

Mid-Cherwell Neighbourhood Plan 2018 - 2031

Consultation Statement

March 2018



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1. INTRODUCTION

1.1 The Purpose of this Document

This document provides a record of the publicity for and community engagement with the Mid-Cherwell Neighbourhood Plan, and the activities of the Neighbourhood Plan Forum and its Executive group. The process used to publicise Plan contents, the feedback received and the actions taken to amend the Plan are also documented here.

1.2 Regulations and Government Guidance

This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Mid-Cherwell Neighbourhood Plan. Section 15(2) of part 5 of the Regulations sets out what a consultation statement should contain:

- (a) details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
- (b) explanation of how they were consulted;*
- (c) summary of the main issues and concerns raised by the persons consulted; and*
- (d) description of how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*

1.3 Neighbourhood Plan Origins and Preparation

(this section is also summarised in Table 2.2)

1.3.1 The Mid-Cherwell Neighbourhood Plan has unusual origins. The Plan arose from a meeting held in April 2014, initiated by the Dorchester Group. Dorchester are the owners of Heyford Park – the former RAF Upper Heyford air base – now being developed as a strategic site for housing and employment. Heyford Park sits at the heart of what has become the Mid-Cherwell neighbourhood, straddling several parishes, and affecting many others. 14 surrounding parish councils were invited to attend the meeting (12 of which attended).

1.3.2 Dorchester explained that they wished to act as facilitator for the production of a Neighbourhood Plan, engaging as many of the parishes surrounding its development as wished to join in. The proposal was presented as being mutually beneficial for both the developer and the local communities, as a way for the local communities to shape development within the Neighbourhood Plan area and for the developer to understand more about the needs and aspirations of the local communities. Eleven parishes agreed to take forward the idea.

1.3.3 A steering group was formed, and one of the parishes was nominated as “lead parish”. The Plan area was submitted in August 2014 and eventually approved by Cherwell District Council (CDC) as the Designated Area, in April 2015. The delay was caused largely by the fact that CDC was engaged in completing its own Local Plan at that time. The area has been defined as being the group of parishes that are most affected by development at the former RAF base, and have an interest in how approved development, and planned additional development, is implemented. The parishes share an interest in the impact of this development and how it might interrelate with their own needs, issues, constraints and opportunities.

1.3.4 Progress was nevertheless made towards a draft plan, with Dorchester providing free support from Pegasus Group, their planning consultants. Working groups on specific topics were established and several meetings of these took place, involving members of the parish councils and some other members of the

local community. However, progress was somewhat hampered by a lack of leadership and effective project management. In July 2015, one of the parish councils initiated a review of the structure of the organization in order to remedy this. The result was that the organization agreed to move from its somewhat informal status as a body convened by the Dorchester Group to being an unincorporated association, the Mid-Cherwell Neighbourhood Forum. A Constitution was drafted, with significant support from CDC's legal department, and formally adopted at the body's first AGM in early 2016. This nominated the parish councils as Full members of the Forum, and Dorchester and the Heyford Park Residents Association as Associate members. The Forum is managed by an Executive group, with named officers.

1.3.5 Two things were quickly recognized: firstly, that the progress made up to that point needed to be supplemented by a comprehensive process of wide community engagement: the idea of a Plan had not yet been tested on the wider community, and this was of course essential to confirm broad-based support, not only to meet the criteria for successful examination of the Plan in due course, but also as the basis for a successful referendum. Secondly, the agenda for the Neighbourhood Plan was largely focused around issues arising from the development of Heyford Park, but it was going to be necessary to add to these some other issues identified by the local communities of the eleven parishes.

1.3.6 In February and March 2016 all the parishes held public meetings. Over 480 people attended and nearly 1600 written comments were received. Analysis of these and feedback from the meetings showed that there was very strong support for the process and the draft objectives, but that there were some additional issues of concern. Also, the weighting of issues from the community was different to those which the parish councils had assumed. Adjustments were made accordingly. A subsequent round of meetings and events were held in June 2016, to feed back the revised objectives which had been formulated from the earlier round. It was clear that the direction of travel of the Plan now conformed much more closely with the wishes of the community. Once policies had been drafted and revised by working groups, a third round of local engagement meetings was held in January 2017 to obtain feedback on the policies. As a result, more revisions were made and a number of new policies were added.

1.3.7 The Pre-submission consultation took place from 7th August 2017 for six weeks, extended by a further two weeks to 3rd October 2017. It is fully described in section 3.

1.4 Mid-Cherwell Neighbourhood Plan Forum, Executive and Working Groups

1.4.1 The Mid-Cherwell Neighbourhood Plan Forum was formed in 2015 and formally constituted in January 2016. It has so far (March 2018) met 18 times for about 2 hours, mostly on a bi-monthly basis. The Forum members are drawn from the thirteen member organisations:

- Ardley with Fewcott Parish Council (the relevant body)
- Duns Tew Parish Council
- Fritwell Parish Council
- Kirtlington Parish Council
- Lower Heyford Parish Council
- Middle Aston Parish Meeting
- Middleton Stoney Parish Council
- North Aston Parish Meeting
- Somerton Parish Council
- Steeple Aston Parish Council
- Upper Heyford Parish Council
- Heyford Park Residents Association
- Dorchester Group

1.4.2 Each parish is represented by its parish councillors or by the parish council's nominees, apart from Middle Aston and North Aston which have annual parish meetings and where the representatives are chosen by the parish meeting chairman. In September 2017, Middleton Stoney parish council decided to discontinue its Forum membership, but agreed that the parish and its parishioners should nevertheless continue to be part of the Mid-Cherwell Neighbourhood Plan.

1.4.3 The Constitution of the Forum is at Appendix 1

1.4.4 The Forum formed an Executive in July 2015, which comprises two representatives from each of three Parish Councils and the Dorchester Group. At December 2017, these representatives are:

Lower Heyford Parish Council: Emily Daly, Peter Stoddart

Steeple Aston Parish Council: John Coley, Martin Lipson

Upper Heyford Parish Council: Jo Allen, Paul Weaver

Dorchester Group: Ella Rodwell, Sarah McCready

1.4.5 The Executive is also attended by the Forum Treasurer, Jack Goodman (Parish Clerk to Upper Heyford PC). Emily Daly also acts as Secretary to the Executive and the Forum. The Executive has so far (December 2017) met 25 times.

1.4.6 **Working Groups:** three working groups were initially formed in 2015 to develop draft objectives and policies:

- a Housing group, which subsequently became the Development and Housing Group;
- a Community Infrastructure group, and
- a Traffic and Transport group

Each of these groups has a nominated lead person and a fairly constant membership of six- eight people. Some members of the groups are not Forum representatives, but were invited on because of particular expertise or experience. Some other themes have been led by individuals without the support of a working group: these have included Natural Environment and Heritage, Inclusivity and Technical Infrastructure.



2. COMMUNITY ENGAGEMENT

2.1 Aims

These are as follows:

- To involve as many people in the community as possible through all consultation stages of Plan development so that the Plan remains informed by the views of local people and other stakeholders;
- To ensure that consultation events take place at critical points in the process where decisions need to be taken;
- To engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques;
- To ensure that results of consultation are fed back to the community and available to read on leaflets and via the Forum website as soon as possible after the consultation events.
- To demonstrate that proper consideration is being given to all responses to consultation, by explaining changes to policies and other documents.

2.2 Timeline of Events

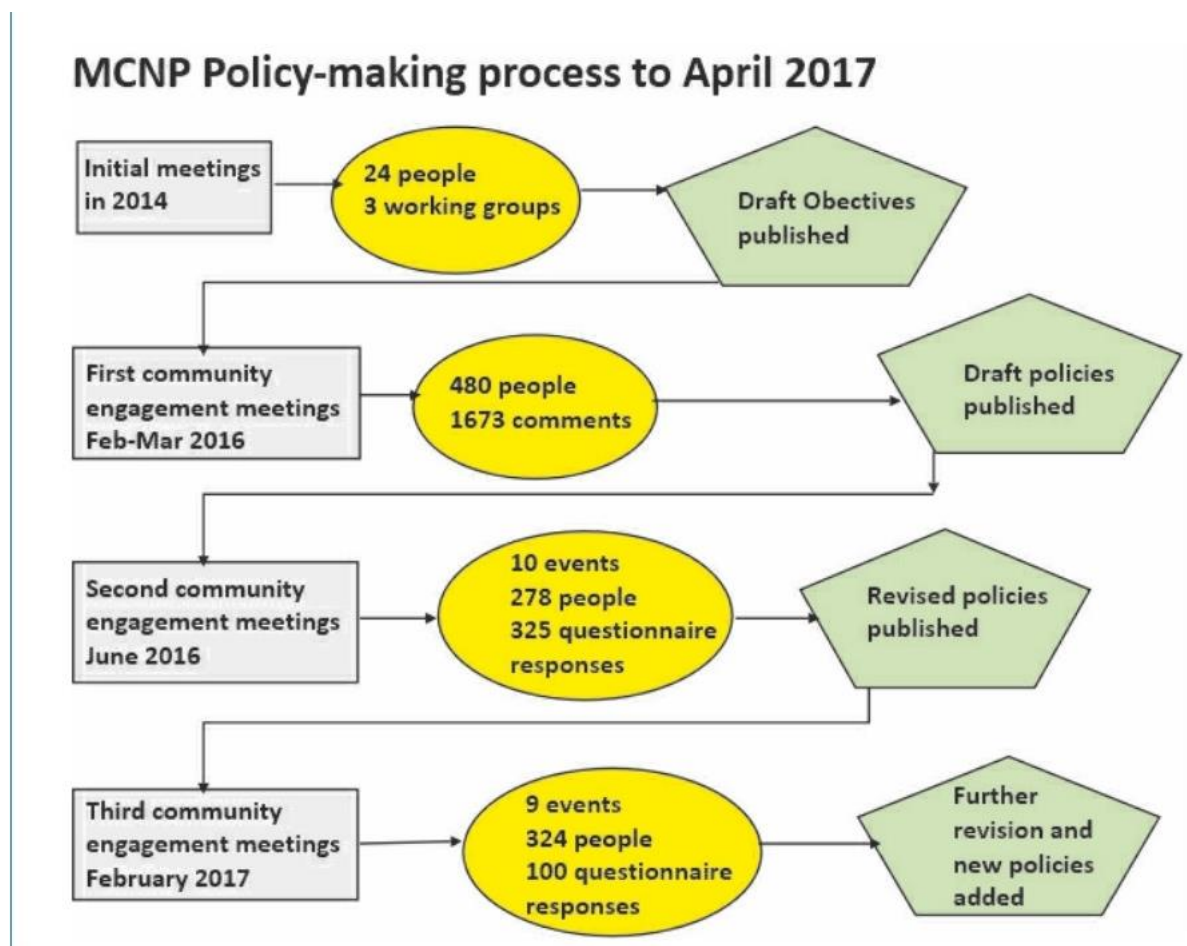
Year	Date	Event	Notes
PRE-DESIGNATION ACTIVITY			
2014	7 th April	First meeting of NP “steering group” called by Dorchester Group	<ul style="list-style-type: none"> - 14 parish councils invited: 12 attended - Agreed to explore range of local issues and to move forward - Aim would be to hold referendum in May 2015
	14 th May	Meeting of parish councils to discuss Dorchester’s proposals	<ul style="list-style-type: none"> - Agreed to proceed
	23 rd June	Second meeting of neighbourhood forum	<ul style="list-style-type: none"> - Agreed to submit a proposal to CDC for designation of a NP area. - sought approval to participate from parish councils. - Agreed to establish working groups
	June/ July	Dorchester produce proposed terms of reference for the NP forum	<ul style="list-style-type: none"> - Response from the Heyford Park Residents Association demonstrates a narrower range of concerns than those

