbury. Plan attached.
Mr	Peter	Frampton	Framptons / Mr C Hawes	Omission site	SLE.1	Employment Development	Omission Site - North East Quadrant of Junction 9 M40. Plan attached.
Mr	Peter	Frampton	Framptons / Mr D Mahon	Omission site	SLE.1	Employment Development	Omission Site for employment - Land off Waterworks Lane, Banbury. Plan attached.
Mr	Peter	Frampton	Framptons / Barwood Developments	Omission site	SLE.1	Employment Development	Omission Site - Land Comprising Twenty-Twenty Cricket Ground, Thorpe Way - Allocate for commercial use

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Mr	Peter	Frampton	Framptons / Barwood Developments	Omission site	SLE.1	Employment Development	Omission Site - Land at M40 should be allocated for employment or identified as an area of Development restraint to meet potential needs for economic development that are anticipated. Should a major investor not be accommodated on land at Overthorpe Road. Map attached.
Mrs	Kiran	Williams	BNP Paribas Real Estate UK Ltd / Cawdor Capital Ltd	Omission site	BSC.1	District Wide Housing Distribution	Omission Site - Land off Camp Road, Upper Heyford. Land located adjacent Policy Villages 5: Upper Heyford. Majority of land is located in the Green Belt. Support local plan policies relating to housing growth. Site suitable for residential development. Located next to the New Settlement Area and employment opportunities at RAF site. Site is deliverable.
Mr	Peter	Frampton	Framptons / Barwood Developments	Omission site	SLE.2	Securing Dynamic Town Centres	Omission Site - Kraft Factory, Southam Road - Suitable for major retail food store, hotel and limited non food retail development. Will not adversely affect vitality and viability of the town centre. The requirements of a food store operator can not be met at land at Bolton Road which is unavailable and assembly would require CPO powers. Failure to allocate a food store will impede sustainable economic growth. Will provide jobs, enhanced retail offer and add to retail choice, accessible location well connected to the town centre.
Mr	Reuben	Bellamy	CALA Homes Ltd	Omission site	BSC.1	District Wide Housing Distribution	Omission Site - South Lodge Riding Stables, Bicester. Site is suitable, available and viable and has no physical or technical constraints and is in a single ownership. Compliant with NPPF para 147 & 157. Capacity for 220 units. Offers a logical rounding of the Bicester edge and is in easy walking distance of open space employment opportunities at RAF Bicester. As well as retail/ leisure and medical facilities at Bure Farm. Preliminary landscape, ecology, transport and drainage / flood risk work have not identified any issues.
Mr	Geoff	Bolton	Berrys / Gleeson Developments Ltd	Omission site	BSC.1	District Wide Housing Distribution	Land South of Broughton Road is considered to be deliverable for up to 400 dwellings. It could make a significant contribution to the 5 year housing land supply and facilitate the expansion of existing community facilities in Banbury. It should be identified as a potential reserve site.
Mr	Steven	Brown	Woolf Bond Planning / Miller Strategic Land	Omission site	BSC.1	District Wide Housing Distribution	Omission site - Warwick Road, Banbury should be allocated. Further evidence is needed in respect of the Quantum of growth at the rural villages.
Mr	Steven	Brown	Woolf Bond Planning / Miller Strategic Land	Omission site	BSC.1	District Wide Housing Distribution	Omission Site - Land off Warwick Road, Banbury. Site allocated in Draft Plan as the first reserve site. Located in a sustainable location close to shops, services, schools and frequent bus service. Topography of site means it is visible from the West and forms an urban backdrop to the site. Vegetation marks the boundary to prevent long distance views. There is a range of residential styles. Site is not subject to flood, environmental and other known constraints. A masterplan for the site indicates public open space & retail could be provided. Baseline tech studies on highways, ecology, noise, landscape, visual impact, heritage & archaeology. Site capacity is 12ha or 300 dwg. Omission site should replace either Hardwick Farm or Hanwell Field . Review Banbury Section once Banbury Masterplan is prepared.
Ms	Gemma	Care	Barton Willmore /Bicester Sports Association	Omission site	BSC.1	District Wide Housing Distribution	Omission Site: Pinglefields - Suitable for retail or residential development,
Mr	Russell	Crow	Barton Willmore / Taylor Wimpey UK Ltd	Omission site	BSC.1	District Wide Housing Distribution	Omission Site - Bourne Lane; site located north of Hook Norton, on the Western Side of Bourne Lane. 3.28ha site size. Adjacent landlocked parcel of land owned by District Council.