			of the wider parish councils
	4 th September	Letter from CDC confirming receipt of application for NP designation	- Letter submitted by the lead parish for the forum, Ardley with Fewcott PC
	November - December	Local Plan enquiry causes delay to progress of NP designation	- Plan development held up while LP enquiry result awaited
2015	14 th April	CDC letter notifying designation of NP area	- Approved without change
	POST-DESIGNATION ACTIVITY		
	30 th April	Meeting of Neighbourhood Forum	- Agreed that Pegasus Planning should commence drafting of Plan
	28 th May	Housing working group meeting	- Pegasus present their analysis of potential housing allocations to Cat A villages
	30 th July	Meeting of Neighbourhood Forum called by Upper Heyford Parish Council	- Meeting to air concerns about the leadership arrangements of the forum - Agreed to reconstitute the Forum and to formulate a proper constitution - Agreed to establish a small Executive group
	3 rd September	First meeting of Executive	- Developed plans for local engagement - Initiated process for adopting a constitution
	16 th September	First meeting of new Forum	- Approved local engagement arrangements -
2016	January	MCNP website launched	- Plan objectives published - "Contact us" button - Information about forthcoming local meetings
	11 th February	Forum initial AGM	- Constitution formally adopted
	February	FIRST ROUND OF ENGAGEMENT MEETINGS IN PARISHES	- 10 meetings held in 9 locations - Attendance 480 people - 1673 post-it notes
	February	First mailing of monthly Update newsletter	- Initially to 120 people
	April	Community Infrastructure working group undertakes survey of parish	- Spreadsheet produced from information from parish

		amenities	clerks
	May	Administrator appointed	- Short-term appointment for three months
	June	Data Bank launched	- Available to 30 Forum members as protected site for documents
	June	SECOND ROUND OF ENGAGEMENT MEETINGS IN PARISHES	- 10 meetings held in 10 locations - Attendance 278 people - 325 questionnaires returned
	July	Website updated with feedback from meetings	- 700 page views in month
	August 1 st	Secretary appointed	- Local resident applied for and appointed to post; has subsequently become a co-opted parish councillor (?)
	August	Frequently Asked Questions section added to website	-
	September	Inclusivity workstream launched	- Collection of data on local businesses and local organisations from parish councillors
	October 22 nd	Forum workshop on policies	- Half-day event for 28 members of the Forum
2017	January and February	THIRD ROUND OF ENGAGEMENT MEETINGS IN PARISHES	- 9 meetings held in 9 locations - Attendance 324 people - 100 questionnaires returned
	February	Minibus tour of neighbourhood for heritage and character assessment	
	February/ March	Letter to all neighbourhood businesses	
	March	Working groups and other Forum members consulted on draft Plan document	
	March 20 th	NPIERS healthcheck	
	April	Executive meeting considers healthcheck findings	
	April	AECOM report on Heritage and Character Assessment received	

	May	Public meeting of Forum	<ul style="list-style-type: none"> - Considered recommendations of Executive following healthcheck - Took questions from public
	August and September	PRE-SUBMISSION CONSULTATION (Reg.14)	
	August 7 th	Consultation period commenced	
	September 19 th	End of consultation period	
	October 3 rd	End of extended consultation period	<ul style="list-style-type: none"> - 93 submissions received of which: - 71 were from residents - 11 from statutory consultees - 8 from landowners - 3 from developers
	October	Comments received from CDC	Followed-up by two meetings to seek clarification and give feedback
	November	Workshop on policy PD3	To address options for a controversial policy
	November	Forum meeting	To receive recommendations for changes to Plan policies following the pre-submission consultation
	December	Forum meeting to finalise content of Plan documents	Consideration of options for policy PD3
SUBMISSION (Reg. 15)			
2018	January	Finalisation of submission version of documents	Draft SEA Screening report sent to statutory consultees
	January and February	Review by CDC officers of draft submission documents	Comments received and taken into account in revisions to documents
	February	Forum meeting	Takes final decision on policy PD3 which is then amended accordingly
	February	SEA Screening consultation completed	SEA Screening report amended accordingly
	March	Formal Submission of Plan documents to CDC	

2.3 Stages of Consultation



2.4 Community Engagement

2.4.1 Because of the multi-parish nature of the Plan, each of the three rounds of local engagement meetings has involved a central process rolled out to each parish, requiring use of common materials and approaches, while also allowing specific parish-related nuances. It was necessary at first to reinforce the message that all the community engagement events around the neighbourhood needed to be about the NP area and not just about the parish where the event was held. As time went on, it became less and less necessary to remind event organisers.

However, some events were also arranged as add-ons to parish events, and these had the benefit of reaching larger audiences. The main components of planning for community engagement were:

- one agreed leaflet advertising all the meetings
- a full listing of all the meetings on the MCNP website and details in the monthly Update newsletter; adverts on parish websites

- banners promoting the Neighbourhood Plan displayed prominently outside village halls or in other public places in most parishes
- purpose-made display material that could easily be transported between venues (two sets were made to make this easier)
- a standard questionnaire and attendance sheet

2.4.2 FIRST ROUND: February- April 2016

The first full round of engagement meetings for the various communities comprising the Mid-Cherwell Neighbourhood Plan area were held during February, March and April 2016. In all, 12 meetings were held, in 8 different locations, and a total of 480 people attended these meetings. The neighbourhood area has approximately 3,000 households. The numbers attending were equivalent to about 15% of households. Those attending included some who had businesses within the neighbourhood as well as residents and parish councillors.

The meetings were advertised widely, by door-to-door leafletting (twice in some areas), on parish and the MCNP websites, in local magazines and newsletters, and in the form of posters on noticeboards, etc.

The meetings all used a common presentation, adapted locally to circumstances. These presentations were supplemented in most cases by the display of visual material – maps, images, etc., and in all cases by a question and answer session on the Neighbourhood Plan, its aims and potential outcomes. Some meetings had various “topic tables” with a Forum member on hand to explain issues. Each meeting then turned to discussion of four key questions, and responses were collected in various forms, mostly on post-it notes categorised by the type of the issue (see Annex for the questions). Discussion was organised in variety of ways, the most common being to split the audience into table groups, each table being equipped with copies of the questions, relevant maps, and forms for registering contact details of those attending.

The responses were analysed by the individual meeting organisers, registering the particular concerns and priorities of that local community, and then sent to the Forum Executive. The responses were then centrally collated in two ways. Firstly, per meeting using common headings; and secondly, across all the meetings, drawing out the priorities for the whole of the Neighbourhood Area. The total number of comments analysed was 1,673. Each parish was provided with the analysis of common issues for their meeting, and for the neighbourhood area, as below.

These issues can be collected into five main heading groups as follows:

Priority	Percentage of comments
Transport-related issues	27%
Development-related issues	25%
Amenities	24%
Housing-related issues	16%
Infrastructure	5%
Other	4%

Transport-related issues: The primary concern relates to traffic volumes and the impact of increased development on the capacity of the rural road network serving the neighbourhood. This includes concerns about speeding, safety, and the impact of heavy goods vehicles, particularly those serving businesses and construction activity at both Heyford Park and Bicester. The second main concern relates to public transport, in particular to the actual and potential loss of bus services linking the neighbourhood’s villages with each other and with

Bicester. For users of trains, there is a concern that the existing services are inadequate, especially as the local population rises and then need for travel to Oxford and elsewhere increases.

Development-related issues: New construction should be on brownfield land, not on greenfield sites. The loss of rurality is a major concern, especially where the space between villages is concerned. Heyford Park is effectively a small town growing in the midst of the rural neighbourhood, and whilst many people support this, they do not want the trappings of town life to extend beyond its boundaries – such as light pollution, loss of verges, etc. The amount and type of development should be carefully controlled to respect the largely rural character of the villages and their natural environment.

Amenities: The development of Heyford Park presents a major opportunity for facilities of various kinds to be incorporated for the benefit of the neighbourhood as a whole – recreational amenities, community facilities, and increased shopping provision. These will not only meet local demand but also reduce travel outside the neighbourhood, taking pressure off the roads. A particular concern is about the capacity of existing GP and dental surgeries to cope with an increasing local population, which also gives rise to another concern regarding the need for a new cemetery.

Housing-related issues: Outside of Heyford Park, there is a desire to see some new housing, particularly associated with chosen sites in the category A villages, but only if it can be carefully controlled in small developments, of appropriate design and density, and – importantly – available for local people (especially younger and older people) at affordable prices. Developments should therefore also be of a suitable mix of housing types and tenures.

ANNEX: Questions discussed at the first round of engagement meetings

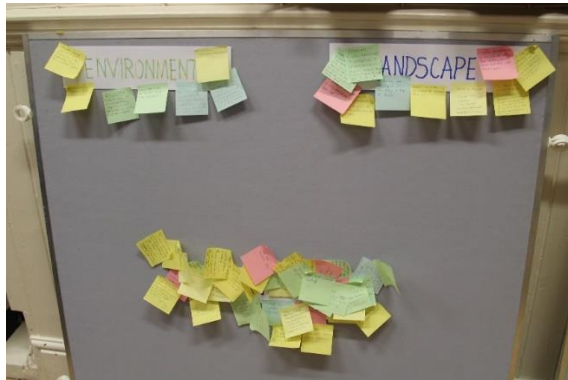
1. What do you like most about your area specifically and the nature of the NP area as a whole?
2. What are your main concerns for the future?
3. What issues do you feel the NP should cover?
4. What are the most important matters that the NP should address?



Engagement meeting at Duns Tew Village Hall 15th April 2016



Engagement meeting at Heyford Park 20th February 2016 showing “topic tables”



Steeple Aston engagement meeting 23rd February 2016 and some of the comments collected by category
The comments received are shown in Table 1 of Appendix 1.

2.4.3 SECOND ROUND: June 2016

The second round of engagement meetings was heralded with a rash of banners in public locations across the neighbourhood area (below), and in addition to distribution of a leaflet advertising all the meetings, there was also door-to-door distribution of a questionnaire (see Appendix 2).





Lower Heyford had an MCNP stall at its May Fair



Somerton also held an outdoor event

Ten events were held around the Neighbourhood Plan area in May/June 2016 to feed back to the community some of the evidence now collected in support of the Plan's objectives. The list of events is shown on the leaflet in Appendix 2. Each event had a display of MCNP's exhibition stand, with the new banner on show, and material about the Plan and its progress, summaries of evidence collected, and the list of objectives. Most of the events were informal, and held over a half-day or longer, some "piggy-backing" on arranged community events, while a few were set up as more formal meetings.

There were lots of conversations about traffic, unwanted large-scale development, and the essentially rural quality of the neighbourhood. A generally supportive atmosphere surrounded all the conversations. The questionnaires received back were analysed: there were 325 responses. 56% of those registered online from women; 55% of respondents were over 60; 40% were between 36 and 59, and the remaining 5% were 19 – 35 years of age.

65% gave their name; 48% their email address, and 91% the village they live in.

99% of respondents were in favour of the traffic and transport objectives, and 44% of respondents left additional comments on this topic; 97% were in favour of social infrastructure objectives (although only 32% left comments on this topic), with 96% supporting the technical infrastructure objectives and 95% support those for development and housing.

Responses by parish as a % of households (dwellings):

Lower Heyford	19%
Upper Heyford village	21.5%
Middleton Stoney	13.8%
Fritwell	10.4%
Duns Tew	10.5%
Steeple Aston	9.1%
Kirtlington	9.5%
Somerton	8.7%
Middle Aston	7.7%

Ardley with Fewcott	7.8%
North Aston	4.9%
Heyford Park	4%

Average for the neighbourhood: 9.8%

The comments received in the second round of engagement are set out in Table 2 of Appendix 1.

2.4.4 THIRD ROUND: February 2017

The third round of engagement meetings attracted 324 people attending 9 meetings in very cold weather in February 2017. These meetings each had a detailed display of the policies, which had also been summarized in the leaflet put through letterboxes before Christmas (see Appendix 2). Each meeting also had a question and answer session led by Forum members, and a second questionnaire was distributed. There 99 responses to the questionnaire, which were analysed, with the following results:

Meeting venue	Attendees	Questionnaires
Lower Heyford	60	33
Ardley with Fewcott	17	5
Upper Heyford	37	11
Somerton	32	0
Steeple Aston	51	3
North Aston and Duns Tew	21	0
Fritwell	26	18
Kirtlington	57	18
Heyford Park	23	11



Community engagement at Upper Heyford Reading Room February 2017

This round of engagement meetings indicated overwhelming support for the Neighbourhood Plan. There is still a lot of concern about traffic and transport and general infrastructure requirements. Useful comments were received concerning dark skies, footpaths/bridleways and low carbon developments. The erosion of green spaces around communities is also a major concern.

Details of the comments received are shown in Table 3 of Appendix 1.

2.5 Reaching more people

2.5.1 Hard to reach groups: Following the initial engagement in February 2016 some parishes developed village groups of interested parishioners who met on a few occasions to discuss the objectives of the Plan. In one case, in Steeple Aston, this generated interest from a group of youngsters who sent a delegation of boys to one of the meetings to plead for the creation of a skate park within the neighbourhood area. This has found its way into Appendix J for S.106 discussions with developers. In another village, a discussion with a large group of pensioners was led by a parish councillor with the aim of eliciting views about unmet needs. A generally supportive response was recorded, with no specific issues.

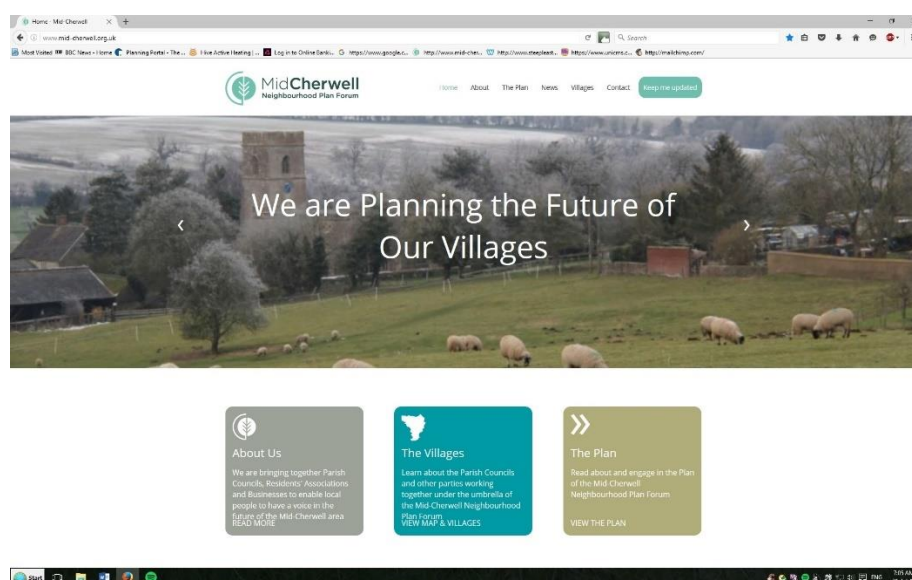
2.5.2 Local organisations: In 2016, the Forum asked all participating parish councils to collect data on community organisations of all types. This information has been assembled into a spreadsheet and used to contact examples of each type to elicit views about NP policies. Very few responses, however, were received. The spreadsheet is available to view in the Evidence Base.

2.5.3 Local Businesses: In March 2017, the listing of local businesses previously collected, was used to elicit responses to NP policies. Very few responses were in fact received from this sector. This spreadsheet is also available to view in the Evidence Base.

2.6 Use of Media

2.6.1 MCNP Website: the Mid-Cherwell Neighbourhood Plan website www.mid-cherwell.org.uk was launched in December 2015 and linked to all the participating parish websites and other relevant locations. It has been regularly updated as Plan objectives and policies have been published, and it has been used to advertise all forthcoming engagement events. The Contact Us facility has been used so far (March 2017) by about 50 people leaving comments or asking questions. 93 people have used the Update request button to add their email addresses to the mailing list for the monthly Update newsletter (see below).

Total users of the website in 2016 numbered 1,150.

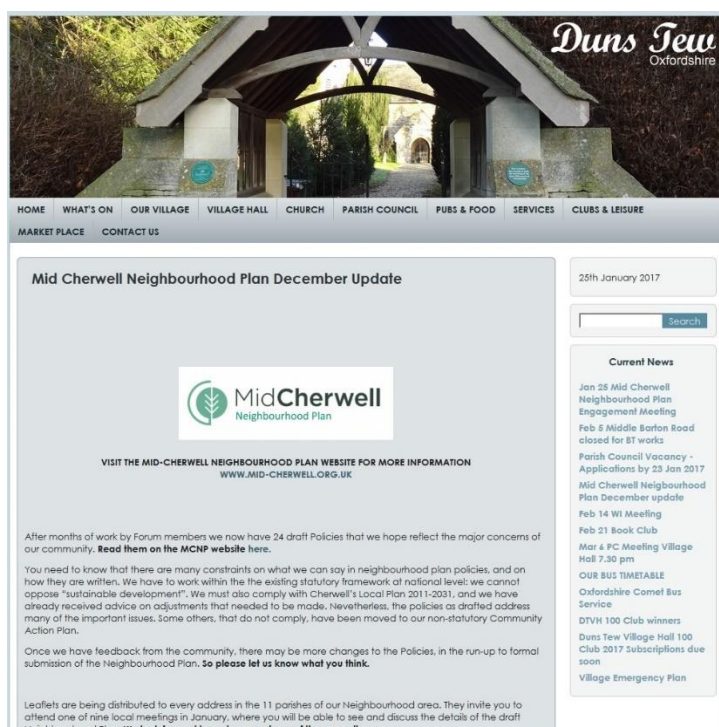


2.6.2 SurveyMonkey: the June 2016 questionnaire was mounted on SurveyMonkey, linked from the website. 156 responses used this route, enabling easy analysis of the answers.

2.6.3 Update Newsletter: this commenced in January 2016 and started with a circulation of over 200. At the time of writing (December 2017) the distribution list is now 534. The newsletter keeps recipients up to date with activity on the Plan, and forthcoming Forum events. It also provides information on any significant planning applications in the MCNP area, activity of other Cherwell NP groups, and interesting events or changes nationally affecting neighbourhood planning. There have been 13 (approximately) monthly editions to date.



2.6.4 Village Websites:



Extensive use has been made of the village and parish websites of participating groups to promote engagement with the neighbourhood plan.

2.6.5 Parish magazines: Both in hard copy, distributed to every door, and online, parish magazines and newsletters have carried regular reports of NP progress and notices of forthcoming meetings, including Steeple Aston Life, Valley News, and the Three Parishes newsletter.

2.6.6 Data Bank: All Forum members have been given password-protected access to a dedicated web-based data bank, in which all minutes of meetings, background data, working drafts of Plan documents, etc are regularly posted. As policies have been developed, drafts have been regularly posted in the Data Bank for Forum members to peruse and contribute to.

2.7 How engagement feedback influenced the Plan

2.7.1 As we have seen, the community engagement process consisted of three separate engagement stages that provided face to face contact and discussion on the plan, with over 300 residents attending each session. This process generated over 2,000 comments from residents of the Neighbourhood as a whole. In addition many residents accessed the web site to review the plan and complete a comprehensive questionnaire. Comments covering 120 different topics were received in this way.

2.7.2 Feedback from the engagement process was analysed by relevant working parties and members of the Executive. Changes were made as appropriate based on this analysis and ratified by the full Forum. There was overwhelming support for the objectives and policies presented. The approval rate in all sections was over 95%. The pre-submission document was therefore shaped by five primary concerns:

- Traffic management and transport
- Preservation of the rural nature of the neighbourhood alongside the major development at Heyford Park
- Provision of adequate amenities for the Neighbourhood with the appropriate balance between central provision at Heyford Park and local services throughout the area
- Preservation of green spaces and prevention of coalescence with Heyford Park.
- Recognition that not all the concerns of the residents can be addressed in the body of the Neighbourhood Plan because they are not planning issues

In order to address issues not contained in planning policy a Community Action Plan has been developed to provide a roadmap for continued neighbourhood wide action to influence traffic, housing, social infrastructure and environmental concerns not addressed by the Neighbourhood Plan itself.

2.8 The NPIERS Health Check

2.8.1 In March 2017 NPIERS was commissioned to undertake a Health Check of the draft Neighbourhood Plan at the end of the community engagement process and prior to pre-submission consultation. The full report of NPIERS is attached at Appendix 3.

2.8.2 Throughout April and May 2017 there was a thorough process of reflection and discussion by the Executive and the Forum of the recommendations. The following were the main outcomes:

- Three policies were deleted completely on grounds of duplication with the Local Plan
- Four policies were deleted after their content had been combined with other policies
- Two policies were transferred to the Community Action Plan as they were considered not to be planning matters
- All the other policies were reviewed and many revised to improve their wording, remove negative terminology where possible, improve clarity and ensure that they would be workable in practice
- Rationales were improved to reference locally specific issues that support Local Plan policies
- Policy maps were moved from the Appendix to the body of the Plan

2.8.3 All the changes to documentation were considered and approved by the full Forum, meeting in public for the first time in May 2017. This process permitted the member parish councils to look again at some of the detail in the Plan. As a consequence, a small number of changes to the content of policies – for example the designation of Local Green spaces – were subsequently made by parish councils and further approved by the Forum.

3. PRE-SUBMISSION CONSULTATION PROCESS

August - September 2017

3.1 Requirements

Regulation 14 states the following:

Before submitting a plan proposal to the local planning authority, a qualifying body must—
(a) publicise, in a manner that is likely to bring it to the attention of people who live, work or
carry on business in the neighbourhood area—

(i) details of the proposals for a neighbourhood development plan;

(ii) details of where and when the proposals for a neighbourhood development plan may be inspected;

(iii) details of how to make representations; and

(iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;

(b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and

(c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.

The Pre-Submission Plan was published in August 2017 and included three documents:

- Pre-Submission Plan - Consultation Version
- Pre-Submission Appendices - Consultation Version
- Pre-Submission Plan Summary

600 hard copies of the Summary were produced, and 150 each of the full Plan and Appendices documents.

3.2 Distribution and Publicity

Forum members were given copies to distribute around their communities. Copies were placed in local libraries, council offices, pubs and shops (see Appendix 2). The documents were uploaded to community websites and articles were put in local newsletters and newspapers highlighting the consultation period **7th August to 19th September 2017** (subsequently extended by two weeks because of a short-lived problem with the MCNP website). Statutory and other consultees were emailed with requests to review the documents and to submit their comments. The list of these consultees is at Table 4 of Appendix 1.

3.3 Consultation Responses

There were three ways for people to respond to the documents: on-line, email and letter. Clear instructions were given as to how representations should be submitted and by when. The MCNP website had an interactive questionnaire to facilitate responses. All the responses were then analysed and put into a spreadsheet – policy by policy. Responses were received from 93 separate sources – 71 of whom were local residents, 8 from landowners or their representatives, and 11 from statutory consultees. Across the 18 policies on which responses were requested, there was an average of 42 responses, the highest being 51 and the lowest 26. The level of support from the respondents for each policy ranged from 98% down to 76% in favour. **The average level of support across all policies from the respondents was 92%.** For detail of the responses, see Table 5 of Appendix 1.

3.4 Themes from community responses

The key themes emerging from the consultation were:

- Conserving green fields were very important to many respondents and they found it hard to see why the MCNP could not stop two of them adjacent to Heyford Park from being built on. As was pointed out in the plan the two green fields in question had already been identified for “possible additional housing” in Cherwell District Council's Local Plan and therefore the MCNP could not go against it.
- Continuing on the theme of green fields, clear concerns were raised about non-coalescence and in particular a buffer zone between Heyford Park and Caulcott. Respondents were very concerned that the rural hamlet of Caulcott should be protected by landscaping and a wide band of agricultural land as a buffer.
- Respondents were sceptical about the term 'affordable housing'. Many did not believe that this would be available to local people as it would not be truly 'affordable'.
- Light pollution was another topic that people were very concerned about particularly residents of villages who wanted their communities to stay rural and not become urbanised in any way. They wanted to keep their dark skies.
- Adequate garage and parking facilities plus visitor parking spaces were thought to be very important, and should be there for visitors and not sold off to individual homeowners.
- Many concerns were expressed about the increased amount of traffic including a big increase of heavy vehicles. Respondents accept that more houses mean more traffic but want to include mitigation measures throughout the MCNP area that dissuade motor vehicles using village roads as rat runs. Also, there were continuing concerns about inadequate public transport.
- Mention was made of lack of enforcement with regard to several issues e.g. weight restriction, speed restriction, developers delivering fewer affordable homes than expected.

3.5 Statutory consultee responses

Many of the statutory consultees responded, some with extensive comments. These are shown in Tables 4 and 5 of Appendix 1.

3.6 Working Group Recommendations

Five working groups were set up, consisting of Forum members. Each group went through a number of policies with the responses, discussed them and put forward recommendations for amendments to policies, where they were considered to be required. After much discussion within the working groups and wider Forum, recommendations were taken forward and changes made. The working groups also proposed suggested responses to respondents, where necessary. Table 6 of Appendix 1 was produced (following final agreement by the Forum meeting in November 2017) to show how the responses have influenced the final Submission version of the Plan policies.