Mr	Peter	Frampton	Framptons / Mr J Phipps	Omission	BSC.1	District Wide Housing Distribution	The Plan is not positively prepared in the provision of sufficient housing land to meet the objectively assessed housing needs of Cherwell District. Additional land needs to be identified for housing in locations that are available, suitable and achievable. Land shown in the accompanying plan meets these criteria and should be allocated for housing on the proposals map. (No site description or name given - triangular parcel of land north of the A4095 and bounded by the A4100 to the west and Fringford Road to the east (Bicester))

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Mr	Ian	Inshaw		Omission site	BSC.1	District Wide Housing Distribution	The Plan should retain the rail link between Graven Hill and Arncott sites of the MoD depot and the Arncott and associated MoD sites should be included in the development framework.
Mr	David	Keene	David Lock Associates / Gallagher Estates	Omission site	BSC.1	District Wide Housing Distribution	Omission Site - Land at Wykham Park Farm. Design and Access Statement supplied. 1000 new homes and 2 ha employment land (B1 & B2). Local Centre (A1, B1, A2-A5, D2 & D1. New entry primary school. Green Infrastructure & Transport Infrastructure. Road, light & drainage. No issue with Coalescence with Bodicote. Site is deliverable.
Mr	Tom	Smailes	Kemp & Kemp / Leda Properties	Omission Site	Bicester 2	Graven Hill	Omission Site - Exclusion of land at Langford Park Farm for Bicester 2 is unjustified by evidence.
Mr	Tom	Smailes	Kemp & Kemp / Leda Properties	Omission site	BSC.1	District Wide Housing Distribution	Omission site - Langford Park Farm measures 12ha and can deliver approximately 390 dph enabling Policy Bicester 1 target to be met. Sustainable location with good access to Station and Town Centre. Encourages connectivity with adjacent communities.
Miss	Emily	Sparrow	JPPC / Merton College	Omission Site	BSC.1	District Wide Housing Distribution	Omission Sites - Merton Collage Land; land at Begbroke (west of A44), land at Pear Tree, land at Yarnton (West of A440) & land at Gosford Bridge, Kidlington.
Mr	Neville	Surtees	Barton Willmore / J A Pye Ltd	Omission site	BSC.1	District Wide Housing Distribution	Omission Site - Land at Webb Way - suitable for residential development. Located in a sustainable location. Within built up area on three sides. Would create a definitive and defensible boundary. Kidlington is a sustainable settlement.
Mr	Bruce	Tremayne	CPRE Bicester District	Omission site	BSC.1	District Wide Housing Distribution	Omission Site - Shipton-on-Cherwell quarry. Should not be ignored.
Ms	Melissa	Wilson	Drivers Jonas Deloitte / CEMEX UK	Omission Site	BSC.1	District Wide Housing Distribution	CEMEX site east of the railway line at Merton Street Banbury is a brownfield site previously in employment/industrial use. CEMEX no longer has operational requirements for the site and considers it suitable for residential led mixed use development. The site is in an accessible location in close proximity to a wide range of services and facilities including the railway station and Banbury town centre. Development of this site would help meet housing requirements, would ensure efficient use of land, and link development at Canalside with the Cattle Market redevelopment.
			Berry Morris / Tappers Farm	Omission site	BSC.1	District Wide Housing Distribution	Omission Site - Land at White Post Road, Bodicote. Site area 2.192 ha. Canalside site is undeliverable. Site surrounded by development including at Bankside. Bodicote will remain separated at Saltway, Kingsfield and Cricket Club.
Mrs	Kiran	Williams	BNP Paribas Real Estate UK Ltd / Trustees of Norman Collision Foundation	Omission site	BSC.1	District Wide Housing Distribution	Omission site - Land of Merton Road, Ambrosden should be allocated for residential development and the framework boundary re-drawn. Site is located in a sustainable village with access to key services. Site is deliverable and has no significant infrastructure issues. Forms a logical extension to the settlement boundary.
Mr	Mark	Recchia	Banbury Town Council	Omission site	Banbury 13	Burial Site Provision in Banbury	Whilst supporting the allocation, it has increased 'hope value' for residential development attached to the land to the north of Hardwick Hill Cemetery which is needed to secure the extension to the existing cemetery. TC would like to see an additional allocation of the field to the north of the cemetery for a cemetery extension.
Mr	Geoff	Bolton	Berrys / Gleeson Developments Ltd	SA	Sustainability Appraisal	SA	The SA does not clarify how the need for additional growth and alternative sites were assessed and why other previously excluded sites were not included in the Proposed Submission LP. The SA does not demonstrate that for the growth of Banbury the plan is the most appropriate strategy when considered against reasonable alternatives. as required by NPPF para 182.