3.7 Response from Cherwell District Council

Although not a statutory consultee at this stage, the local planning authority helpfully responded with comprehensive comments on the pre-submission plan documents. Two meetings were subsequently held with officers of CDC to go through these comments, and the responses and outcome of discussions are shown at Table 7 of Appendix 1.

In addition, CDC officers reviewed the draft Submission Plan (which incorporates numerous changes as a result of the Regulation 14 consultation) and provided further helpful comments in advance of formal submission, which have been taken into account in the final submission Plan.

APPENDIX 1: CONSULTATION RESPONSES

Table 1: Comments from first round of engagement meetings (February 2016)

PARISH	DATE	ATTENDEES	CONTACT DETAILS	FORMAT	TOTAL COMMENTS	KEY ISSUES BY IMPORTANCE (numbers represent relative weightings,
Upper Heyford Parish Council	20th Feb	21	36*	Open day and afternoon presentation (* incl from 2015 meeting) 478		1. No building on Greenfield x62 comments
Heyford Park Residents Assoc		65	65			2. Retain bus transport x28
Somerton Parish Council		10	6			3. Move heavy goods traffic off of camp road x27
						4. Play parks required to support community recreation x26
						5. Need for local shops x24
						6. Dog walking areas x23
						7. Healthcare (doctors/pharmacy) x21
Ardley with Fewcott Parish Council	21st Feb	24		Afternoon and evening presentation and post-it note sessions	84	1. Traffic x17
	25th Feb	19				2. Public transport x10
						3. Recreation facilities x10
						4. Housing x8
						5. shops x7
						6. Environment x6
Kirtlington Parish Council	23rd Feb	75	n/a	Presentation and table groups	280	1. Housing location, mix, affordability x50
						2 Traffic volumes x50
						3. Impact of growth on village x50
						4. Bus transport x40
						5. Infrastructure - sewerage, water, roads etc. X30
						6. Brownfield better than greenfield x30
						7. NP may help resist unwanted development x30
Steeple Aston Parish Council	23rd Feb and	49	47	Presentation and table groups	480	1. Need for an appropriate mix of new dwellings x50 comments
Middle Aston Parish Meeting	27th Feb	49				2. Health centre provision to cope with additional population x42
						3. Retain and improve bus transport x37
						4. Concerns about increased traffic volumes x34
						5. Demand for additional community facilities x32
						6. Loss of rurality and importance of retaining village landscape x26
						7. Affordable housing, and new homes in the right locations x24

North Aston Parish Meeting	24th Feb	35	35	Morning drop-in and evening presentation	53	<ol style="list-style-type: none"> 1. Increased Traffic volume and speed (through villages, lanes, pinch points) x13 2. Adequate Healthcare Provision (for rapidly increasing local population) x10 3. Light Pollution (from HP across Cherwell Valley) x8 4. Provision of Shops, especially selling local produce (minimise car journeys) x6 5. Provision of adequate leisure areas and facilities at/round HP x6 6. Provision of enhanced/adequate Public Transport x5 7. Limit size/boundary of HP x5
Middleton Stoney Parish Council	24th Feb	34	14	Evening presentation and discussion	21	<ol style="list-style-type: none"> 1. Traffic issues impacting on village x10 2. Improvements to public transport x4 3. Better amenities (incl health, school places, recreation) x4 4. Concerns about major local development x3
Fritwell Parish Council	2nd March 5th March	62	33	Morning and evening presentations and table groups	209	<ol style="list-style-type: none"> 1. Maintaining rural aspects, green spaces, historic character, and natural environments x27 2. Concern about increasing traffic, speed, safety x22 3. Capacity of infrastructure to support population esp drainage x14 4. Mix of affordable housing to suit local needs (elderly, young people and families x11 5. Lack of adequate public transport x7 6. Maintaining viability of villages and local services (local shop/post office and school) x4
Duns Tew Parish Council	15th March 4th April	37	30	Evening meetings with presentations and discussion groups	68	<ol style="list-style-type: none"> 1. Provide adequate infrastructure to support development X12 2. Provide Amenities i.e. schools, surgeries etc X10 3. Bus services required to cover MCNP X8 4. Prevention of overzealous development and urban creep X8 5. Build on Brown field sites to protect green field sites X8 6. Provide sensible mix of housing to suit all needs, including affordable housing X7 7. Concern of increased traffic X6 8. Provide Leisure facilities and green spaces X5 9. Maintain the individual character of existing villages X4
Lower Heyford Parish Council	n/a					
	TOTALS	480	230		1673	

Table 2: Comments from second round of engagement meetings (June 2016)

DEVELOPMENT COMMENTS FROM *SURVEY MONKEY*

The protection offered by the villages' Conservation Areas may need to be increased.

Absolutely agree. I've just moved from Launton to a conservation area for exactly the reasons above and I would be devastated to find I hadn't moved far enough from Bicester. Also, I strongly feel that it's important to preserve our village life, wildlife and green areas around them for future generations.

Absolutely right. Imaginatively exploited, brownfield sites could and should cater for all our housing needs over the next five decades. So far as mid-Cherwell is concerned Heyford Park is in itself more than enough urbanisation within the locality to justify the most vigorous of stances against any further medium to large scale development within the mid-Cherwell area. Moreover, the space between villages is vital to preserve for otherwise one will soon link with another so that the villages will lose their identity and disappear in an unplanned brick and concrete sprawl. After all, people live in the country to "feel the grass beneath their feet".

Again, encouraging tele-working would reduce the influx of workers and so reduce the need for more housing and other infrastructure. This is more of a national if not international issue but you should devote some effort to work with local employers to highlight the benefits of tele-working. Again, liaising with relevant academic research groups would be beneficial. In addition, expansion provision of distance learning would relieve some of the pressure to build more student accommodation.

Agree first and second objectives; not the third one. New development should be in former industrial areas. Not in ANY rural areas.

Although I agree with the objectives I do feel that a more robust approach to using brownfield sites need to be adopted, 'strongly encourage' needs to be backed up.

Although I think it is time to stop any further development in the Cherwell Valley and surrounding villages, enough is enough.

Any development has to enhance the community whilst keeping it a community.

Any development should again look at the demographic observing patterns within ageing communities for example - older people needing to downsize allowing families to come into the family type home to maintain a balance of age groups within our villages. 1. build a range of properties i.e. smaller homes allowing the older residents to remain in their villages, but make changes if they wish. 2. To ensure any development doesn't exhaust local communities services like schools, village hall etc.

Any future development must be in proportion to the size of the village where it is proposed, the simplest way to evaluate this is to do so in percentage terms. For example, the recent 'Great Heyford' scheme with an approximate population of 15,000 would have destroyed Lower Heyford, a scheme limited to a maximum population increase of 10% (approximately 50 people) would have altered the village but not made it unrecognisable. Each village could be assessed as to how many people it could reasonably be expanded by without losing the essential character of its community, this value (as a percentage) could then be used to judge how appropriate any future potential expansion could be.

Any new development WITHIN villages should be allowed only for low-cost housing for current residents and their children etc.

As I understand it from the feedback from the recent appeal by Gladman for the development of farmland in Kirtlington, the adjudicator was more interested in numbers than in issues of enhancement/detriment. It is essential, therefore that the statistical case should be robust if speculative development in/around/between villages is to be resisted.

As long as speed is enforced i.e. weight restrictions as well except from locals, not use by anything as run through to Junction 10

as well as human concerns about rurality there needs to be enough green space to preserve wildlife

Be realistic in being prepared to accept development in villages

Beware unchecked targets from SHMA

Brownfield - try the cement works, turned down a couple of years ago, but would go through now!

Brownfield site development has to be the way to go in most (if not all) instances. Village 'amenity' (the rural idyll) is of paramount importance - it is that which renders this area so attractive, without it, many will move away & this lessens the ability of the communities to run (i.e. Parish Council/ Churches etc will lose the volunteers that make them 'work'). we also need to RESIST the Factory / Warehouse developments within the residential areas as that will only lead to further issues for transport / amenity

Conditional yes as per previous section. For example what are the target dates for completing the third bullet point of "to identify" and "to specify"

Developments which rebuild our villages, and provide facilities and focus, should be encouraged, such as village shop, village pubs or restaurants, craft shops, skilled craftsmen's units. In addition to community facilities like enhanced village halls, creation of village green and improved recreational facilities for children. Support to help villages get additional funding from available sources outside of the council like Viridor and lottery funding.

Devt in the area should be restricted to Heyford Park. HP, Lower and Upper Heyford should remain three separate communities, linked by community events not buildings.

Encourage development around a transport hub such as Oxford Parkway. Resist pressures to add substantial numbers of houses to villages but accept small developments ie 10-15 houses where appropriate.

Encouraging more community orientated activity in the villagers, like a working community centre and village halls.

Future development on farmland should be discouraged, so much has been buried under concrete.

Future housing development should be in the established housing locations such as Bicester and Banbury, where provision of infrastructure and services such as schooling, shopping and leisure are available. The rural areas should remain rural.

Grandiose and money grabbing schemes such as "Great Heyford" in a completely rural setting are an obscenity and we must be on our guard against the return of Corpus Christi et al

Greenfield land should be preserved at all costs.

Greenfield sites should be banned for any development. Developers need to ensure that future developments are either self-sufficient in terms of services to support new developments or developments within the villages. Kingsmere is a case example - Bicester Town shops are unsatisfactory in terms of supporting its development. Also Heyford Park - community is not being self-sufficient.

Greenfield sites should never ever be built on, if at all possible. That land is lost forever. If there is only greenfield left in a development area then it is time to move elsewhere and develop a new site.

Heyford is an ideal site for development. Get on with it! I live there but we dare not raise a voice to say because of the base it's always been a town. It wastes our council tax all this objecting.

However, there is a great need for affordable housing so what about using empty or abandoned properties and upgrading these for folk looking for accommodation.

I agree very strongly with these development objectives!

I agree, new development should be on brownfield sites only.

I am also concerned about loss of wildlife environment.

I am definitely concerned about Bicester engulfing nearby villages. People choosing to live in rural areas do so because they dislike urban sprawl.

I am strongly against any proposed development at Lower Heyford especially, indeed the whole region.

I am strongly of the opinion that NO development on greenfield sites should occur, especially in villages, unless absolutely necessary. I disagree with the statement "...unless specifically allocated within the Neighbourhood Plan". Why should this exclusion apply?

I basically agree, but think that our villages should not be totally set in aspic, they need to develop and grow in a sustainable way, and should be allowed to do so.

I do not agree with building houses on any greenfield sites.

I feel particularly strongly about building on brown field before green. As a resident of Heyford Park in a new house, I am less worried about loss of space between villages as I see the development here a positive thing for the area.

I have identified some thirteen sites in Middleton Stoney, for single houses or short terraces, which could be built on without affecting the character of the village. A long-term resident of Kirtlington tells me that seventeen sites for new housing have been similarly identified. There may be a site for a very small estate at Lower Heyford and the odd extra house at Caulcott, but the locals may well disagree. Heyford Park is a New Town, on a small scale, and the desire of the developers to expand onto adjacent agricultural land is no more than a cynical ploy to increase their profits. The existing brownfield site is quite large enough to provide a satisfactory settlement within its existing boundaries. Bicester has already grown too large to provide adequate employment in its area, and its transport links already need to be improved. The new rail service to Oxford and beyond will help, as will the restoration of the service to Milton Keynes, eventually, but the A34 is already inadequate, and cannot be upgraded to motorway standard as far as Oxford without the expense of demolishing and rebuilding five bridges.

i object to the construction of large warehouses close to housing due to the small amount of employment for such large areas and the movement of the large vehicles on our roads which are unsuitable.

I strongly agree that this beautiful area of countryside must be protected for future generations to enjoy.

I strongly agree with brown before green. We purchased our house on the understanding we would keep the fields behind us. Acres on land has not been allocated for housing on the air base and I don't agree with this. Happy to support the heritage side but it is unfair to move housing on to our fields. But an explanation needs to be given as to why English Heritage are preserving run-down buildings with absolutely no significance. This part of the plans needs to be strongly reconsidered and the council need to talk to the people before making decisions that will affect us the community. I cannot express how upset we are that it appears that someone has just plonked housing on green before looking into redesigning the air base to support house and commercial

I strongly support first two objectives. To preserve the rural nature of the neighbourhood it is essential to ensure that villages retain their separate identities and are not incorporated into Bicester eco, or new towns, or Heyford Park. Provocatively, I don't think that the use of CAs and preservation of village character should preclude good, innovative, modern design. On the third objective, I think any development objectives should include consideration of economic as well as housing development. Lack of local economic and employment opportunities are leading to our villages becoming dormitories for people commuting to the capital, Oxford and other areas. This is especially the case given current house prices. It is important that development objectives should include provision of both lower-cost housing and higher-value employment opportunities.

I think every village should allow small scale development for local people - in line with what happened (I believe) after the second world war. However this will only work if either the villages have adequate amenities or good transport links with Bicester or larger areas - otherwise people risk becoming trapped in the countryside.

I understand the need for new housing, especially affordable housing but would urge the redevelopment of existing areas before any greenfield sites are built on. Young people are under enormous pressure now financially and I worry for the future.

I would like these objectives to be applied to any land plots that are in consideration in the current Category A Villages where planning permission has yet to be granted.

I would like to see small targeted courtyard style development in the villages for older people

If any new developments are around villages they should be very small and the infrastructure should be improved.

If greenfield land is more suitable for new construction, whilst respecting the heritage of the area, it should be considered and discussed in order to arrive at a satisfactory conclusion for suitable homes. That an adequate green buffer zone is placed between Heyford Park and Upper Heyford Village. 1 story houses at the edge of this on the Heyford Park side.

Important for long term stability of residents e.g. we have a lovely 20 acre area at the back of us - will it ever get developed? (in relation to bullet point 3)

In essence I agree, though on the first point, no greenfield development should be permitted in this area. There are enough brownfield sites which can be utilised and by using these, the housing quotas can easily be attained.

In my view development should be concentrated around existing towns, as these areas have employment and services, and in tend to be where many people want to live. Certainly colleagues working in Oxford who have moved to villages have almost all done so because of house prices in the city and not because they wanted to live in the countryside - quite the reverse in fact.

In Upper Heyford particularly, there areas still plenty of brownfield to use before needing to encroach on greenfield sites.

It is imperative to keep the rural aspect of the villages and their distinctive and separate natures.

It is very important that the villages retain their own identity and do not merge into one another.

It is vital to protect our villages and to limit any development within the villages to affordable housing or housing suitable for the elderly

It seems as if little consideration is given to road infrastructure when planning houses the roads are so congested.

It would be a scandal to use greenfield sites given the huge amount of land at Heyford Park. Villages will retain their identity so long as Heyford Park stays within its current boundaries. Parish Councils should be encouraged to consider small developments especially where community facilities exist e.g. Fritwell. Footpaths will help prevent people driving into the villages e.g. to visit the pub/church/village hall.

It would be good to consider infilling with keyworker or affordable homes within villages with schools etc, where there is a real need.

It would be very useful if we could obtain: a) a specific definition of brownfield land as used currently by the planning authority b) a list of the currently designated brownfield land sites within the MCNP area so that we can keep an eye on whether these sites are being groomed preparatory to planning application

Just because this is a privately-owned area this does not mean that houses can be built anywhere. People move here for a country feel life! It is turning into a town and is beyond recognition and this will happen even further in the future if this is allowed to continue. It is easy for the surrounding villages to say ' build up on the base' they have plenty of room. This is not fair to us and other villages should have to take some new builds too

Just. No. More. Houses. In. Our. Area. No. More. Please. Soon we will join the outskirts of London.

Keep any village development to very small numbers of houses in each development.

Large numbers of low cost housing should be planned for villages to ensure they once again become thriving communities not middle class enclaves.

Light pollution - waste of power.

More use might be made of existing buildings.

most people have chosen to live in a village for a quiet, light pollution, noise-free environment. Developers seem to gain planning permission without respecting existing residents' views.

New development in and around villages should be ONLY infill or brownfield and not seep into countryside any further than it already has. Plenty of large scale development in Heyford and Bicester - villages will lose their character and rural identity if they continue to be threatened by speculative development. Further overpriced housing for rent or sale is not required in any of the villages - constant supply, already.

No development on green field, only brown field is very important to maintain village boundaries. No exceptions, the "specifically allocated" clause makes this objective meaningless!

No greenfield sites should be built on. This is the whole purpose of having greenfield sites. To build on greenfield undermines the intent and rationale for allocating green sites. There needs to be zero tolerance to building on green sites to maintain the integrity of the strategy.

No housing development should be permitted outside the area of the former airbase and sites within that area for expansion of the current Heyford Park should be designated

No strong objections to small extensions to our village, but wholesale "new villages" on previously undeveloped sites are unsympathetic to local character

Objective 1: Wishful thinking. Try convincing a builder to change their plans ("Ooh, I never thought of building on that rubbish heap"). There is no substance to these objectives - how do you "resist the loss over time"?

objective 3: there is some natural infill available in some villages of one or two dwellings on a piece of land. all too often the parish council fight to stop these going ahead - if allowed it may relieve the pressure for large scale developments especially as Heyford Park and Bicester are providing those.

Open spaces also required for dogwalkers in newly developed areas

People live in villages because they choose rural life. We all pay higher property prices - because we want rural life, not to become a suburb of a new town.

Perhaps a clause could be inserted into the developers contract to improve the roads within say a 2-5 mile radius.

Please do not let the shape of our villages change by building houses outside their boundaries with loss of greenfields, some with ancient hedges. There also needs to be greenery within the villages.

Providing the "creeping urbanisation" mentioned above doesn't happen again, as it has in Bicester and Heyford Park !!

Reduction in wildlife habitat and food-producing land is a further concern

Smaller developments outside Heyford Park need to be completely in keeping visually and aesthetically with current profile of villages and respecting any conservation areas. Open spaces are essential to rural living. 'Green belt' preservation essential, as is the safeguarding of the nature of each village. Aspects of drainage / flooding to be considered as building will affect natural drainage (see over).

Some old farmyards/sites in the villages like Caulcott might successfully be developed if the housing is suitable. The drainage and sewage system at Caulcott needs urgent attention and further upgrading.

Strongly agree

strongly believe we need to retain our village culture and that 'town' attitudes do not impinge on truly rural lifestyles and traditions-complaining about tractors on roads and combining-controlling their dogs- farmers wouldn't let their dogs loose in their gardens, or allow their dogs to chase their animals around) people need to be aware of what it means to move out from towns and respect this culture.

'strongly encourage' - make it mandatory 'resist the loss' of countryside sounds feeble - 'oppose with vigour' might be a little more like it.

That villages have ability to influence location of new roads, shops, schools etc. needed as result of this development.

the conservation areas should be strictly enforced (infill or building on an existing plot) to maintain the character of the villages.

The Council should ensure that it remains 'ahead of the curve' and maintains and updates its Development Plan. Recent large scale development applications in our village - Kirtlington - were, we understand, only turned down upon appeal because the required number of houses were already in the Plan.

The neighbourhood plan should not include greenfield sites. If the purpose is to utilise brownfield first, this should be the thrust. Given the volume of property on Rightmove in the area for sale and the unsold units, is there sufficient demand for additional housing to warrant trashing the greenfield sites. If man-made structures at Heyford have special status and protection, what about the green fields that have been there since the very beginning? Once we start eating away at local fields, it sets precedents which result in developers appealing and appealing, thus increasing costs.

The number of new houses in villages should be proportionate to existing settlements, so as to retain their character.

The objectives are wishy washy (to strongly encourage, to resist, to identify) lots of opportunity to be ignored. Please convey objectives which are designed to be more definite. For example: A requirement to use existing brownfield sites before any planning application process can commence to build on a greenfield site unless specifically allocated within the Neighbourhood Plan.

The services for the new developments(s), especially at Heyford Park, should be developed with not after the housing.

The wording of the 3rd objective suggested new development is desired. My suggestion would be "to identify now much, if any, new development is necessary in and around the villages. If new development is necessary, to identify how much might be successfully located in or around the villages ..." (subsequent wording is fine).

There is a disused railway station near Ardley tip, can't this help? Also what about the Shipton cement works site? This also has a railway link. This is where you can build without affecting villages.

These objectives must be applied to all development plans that do not currently have planning permission. Any such future planning applications that do not meet the above objectives should not be supported by local or parish councils.

This is the most important local issue. We are not NIMBY's. We have Heyford, now how about Woodstock? Its town centre WILL DIE if more people do

not live there

This needs doing properly by local people

To allow villages to build Rural Housing if so desired.

To ensure range of housing provision - first time buyers to older people wishing to down size and stay local.

Under no circumstance should building happen on green field, there is a huge amount of brown field around Heyford Park

Very important to build on brown field before green field. Once our beautiful countryside is gone ITS GONE FOREVER ! Protect our countryside, especially the Cherwell valley.

Very important to protect villages from creeping urbanisation and to respect villagers concerns. Village way of life should be protected.

Very willing to support developments in villages but need to be size-appropriate (ie. small)

Villages in conservation areas can only be built in via redevelopment of existing plot or infill and this should be strictly enforced. The plan should go much further that "strongly encouraging" building on brownfield sites and say that building on greenfield sites will be strongly and actively opposed at all stages - there is no good reason for this.

We had this before we agreed then they did what they liked. I so hope this doesn't happen again. I'm seeing a small village just grow and grow with houses.

We have creeping urbanisation in Chesterton and Wendlebury. Light pollution must not be encouraged or even allowed. we have some already from outside domestic lights -some sort of "curfew"? Developments must be small and gradual; otherwise "socialisation" will be lost.

We need affordable housing - not more expensive housing. So development here should be for affordable houses only.

We need to keep our villages separate rather than let them become a suburb

We strongly agree with the above objectives.

We wish the massive developments had small, cheap houses that young people could afford to rent or buy.

Well-designed residential development should be allowed in villages so that the existing limited services can be maintained (and where possible improved) and where it aids delivery of wider priorities (e.g. delivers road safety improvements etc). Development should not be diverted to Upper Heyford. Large scale employment development should be strongly resisted. Local character should be enhanced where possible through design and materials. Lighting of roads and external areas should be kept to a minimum.

What pressure can be exerted to ensure more housing is built there at the affordable end of the spectrum?

Where possible development in villages should be on land within the village footprint (eg. fields and other open areas within the village). There should be a maximum limit on the increase in houses that any development brings e.g. no more than 10% increase over existing numbers.

while I agree that most of the larger development should be on Brown field sites, I believe there are some small pockets of greenfield sites within village spaces that could benefit from some small development, especially where no brown field site is available and where it may be suitable for the construction of some affordable housing within a village.

Would hope that the conservation area of the old air base at Upper Heyford will be preserved (the towers, bunkers etc) for historical reasons.

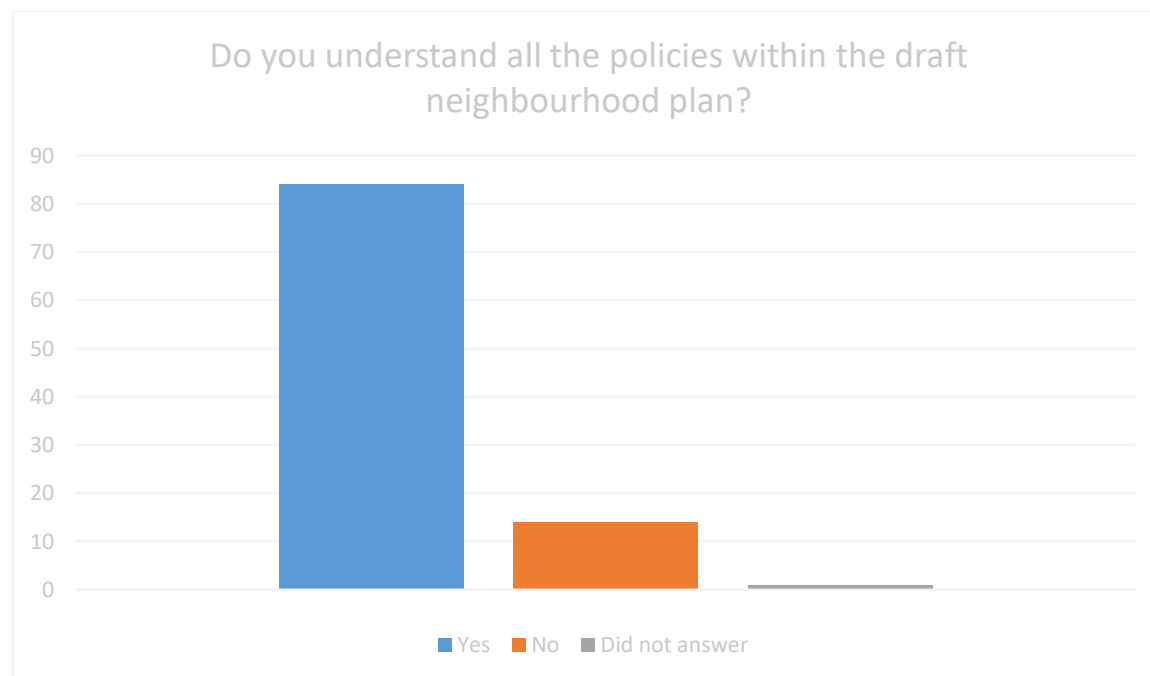
Yes! 100%! Absolutely spot on!