Mr	Rowland	Bratt		SA	ESD.15	Green Boundaries to Growth	There has been no Sustainability Appraisal of Policy ESD 15.
Mr	John	Colegrave		SA	Sustainability Appraisal	SA	Policy has not undergone Sustainability Appraisal.



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Mr	Malcolm	Finch	HFDAG	SA	Sustainability Appraisal	SA	Why have you ignored the results of the report
Mr	Malcolm	Finch	HFDAG	SA	Sustainability Appraisal	SA	Why doesn't the report look at other areas other than those proposed
Mr	Malcolm	Finch	HFDAG	SA	Sustainability Appraisal	SA	Why hasn't the report been conducted on an equal and fair system
Mr	Alan	Jones	Hanwell Village Residents	SA	Banbury 2	Hardwick Farm, Southam Road (East and West)	Do not see how the overall conclusions on the sustainability of sites Banbury 2 and Banbury 5 can be reached on the evidence available.
Mr	Jayne	Gordon	Hanwell Parish Council	SA	ESD.15	Green Boundaries to Growth	Not in this context.
Mr	Jayne	Gordon	Hanwell Parish Council	SA	Banbury 2	Hardwick Farm, Southam Road	Do not see how the overall conclusions of the SA of Banbury 2 and Banbury 5 can be reached on the evidence presented. There are serious issues about Banbury's long term capacity to expand given its topography and physical constraints. The sustainability of these sites is questionable and the potential mitigating measures needs further evidence and further careful assessment.
Mr	Jayne	Gordon	Hanwell Parish Council	SA	Banbury 5	North of Hanwell Fields	Do not see how the overall conclusions of the SA of Banbury 2 and Banbury 5 can be reached on the evidence presented. There are serious issues about Banbury's long term capacity to expand given its topography and physical constraints. The sustainability of these sites is questionable and the potential mitigating measures needs further evidence and further careful assessment.
Mr	Alan	Jones		SA	Banbury 2	Hardwick Farm, Southam Road	Do not see how the overall conclusions of the SA of Banbury 2 and Banbury 5 can be reached on the evidence presented. There are serious issues about Banbury's long term capacity to expand given its topography and physical constraints. The sustainability of these sites is questionable and the potential mitigating measures needs further evidence and further careful assessment.
Mrs	Karen	Jones		SA	Banbury 2	Hardwick Farm, Southam Road	Do not see how the overall conclusions of the SA of Banbury 2 and Banbury 5 can be reached on the evidence presented. There are serious issues about Banbury's long term capacity to expand given its topography and physical constraints. The sustainability of these sites is questionable and the potential mitigating measures needs further evidence and further careful assessment.
Mrs	Karen	Jones		SA	Banbury 5	North of Hanwell Fields	Do not see how the overall conclusions of the SA of Banbury 2 and Banbury 5 can be reached on the evidence presented. There are serious issues about Banbury's long term capacity to expand given its topography and physical constraints. The sustainability of these sites is questionable and the potential mitigating measures needs further evidence and further careful assessment.
Mr	David	Keene	David Lock Associates / Gallagher Estates	SA	Sustainability Appraisal	SA	SA underplays sustainability of Wykham Park Farm. Scoring low in terms of access to the town centre and employment areas. Cycle way and bus route available. Omission site will deliver 1.66ha of employment land., a local centre. Conversely Canalside does not support economic growth. Proposal at Saltway would enhance the wildlife corridor. Landscape sensitivity report highlights land west of Bretch Hill as having a high sensitivity. Site will improve services and access to facilities including schools & recreation facilities. Site is in one ownership and is deliverable. Site is sustainable.
Ms	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	SA	Sustainability Appraisal	Canalside	Sustainability is overstated. Unclear what the alternative sites are? Delivery risk associated with CPO powers & viability. Issues not addressed by the SA.
Ms	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	SA	Sustainability Appraisal	Hardwick Farm	SA fails to adequately justify sites inclusion within the Plan despite acknowledging disadvantages. Sites has low landscape capacity due to visual sensitivity, ecological & archaeological value and noise.
Ms	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	SA	Sustainability Appraisal	West of Bretch Hill	SA fails to give adequate justification as to how the site would achieve the objective of reducing poverty and social exclusion. Justification is not site specific. SA overstates community benefits against landscape sensitivity.

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Ms	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	SA	Sustainability Appraisal	North of Hanwell Fields	SA fails to record sustainability credentials.