YES, BROWNFIELD SITES SHOULD ALWAYS BE CONSIDERED.

Table 3: Comments from third round of engagement meetings (February 2017)

A summary of the 99 responses received within the questionnaires is detailed below.

Q1. Do you understand all the policies within the draft neighbourhood plan?
--



84 of those who responded to this question answered positively, confirming that they understood the policies within the draft plan. 14 answered negatively and 1 person did not respond.

Q2. If no, which policies are unclear, and why?

Development outside of settlement boundary

Seven of those who responded to this question noted that they were unclear of what would constitute 'acceptable' development outside of a settlement boundary and how these would be considered on a case by case basis.

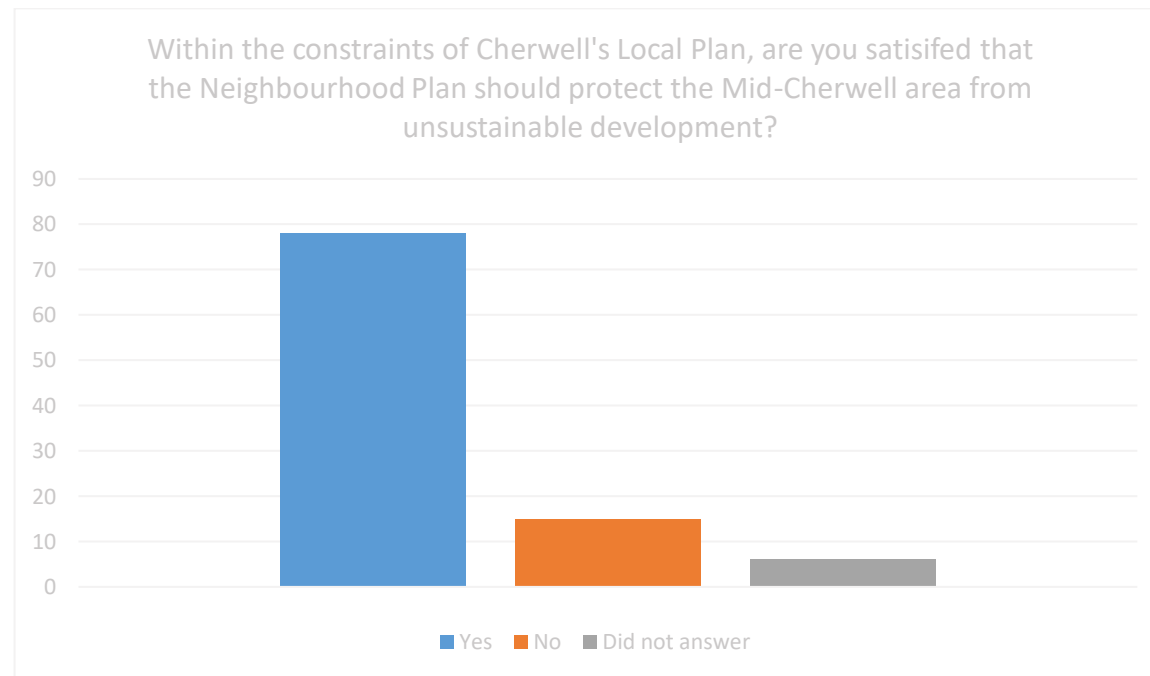
Other comments

Others simply stated that they did not understand the policies as they were too ambiguous but did not tie this to a specific policy. One person commented

that they were unsure whether everyone would understand the policies due to the 'planning' language.

One person asked what protection was afforded by being in a conservation area.

Q3. Within the constraints of Cherwell's Local Plan, are you satisfied that the Neighbourhood Plan should protect the Mid-Cherwell area from unsustainable development?



78 people were satisfied that the Neighbourhood Plan policies will protect the Mid-Cherwell area from unsustainable development. 15 people were not satisfied this would be the case. 6 people did not answer this question.

Q4. What additional policies would you like to see included?

Ten of those who responded to this question said that they wanted to see a transport policy to limit traffic within the area. The MCNP already includes policies to this effect and so this quantum of comments reveals that there may be a lack of understanding of the limitations of a neighbourhood plan in regard to traffic and transport.

Other useful responses requested policies in the following areas:

- Dark skies
- Policy to protect rural footpaths and promote joined up rural footpaths
- Promote low carbon development
- Promote the use of local labour

Q5. Do you have any concerns about present or, possibly, future development in or near your own parish which you feel the Neighbourhood Plan fails to address? If so, what are they?

49 people made comment on this question. A variety of points were made; however noteworthy mention was made in regard to transport and traffic implications and the potential impact of development on green spaces, with attendees also citing inadequate infrastructure and external ‘forces’ as concerns.

Transport

12 responses made reference to a transport-related issue. Over half of these responses cited the level of traffic and capacity of current roads to support increased traffic flows as their main concern. Three responses specifically detailed a concern that non-rural traffic (e.g. HGV’s) is already using rural roads, and that diversions to more suitable roads will be required. Other notable comments were that if any Oxford overspill development does come to Cherwell, there will need to be a car-free transport solution to take people to Oxford; also how roads can be kept rural.

Green spaces/Greenfield development

14 responses cited the impact of development on green space as a concern. Eight comments specifically mentioned that important green areas, whether they be important because of wildlife or amenity, needed to be designated/protected in order to prevent development of these sites in the future. Three people raised concern about the size and nature of potential development that could occur outside of the settlement boundary. Two people were specifically concerned

with regard to whether the 'Great Heyford' development proposal could eventually be realised.

Infrastructure

Four people cited a lack of infrastructure as a concern in terms of school and health provision, footways and cycle ways and adequate sewage and drainage.

Outside influences

Seven responses focussed on outside influences effecting the success of the plans: such as the role that major land owners may have to play, developers bringing 'city' ideas to the rural area, and worries over whether the plan will actually be adhered to.

Other comments

One person asked what can be done in terms of affordable housing provision in Category C villages if a need can be identified. Three comments questioned why the MCNP is supportive of the proposed CALA homes development at Fritwell, whilst two further noted that the current plan was too ambiguous.

Q6. Do you have any other comments?
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A number of people took the opportunity to comment in this section and comments appeared to revolve around three main themes; housing, transport and their understanding of the plan.

Housing

Six comments cited housing. They tended to focus on the need for housing suitable for local people and ensuring that affordable housing will be prioritized for local people. A comment was also made in regard to what is the definition of affordable housing.

Transport

14 comments cited transport. Six of these comments related to public transport and the need for a well-connected service which will provide key services within the local area, such as linking the bus network to Lower Heyford train station. A further five of the comments related to traffic volume and the detrimental effects increased traffic volume may have on road safety and village rurality if traffic mitigation measures were not implemented. One response cited the need to

secure a forward-looking road infrastructure plan at a county level, whilst another cited the small volume of parking at Lower Heyford rail station as a barrier to its use.

Understanding of the plan

Seven of the responses provided comments which indicated that for several reasons they did not have complete understanding of the draft plan policies.

Reasons cited were the wording of the policies being too vague, there not being enough detail or points not being clarified. It is worth noting that all of these comments were generated from one parish- Fritwell (NB – there is a controversial planning proposal in the parish for 34 new houses that has split opinion).

One other response questioned whether brownfield sites for potential development were to be officially nominated as such.

Other comments

Two comments emphasised that the policy of brownfield before greenfield should be maintained whilst two focussed on the need for additional healthcare provisions within the neighbourhood area. The remaining two comments raised concern that greater political forces may inhibit the plan, such as central government over-riding the plan or the reality of proposed development in the district being greater than currently proposed.

DETAILED RESPONSES TO QUESTIONS

Responses to Q2

	Not sure all will understand planning policies - what can/can't be done.
	Lower Heyford is in the Rousham Conservation Area. What does this mean? What can it stop? What can get round it? How?
	PD03 - on map of Lower Heyford. Brown = some additional development may take place (small-scale). Green = protected?? White = ???
	I'm not clear that "policy" is the right term? Should it be guidelines/recommendations might be better? I think of policy as a fixed plan/process with no flexibility that must be followed to the letter
	In SA where is the least bad option for, say, 12-15 houses, ie. Not in the existing settlement area
	Is this policy to control or restrict building / development apart from Heyford Park
	1. Still emerging / changing

	<p>2. Not enough detail on "criteria"</p> <p>3. No idea yet of what these "policies" actually mean when implemented</p>
	Some of the wording of the policies are ambiguous and need further clarity.
	Policies refer to Settlement Areas and no planning should be approved outside of Settlement Area. Applications outside of Settlement area will only be supported on a case by case basis but no clarity in document on what constitutes acceptable exceptions.
	Considerable number of vague, ambiguous statements in various policies and many shown as "work in progress" still. PD02/PD05 not clear about why development outside the settlement boundary might be acceptable, and under which circumstances.
	The ones that state development on "certain criteria" that is not defined - or stated as "work in progress". The detail is critical in order for us to vote on the plan.
	Any that are vague, too many wriggle words. Need to know specifics in order to have confidence in what we are voting for. Otherwise, we'll have to vote no
	Sustainable, affordable, rural exception: what are these in reality?
	Too much is unclear especially regarding "Appendix 7" especially as it is fluid, plan is not supportable in its current form.
	There is too much ambiguity in the policies. Too many words like might, case by case. The MCNPF is proposing PD04/PD02/PD01/PD03/PD07. All are too wide and will not influence as residents want.

Responses to Q4

	Limited number of houses
	TRAFFIC LIMITATION. In particular, the limitation of heavy vehicles on Long Bridge by Environmental Ban. This will dissuade the "rat run" east to west.
	Policy PD04 - Development in Category C villages. Caulcott is not included.

	<p>Policy PC02 should make reference to the rurality of footpaths and cycle ways.</p> <p>PD policies should reference not building on flood plains.</p> <p>PH policies should mention low carbon footprints.</p> <p>Where possible, local labour should be used in any construction. And local developers.</p> <p>PC03 should encourage suitable local employment so that all homes built are not commuter homes. Oxford should be encouraged to shift some employment out of the city centre.</p>
	Traffic - Long Bridge <u>cannot</u> take any construction or stone supplies. Where would stone come from?
	<p>Traffic limitation especially heavy lorries. Bridge will not take heavy traffic.</p> <p>More shops</p>
	Tighter controls on who gets the houses. No more projects like "Great Heyford", luckily dead in the water before it got started!
	The transport policies should require potential developers to demonstrate that their travel plans will permanently ensure that there will be no significant increase in traffic from the development. A bus service to the station for 10 years, for example, is completely useless to those of us planning to live in the village for 50 years.
	Transport policy to ensure no additional HGV traffic over Lower Heyford bridge(s) permanently.
	<p>Very substantial traffic volume increase on Station Road, most especially HGVs, evident. This alters the rural character of the village; not pleasant when you live on Station Road and use it as a pedestrian.</p> <p>Protection of bridleways and footpaths</p>
	<p>Presumption in favour of new <u>village shops</u></p> <p>Presumption in favour of <u>dark skies</u> / against <u>street lighting</u></p>
	PC04 did not have any detail about school policy
	<p>More detail around Travel / Infrastructure / Roads, and what development might mean.</p> <p>Consider commissioning a professional traffic survey for Lower Heyford to add weight to all policies?</p>
	Perhaps there could be more on the impact of development on traffic levels and consequently the environment. The need to upgrade infrastructure appropriately often seems to be ignored

	Street lighting - dark skies Broadband
	Dark skies area would be great. Circular <u>rural</u> walking routes, dogs, exercise amenities protected
	Preservation at least and ideally improvement of public transport interconnections between villages and Oxford, Banbury and Bicester.
	A real concern and consideration of the increase in traffic movements especially HGV vehicles
	Carbon neutral houses - local heat/power Sustainable urban drainage (SUDS)
	That an <u>extended</u> buffer zone should be included to allow villages to remain a village
	But how can they be enforced if the Government does not protect the policies of MCNP
	Land Use
	Dark Skies
	Enforcement of existing HGV restrictions (Heyford Bridge, Duns Tew, etc etc)
	Yes, recent CALA Homes application in Fritwell was outside the Settlement boundary yet MCNP was supportive which was completely contradictory. I feel the CALA Development issues have not been addressed. Specifically why does MCNP "hope that the scheme will be re-submitted ..." when it contradicts so much of the proposed plan.
	Yes, I feel strongly that development of greenfield land that is outside the settlement boundary must be avoided to protect rural villages like Fritwell, although the MCNP in its current form appears to go in the right direction, I feel that many of the policies are not properly defined and need clarification to avoid ambiguity. This must be addressed before anyone can vote in the referendum!
	Yes. The CALA development which could be reapplied for FR17 (& FR18) as CDC rejected it with 9 reasons. The site is outside of the settlement area and green field. Your published support for a re-application is in direct conflict with your 2 primary policies.

	Oxford City overspill. Needs car-free transport to the City. Where the jobs must be - hence the demand.
	We need more children in the local school
	Too much ambiguity, no expansion of settlement area in Fritwell
	Yes we do, especially development outside the settlement area; size of development in the area.
	There is too much ambiguity in the policies. Too many words like might, case by case. The MCNPF is proposing PD04/PD02/PD01/PD03/PD07. All are too wide and will not influence as residents want.
	Need for small housing
	More work on traffic policy to reduce HGVs through village
	I understand this is only a plan and likely to change
	It doesn't seem to be the finished article or even correct there have been changes and are going to be more changes!
	Parking space policy, cars clog up narrow development roads
	Continuation of children's centre, closing Feb 2017
	Saving trees, hedgerows, historical local landmarks more green spaces for communities and dog walkers
	Bridleway cycle parks linking villages
	Do not demolish existing airbase houses, most homes are unaffordable

Responses to Q5

	I am worried about development on the sheep field between Freehold Street and Station Road.
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	More emphasis on inadequate infrastructure especially the historic Long Bridge.
	People who have no understanding of country life bringing city ideas.
	How would any new development impact on the status of SSSI through the Cherwell Valley?
	Access onto M40
	Concerns that the proposal of Great Heyford has not been put to bed and will eventually be forced through.
	I am particularly concerned about the preservation of green spaces, above all the field between Freehold Street and Station Road.
	"Any proposed development outside settlement area to be considered". How great an area might this be? Concerns that present road structure is near capacity. Average 3,500 vehicles per 24 hours at present.
	See answer 5. There needs to be (explicitly) permanent protection from increased traffic upon development. Also need to designate field south of Station road and next to canal as a local green space to protect wildlife such as barn owls etc. Would very much support the idea of lowering the speed limit on Station Road and increasing footpaths and cycle tracks.
	Fields south of Station Road and east of canal houses have much wildlife (eg. Barn owls) and should be protected from development.
	If there is pushback on Lower Heyford to provide development options, it's not clear what these would be
	No sites have been identified for potential development. I consider this very shortsighted. The group should be more proactive.
	Continuing uncertainty over Great Heyford plan. What is the situation? Whether 5,000 houses or considerably less.
	Oxford University! The major landowners.
	Happy with the NP but very worried that it will be ignored!
	Unsure the plan outlines the "risk" of development to the site along Station Road south of the Lane entrance
	I think the plan covers all concerns well. Good work!

	No. Kirtlington could take some.
	Affordable housing in a category C village. There is a need in our village.
	I would not be human if I did not but small, considered and in-keeping development should, perhaps, be considered; sensitively throughout.
	The plan should argue for the number of dwellings at Heyford Park to be capped at the level in the current Local Plan
	If adopted I think the NP would provide a suitable balance between necessary development and protection of existing areas - but <u>not</u> if parts are ignored
	A 'green' gap between village and Heyford Park is essential. Traffic - no road 'improvements', keep roads rural
	We have issues with speeding vehicles through the village and this mass building will exacerbate the problem further
	Keep a considerable distance from Heyford Park to Upper Heyford
	Utility services to Heyford Park, eg. Sewage, surface?
	I do not know enough of the details
	Smiths' quarry expansion which is too large as are the trucks
	Yes, recent CALA Homes application in Fritwell was outside the Settlement boundary yet MCNP was supportive which was completely contradictory
	I feel the CALA Development issues have not been addressed. Specifically why does MCNP "hope that the scheme will be re-submitted ..." when it contradicts so much of the proposed plan.
	Yes, I feel strongly that development of greenfield land that is outside the settlement boundary must be avoided to protect rural villages like Fritwell, although the MCNP in its current form appears to go in the right direction, I feel that many of the policies are not properly defined and need clarification to avoid ambiguity. This must be addressed before anyone can vote in the referendum!

	Yes. The CALA development which could be reapplied for FR17 (& FR18) as CDC rejected it with 9 reasons. The site is outside of the settlement area and green field. Your published support for a re-application is in direct conflict with your 2 primary policies.
	Oxford City overspill. Needs car-free transport to the City. Where the jobs must be - hence the demand.
	We need more children in the local school
	Too much ambiguity, no expansion of settlement area in Fritwell
	Yes we do, especially development outside the settlement area; size of development in the area.
	The NP addresses the issues but we cannot always count on OCC to listen
	I am concerned that the current NP might stifle the gradual and sensitive growth that has been Kirtlington's history up to now, enabling the school, shop etc to remain viable. HM: <i>the situation re: settlement boundary in our Cat A village was explained subsequently to this neighbour.</i>
	Always concerned about external intervention to override local decision-making but the Plan has done its utmost to resist.
	If the traffic for the development uses the road for the village it would be a disaster. Lorries should be directed up the A34 or Banbury Road.
	Linking with Bletchington
	Too fighty on the existing settlements being the key determining factor in considering new housing, may prevent the creation of much needed new homes. HM: <i>situation of settlement boundary for our Cat A village explained</i>
	Specifics regarding level of traffic that is appropriate. Unfortunately, fundamental solution is part of national transport policy.
	Volume of traffic. Redirection of lorries to A34
	Volume of traffic. If problems on M40-A34 it all comes through Kirtlington. Plus lorries and buses. Parking on main road make this dangerous.
	Constraints enforcable

	Not enough comms from developers on plans and time frames
	Lack of school space in Heyford Park and use of green field over brown field
	Health surgery availability should have been done first to help with community integration

Responses to Q6

	Continual development sacrifices 'dark sky' areas in the area. These are increasingly under threat in the South East.
	I think every village should have housing suitable for eg. young families to ensure the long-term vibrancy of the village.
	There will never be enough jobs to sustain the influx of population, all at the expense of the countryside.
	No mention of how proposed policies would impact on Cherwell Valley status as management controlled area of special scientific interest.
	It is important that the MCNP Forum remains accountable to the local parish councils, and that the councils have the ability to replace the Executive if they become not representative
	Has anybody looked at Shipton Quarry and Bunkers Hill land for a village? Railside so possible station, existing road access capable of taking lorries.
	I do not object to a small development
	I think preservation and improvement of public transport is very important.
	To what extent are the affordable housing to be offered to villagers in the first place? This was going to be the policy at Coneygar Fields, Steeple Aston until Cherwell altered it halfway through the process.
	Traffic calming and lower speed limits on Station Road would be an important mitigant to increased flow.
	Once Oxfordshire Council takes over all local/district councils (as they are proposing) will all previous plans accepted still hold? Can

	we ensure there is continuity?
	Available sites in Lower Heyford are (1) relocate the bowls club with parking and better facilities. (2) the land at the corner of the Lane and Station Road is an ideal proactive development site!
	Parking at the Station is very well used and short supply of parking may discourage use.
	Most importantly, affordable housing and special recognition of the needs of Lower Heyford families who would otherwise be driven from the village.
	PD01 - are brownfield sites potential for development formally / officially nominated or categorised as such?
	I do feel that the NP suits how I feel, but that in reality development will be far greater than proposed.
	Oxford's housing requirements must be met within (brownfield especially) and immediately around the city (judicious use of greenbelt) and not by rural communities outside. It is in any case questionable whether the city should be allowed to grow any more; arguably its already overgrown.
	Concerns regarding interconnected public transport not helping young and old
	The B430 has never been a B road and is as busy as it was when it was the A43.
	Footpath / cycle path to Heyford Park would be a good idea
	"Affordable Housing" is meaningless unless defined
	Homes required for local people not just London commuters
	Some suggestions appear somewhat vague or woolly but within the constraints of Cherwell Local Plan this may account for this
	Keep the village rural. Traffic on Somerton Road
	Change name of Heyford Park to something completely different. At present it is always known as Upper Heyford

	So pleased this group has formed. Strength in numbers and wide involvement of so many parishes. Thank you!!
	Traffic volume and speed through the village is a major concern.
	I did not have enough detail to comment sensibly on the draft plan, especially as so much is excluded
	I am concerned that central government will override the plan
	Thank you for all your hard work - a thankless task
	I look forward to receiving further details and more precise policy documentation prior to the referendum.
	I would have to vote against this plan in its current form due to lack of clarity
	As things currently stand, I would have to vote against the plan, for the reasons stated.
	Concerns that local housing needs go to local families
	Important if Heyford Park becomes a hub with facilities with doctors etc. that transport to and from surrounding villages should be joined up, to ensure increased viability.
	Not enough detail for a final consultation, you cannot hide behind things not being finalised / constantly changed.
	Much of the wording is too vague eg "might", "sensible?", "encourage"
	Before this goes to referendum we would like the opportunity to be consulted again. Affordable homes - what is the demand in Fritwell?
	Central government pressure for more housing and Secretary of State ad hoc decisions to over-rule NPs will both undermine the relatively fragile concept of NPs. Further, failure at county level to secure a forward- looking road infrastructure will weaken any district level development policy for the foreseeable future.
	Plan boundaries do not 'recognise' cross boundary activities eg. Education, medical
	Please do not assume that the school is full. It is far from being so and, arguably, additional children are needed to continue the provision of education as currently structured.

	Following on, public transport provision should be a key focus. New development proposals that I have seen are hopelessly unrealistic with regard to new traffic generated.
	Having a Plan is one thing, needs to be implemented
	Not give up on brown before green
	Health care is needed and more recreation and play areas, even temporary, before the plan comes to life. Community centre could be more active and meetings with us.
	I really hope we get lots of green field left. Keeping fingers crossed for the health centre
	All the policies are sensible and I agree with them. The goals and community action plans are all good ideas
	Linking bus service to Lower Heyford train station

Table 4: Schedule of statutory and other consultees for Pre-Submission consultation (August- September 2017)