Ms	Rebecca	McAllister	Hives Planning / Oxford Diocesan Board of Finance / trustees of the Adderbury and Milton Feoffee Charity	SA	Sustainability Appraisal	South Banbury - Omission Site	SA does not reflect benefits - well connected to existing services including Schools, supermarket, hospital and employers. Good permeability. Located in least sensitive location re landscape. Deliver new cricket pitch. Secure separation of Banbury & Bodicote. Reduce poverty and social exclusion, deliver affordable housing, protect biodiversity and access to countryside and accessibility by sustainable modes.
Mr	Peter	Frampton	Framptons / Barwood Developments	SA	Sustainability Appraisal	SA	No assessment of Para B.53 that retail outside two town centres will not be supported.
Mr	Peter	Frampton	Framptons / Barwood Developments	SA	Sustainability Appraisal	SA	SA has not assessed alternative strategies for the provision of employment land at Banbury. No consideration of need.
Mr	Paul	Morley	Cropredy Parish Council	SA	Sustainability Appraisal	SA	The number of dwellings proposed for villages such as Cropedy and the smaller villages that make up the cluster is about right. It should reflect current population and the type and mix of housing, and materials should reflect the characteristics of the village.
Ms	Sinéad	Morrissey	Rapleys LLP / Bedworth Trading Ltd	SA	Sustainability Appraisal	SA	Table 8.1 - Banbury Sites is inconsistent. Full benefits of Banbury 2 are not recognised relative to other sites. Approximately 800 dwg to meet housing targets. Reduction in poverty and social exclusion through mixed tenure. Wider benefits of open space, schools and local retail. Directly adjacent established housing and employment. Minor positive effects in relation to health, road congestions. Banbury 2 is considered better relative to Banbury 3 & 5. Inconsistency within Theme 2 Housing and SA objective 1 as sites should be assessed relative to each other. Table 8.3 refers to positive cumulative effect in respect of new development - this is not recognised in Table 8.1 reference Banbury 2.
Ms	Cathleen	Nunn		SA	Sustainability Appraisal	SA	Lack of information regarding renewable energy & consideration given to sustainable sourcing of material and flood risk. Object to BAN5 & BAN2.
Mr	Daniel	Round	OCC - Strategic Planning Consultations	SA	Sustainability Appraisal	SA	SA should show how site / policy performs against each of the sustainability objectives to facilitate easier comparison. Policies have not been considered against flora and fauna or landscape. Biodiversity is mentioned only in a more general way. Education and extra care homes for the elderly have not been included. BAN1 limited opportunities to retain sites in Banbury for small businesses. BAN2 - disagree with minor effects on biodiversity. Report does not reference HRA and impact on Oxford Meadows (SAC).
Mr	Daniel	Round	OCC - Archaeology	SA	Box 2.1	Our Vision for Cherwell District	Should refer to Historic Environment. List as challenge and objectives.
Mr	Daniel	Round	OCC - Archaeology	SA	Table 5.1	10 Landscape and Historic Assets	District contains around 16000 undesignated heritage assets recorded on the Historic Environmental Record.
Mr	Daniel	Round	OCC - Archaeology	SA	Table 6.1	SA Framework	Support Objective 12.
Mr	Daniel	Round	OCC - Archaeology	SA	Bicester 1	North West Bicester Eco-Development	Mitigation section should refer to further archaeological survey work.
Mr	Daniel	Round	OCC - Archaeology	SA	Bicester 2	Graven Hill	Mitigation section should refer to a phrase of archaeological investigation.
Mr	Daniel	Round	OCC - Archaeology	SA	Bicester 11	North East Bicester Business Park	Mitigation section should refer to further archaeological survey work.
Mr	Daniel	Round	OCC - Archaeology	SA	Bicester 12	East Bicester	Deserted medieval village of Wretchwick and surrounding furrows & earthworks could be considered a major constraint. Should be listed as a major negative impact.
Mr	Daniel	Round	OCC - Archaeology	SA	Banbury 2	Hard wick Farm, Southam Road (East and Wes)	Impact on setting of grade II* listed building of Hardwick House. Negative impact.
Mr	Daniel	Round	OCC - Archaeology	SA	Banbury 6	Employment Land West of M40	No archaeological features found. Site lies near WW1 munitions factory - no remains extend this far.
Mr	Daniel	Round	OCC - Archaeology	SA	Banbury 8	Land at Bolton Road	Requirement for desk based assessment & trenched archaeological field evaluation.

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Mr	Daniel	Round	OCC - Archaeology	SA	BAN14a	Banbury Country Park	Mitigation section should refer to further archaeological survey work.
Mr	Daniel	Round	OCC - Ecology	SA	Objective 10		Need for networks of habitats should be included. Does not have full access to SA. Habitats Regulation Assessment (Oxford Meadows SAC) will also need to be explained.
Mr	Daniel	Round	OCC - Ecology	SA	Bicester 2	Graven Hill	Does not consider harm to LWS and UK & European Protected Species.
Mr	Daniel	Round	OCC - Ecology	SA	Bicester 3	South West Bicester Phase 2	Result of survey required - little evidence.
Mr	Daniel	Round	OCC - Ecology	SA	Bicester 4	Bicester Business Park	Consent granted.
Mr	Daniel	Round	OCC - Ecology	SA	Bicester 10	Bicester Gateway	BIC 10 adjoins western boundary of LWS but LWS outside site boundary.
Mr	Daniel	Round	OCC - Ecology	SA	Bicester 11	North East Bicester Business Park	Disagree, unimproved grassland takes along time to be created is loss can not be easily mitigated.
Mr	Daniel	Round	OCC - Ecology	SA	Bicester 12	East Bicester	Bicester 12 is part within Ray Conservation Target Area and potential BAP Priority Habitat.
Mr	Daniel	Round	OCC - Ecology	SA	Banbury 2	Hard wick Farm, Southam Road (East and Wes)	Survey required. Grater Crested Newts.
Mr	Daniel	Round	OCC - Ecology	SA	Banbury 3	West of Bretch Hill	Query minor negative.
Mr	Daniel	Round	OCC - Ecology	SA	Banbury 4	Bankside Phase 2	Agree - given information supplied.
Mr	Daniel	Round	OCC - Ecology	SA	Banbury 5	North of Hanwell Fields	Potential ecological constraint.
Mr	Daniel	Round	OCC - Ecology	SA	Banbury 6	Employment Land West of M40	Agree - given information supplied.
Mr	Daniel	Round	OCC - Ecology	SA	Banbury 12	Land for the Relocation of Banbury FC	Query minor negative.
Mr	Daniel	Round	OCC - Ecology	SA	Kidlington 1	Langford Lane Technology Park	Disagree - survey work yet to be carried out. Important and protected habitat and species could be indirectly affected.
Mr	Charles	Routh	Natural England	SA	Sustainability Appraisal	Sustainability Appraisal	No comments to make on this document.
Mr	Martin	Small	English Heritage	SA	Sustainability Appraisal	SLE.4	The SA fails to identify the potential harm of the proposed relief road on the Achester Roman Town
Mr	Martin	Small	English Heritage	SA	Sustainability Appraisal	Bicester 12	SA fails to recognise the substantial harm that development within the setting of the scheduled monument of Wretchwick Deserted Medieval Settlement might cause.
Mr	Martin	Small	English Heritage	SA	Sustainability Appraisal	ESD.16	EH agrees with the SA conclusion in the assessment of this policy and proposed mitigation measure but considers more changes are required for the policy to accord with the NPPF.
Mr	Martin	Small	English Heritage	SA	Sustainability Appraisal	Bicester 1	SA fails to identify the potential impact of the proposed development on the designated heritage assets within and close to the North West Bicester Eco-Town (Bicester 1). EH agrees with the suggested mitigation but more detail is required.
Mr	Martin	Small	English Heritage	SA	Sustainability Appraisal	Bicester 2	The SA fails to identify the potential harm from this section of the relief road on the historic environment.
Mr	Martin	Small	English Heritage	SA	Sustainability Appraisal	Bicester 5	EH does not see the justification for the SA's conclusion that Bicester 5 will enhance the town centre conservation area.
Mr	Martin	Small	English Heritage	SA	Sustainability Appraisal	Bicester 10	EH concurs with the SA conclusion in terms of the policy impact on the historic environment.
Mr	Martin	Small	English Heritage	SA	Sustainability Appraisal	Bicester 12	SA fails to recognise the substantial harm that development within the setting of the scheduled monument of Wretchwick Deserted Medieval Settlement might cause.
Mr	Martin	Small	English Heritage	SA	Sustainability Appraisal	Banbury 2	EH concurs with the SA conclusion for this Policy.

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Mr	Dominic	Woodfield	Bioscan	SA	Sustainability Appraisal	SA	Concern at SA process. Concern at the proposed use of amenity space adjacent Gavray Drive for informal recreation compromising ability to manage land (a designated wildlife site).
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\* Asterisk denotes late representation