Schedule 1	Organisation	Name	Email
a	The Mayor of London	<i>Not Applicable</i>	
b	Cherwell District Council	Planning Policy	planning.policy@cherwell-dc.gov.uk
	Cherwell District Council	Housing	gary.owens@cherwell-dc.gov.uk
	Cherwell District Council	Cllr Mike Kerford-Byrnes	cllr.mike.kerfordbyrnes@cherwell-dc.gov.uk
	Cherwell District Council	Cllr Simon Holland	cllr.simon.holland@cherwell-dc.gov.uk
	Cherwell District Council	Cllr Ian Corkin	cllr.ian.corkin@cherwell-dc.gov.uk
	Cherwell District Council	Cllr Lynne Pratt	cllr.lynne.pratt@cherwell-dc.gov.uk
	Cherwell District Council	Cllr Barry Wood	cllr.barry.wood@cherwell-dc.gov.uk
	Oxfordshire County Council	David Flavin- Highways	highway.enquiries@oxfordshire.gov.uk
	Oxfordshire County Council	Barbara Chillman - Education	
	Oxfordshire County Council	Cllr Arash Fatemian	arash.fatemian@oxfordshire.gov.uk
	Oxfordshire County Council	Cllr Carmen Griffiths	carmen.griffiths@oxfordshire.gov.uk
	West Oxfordshire District Council		planning@westoxon.gov.uk
	Bucknell parish council		clerk@bucknell.me.uk
	Deddington parish council	Lorraine Watling	deddingtonparishcouncil@googlemail.com
	Stoke Lyne parish council		stokelyne.parishclerk@gmail.com
	Souldern parish council		parishclerk@souldern.org
	Chesterton parish council		victorkeeble@btinternet.com
	Weston on the Green parish council		parishclerkwotg@f2s.com
	Bletchington parish council		blechpc@btinternet.com
c	Coal Authority	<i>Not applicable</i>	
d	Homes and Communities Agency	Peter Wynn	peter.wynn@hca.gsi.gov.uk
	Homes and Communities Agency	Stephanie Ainsworth	stephanie.ainsworth@hca.gsi.gov.uk

e	Natural England	Joanne Widgery	consultations@naturalengland.org.uk
f	Environment Agency	Jack Moeran	jack.moeran@environment-agency.gov.uk
g	English Heritage	Dr Kathryn Davies	kathryn.davies@historicengland.org.uk
h	Network Rail Infrastructure Ltd	Diana Clarke	townplanninglnw@networkrail.co.uk
i	Highways England	Rio D'Souza	rio.dsouza@highwaysengland.co.uk
j	Marine Management Organisation	<i>Not Applicable</i>	
k	BT Group PLC		gssb@bt.com
	Vodafone & O2		EMF.Enquiries@ctil.co.uk
	EE		public.affairs@ee.co.uk
	Three		jane.evans@three.co.uk
	Mobile Operators Association	Ginny Hall	dpm@monoconsultants.com
L	Thames Water	Carmelle Bell	ctbell@savills.com
		Mark Matthews	thameswaterplanningpolicy@savills.com
	EDF Energy		40 Grosvenor Place, Victoria, London, SW1X 7EN
	National Grid	Brian Green	brian.green2@uk.ngrid.com
	Scottish and Southern Electric (SSE)	Chris Gaskell	chris.gaskell@sse.com
	Oxfordshire Primary Care Trust	Mark Dillon	mark.dillon@oxfordshirepct.nhs.uk
	Oxfordshire Clinical Commissioning Group	Fergus Campbell	fergus.campbell@oxfordshireccg.nhs.uk
	Oxford University Health Trust		oxon.gpc@nhs.net
m	Canal and River Trust	Anne Denby	anne.denby@canalrivertrust.org.uk

n	Bodies which represent racial, ethnic or national groups in the neighbourhood area	<i>None applicable</i>	
o	Bodies which represent religious groups in the neighbourhood area	Oxford Diocese	reception@oxford.anglican.org
p	Bodies which represent business interests in the neighbourhood area	Bicester Chamber of Commerce	info@bicesterchamber.com
		Banbury Chamber of Commerce	bcoc@banburychamber.com
q	Bodies which represent disabled persons in the neighbourhood	<i>None applicable</i>	

Text of consultation:

Dear.....

Mid-Cherwell Neighbourhood Plan Forum has prepared its pre-submission consultation documents in compliance with Regulation 14 of The Neighbourhood Planning (General) Regulations. As one of the consultation bodies listed in the Regulations, you are invited to respond to the consultation.

The documents can be viewed online at www.mid-cherwell.org.uk/presubmissiondocuments or alternatively a hard copy can be sent on request to info@mid-cherwell.org.uk

An online response form is available, or else you may wish to respond by email to info@mid-cherwell.org.uk or by post to MCNP c/o 52 Camp Road, Heyford Park, Oxfordshire OX25 5HD. The deadline for responses to be received is Tuesday, 19th September 2017.

Please do not hesitate to contact me if you have any questions.

*Yours sincerely,
Martin Lipson,
Chair, MCNP*

Table 5: Responses from the Pre-Submission consultation (August- September 2017)

<p>This table lists all the responses in which comments were made, policy by policy, to the Pre-Submission Consultation of the Mid-Cherwell Neighbourhood Plan (August – October 2017). Representations made by members of the public, land owners and developers are listed first, followed by the responses of Statutory Consultees. Recommendations for modifications to the Plan for submission, and other commentary, are provided in the third column.</p> <p>A number of the 71 residents that responded kindly ticked the “support” box for individual policies, but left no additional comments, and so are not listed below.</p>		
NAME	MAIN POINTS MADE BY RESPONDENT	MCNP RESPONSE
PD1: DEVELOPMENT AT CATEGORY A VILLAGES		
Charlotte Bartlett	Part of (LGS) SA4 at Steeple Aston should be in the settlement area as it would be very suitable for housing. (see also comments under PD7).	Refer to SA PC for consideration. SA PC decided not to amend the designation.
Roger Mason	Timescale for development? For Steeple Aston recent new sites means later in the period.	Noted
Mark Kewley, Jan Maulden and David Kewley	The settlement area at Steeple Aston should be expanded to include the 'top field' within the Cedar Lodge plot.	Refer to SA PC for consideration. SA PC decided not to amend the settlement area.
Richard Wilson	Duns Tew, despite being Cat C, does not seem to be have restriction on development.	This is a matter of enforcement and should be referred to CDC
Julia Whybrew	How do you decide between competing priorities of (a) to (d) whether development is possible?	Amend wording to say "all the following criteria". For consistency this should be also changed in PD2.
Charles Cottrell-Dormer	The piece of land on the former SA allotments is within the view of Rousham House and garden. It will never be developed and so should not be included in the settlement area.	Refer to SA PC for consideration and also to verify whether the site is within view of Rousham Park. SA PC decided not to amend the designation and that carefully-located low-rise dwellings may not be visible from Rousham.
Mike Buffham	<p>This policy and the plan generally only deals with housing and not infrastructure such as schools, surgeries and road capacity. The definition of Cat A villages should be reviewed to ensure it reflects the current position of villages in Cherwell.</p> <p>The policy is based on the last housing need assessment in Cherwell which was 1142 whereas the policy released on 14th Sept reduces it to 762. This warrants a review of this policy.</p>	<p>The residents are referred to the community infrastructure policies of the NP on p. 48-53, and the Community Action Plan.</p> <p>Fritwell PC to be advised of the concern of village status: FPC decided not to make representations on this issue.</p>

Paul Honigmann	It is not appropriate to develop SA4 as it is a wildlife preserve. I support its designation as a LGS.	Noted
Robin England	<p>Fritwell's Cat A status should be reassessed as the criteria on which it is based is out of date. Many residents support this but not the PC.</p> <p>Comments on the criteria:</p> <p>a) "Adjacent to settlement area" does not discourage expansion. This contradicts the aim to protect the countryside around rural villages.</p> <p>b) There is not a precise definition of "lesser environmental value"</p> <p>d) "development should not give rise to coalescence with any nearby settlement". Surely the opposite is preferable so new development is integrated within the existing village.</p> <p>The obligation for development should be fewer than 25 in Fritwell. Despite being Cat A, Fritwell cannot support more housing on the scale of Cat A villages. Demand should be relaxed as the new government assessment for housing need is down from 1142 to 762. Can housing demands not be fixed by the wording to allow for future changes?</p>	<p>See note above re Fritwell.</p> <p>Cat A status allows for this possibility.</p> <p>Amend (d) to clarify that development should not give rise to coalescence with <u>other</u> settlements.</p> <p>Government guidance on housing numbers is only advisory at this stage.</p>
Reuben Bellamy (Lone Star Land)	<p>Objection to criteria (b). The requirement of the site to be on previously developed land goes further than the NPPF and the Local Plan. The phrase 'of lesser environmental value' is unclear; lesser than what? Also developed land can have high environmental value.</p> <p>The text should seek to encourage the development of previously developed land provided it is not of high environmental value.</p> <p>Objection to the second part of (b). The requirement of the site to avoid the best and most versatile agricultural land goes further than the NPPF and the Local Plan. The NPPF and PV2 merely state that this consideration should be taken into account. The policy should allow for the quality of the agricultural land to be taken in the round with other considerations.</p>	Policy wording amended to remove the phrase "lesser environmental value".
Colin Smith	<p>1. The number of houses for Cat A villages could be under scrutiny. This is due to the Draft HELAA (Local Plan 2) where extensive development adjacent of settlements is concerning. This is versus the recently published Cherwell housing needs formula suggesting a reduction from 1142 to 762.</p> <p>2. Concern that request for Fritwell to no longer be a Cat A village is not being properly acted upon by Fritwell PC.</p> <p>3. PD1 conflicts with 3.2 regarding development of green field sites.</p>	<p>Neither document has any statutory authority at the moment, the HELAA being advisory only as to possible sites for development.</p> <p>See above re Fritwell.</p> <p>CDC advised that the "brownfield first" objective would conflict with the NPPF if translated into a policy.</p>
Alan Hedges	Any development in villages should be in keeping with their historic character.	Covered by proposed policies.
Ian Lough-Scott	The recent government consultation paper on plans to change the way housing targets are calculated may help. Parishes should be encouraged to support the proposed reduction in house numbers.	Noted.
Helen Metcalfe	There is not enough space in Fritwell's settlement boundary to fit 25 houses. Will the sites outside	Refer to Fritwell PC as to re-definition

	the boundary be more vulnerable to development as a result?	of the settlement boundary but note current re-build on site of former public house. The policy allows for the possibility of development adjacent to the settlement area.
Mike Stewart	<p>Fritwell should not continue to be Cat A given the state of amenity there.</p> <p>The plan should take account of the likely reduced new-build obligations in view of the government's consultation on reduced housing need.</p> <p>The policy routinely refers to land parcels 'adjacent to settlement areas'. which welcomes unsustainable development outside village settlement areas.</p> <p>In CDC's HELAA many parcels on land 'adjacent to the settlement areas' are identified as 'suitable for development'. A concern is that landowners will want to develop the parcel as a whole without regard to the stated housing obligation of a village.</p>	<p>See above re Fritwell.</p> <p>This latter point is one for enforcement by CDC once the Neighbourhood Plan is made.</p>
Richard Preston	Some of the settlement areas are too restrictive by not allowing for minor development. Steeple Aston's settlement area does not allow for the proposed 20 houses and small-scale development adjoining the settlement area should be considered. The major area proposed within the boundary is a piece of land opposite The Red Lion PH on Sixty Foot but a previous application for affordable housing was rejected by CDC and OCC on lack of suitable pedestrian access. This has not changed thus this location will probably remain unsuitable for development in the near future. The centre of the village, part of the village's conservation area, has always been protected against development by CDC and OCC and that is the correct directive. This then leaves no obvious site for development for the proposed 20 houses to be considered over the next 14 years. I am not suggesting that the village should take any large-scale development but it should be prepared to consider appropriate, small scale development adjoining the settlement area but outside the very constrictive line proposed in this report.	The settlement area determined by SA Parish Council does have the potential for 20 additional dwellings.
Anthea Unsworth	Fritwell has no pub and is not big enough to be a Cat A village	Refer to Fritwell PC. Village categorisation is anyway not a matter for the NP.
Andrew Dayus	Small scale development in Fritwell is supported but it does not meet the criteria to be a Cat A village so the policy cannot be supported in its current form.	See above.
Richard McCulloch	Overall hierarchy of settlements doesn't work if higher tier settlements are not accessible from lower tier ones. General accessibility is poor and will deteriorate further. I agree with the criteria for locations but there should be more emphasis on services and facilities to maintain/enhance the vitality of rural communities (para 55 NPPF). There needs to be evidence that 25 houses in Fritwell will fill primary school places, maintain local shops and pubs and fund mitigation identified by the Forum. If not the case the number of houses should be increased or moved to villages that are dependent on Fritwell.	Village categorisation is not a matter for the NP. Whereas the NP approaches the issue from the standpoint that development can only be supported if it is sustainable, the respondent argues that more development is in some cases a necessity to achieve the continued sustenance of some if not all

		the villages within the MCNP area. The argument was noted by the Forum, but no amendments to policies were agreed.
SAVILLS for CALA HOMES	Supports development in Cat A villages but the criteria a) to d) are too onerous to support the required housing. Tightly drawn areas lead to development in inappropriate locations within villages and exclude suitable locations elsewhere. Local Plan PV2 has a better approach where 'at' means sites adjacent to the built-up limits as well as larger sites within a village. The approach of identifying settlement areas should be reconsidered as it is not shared by CDC and would be inconsistent with the wider plan. It should be clarified that unsuitable sites in the SHLAA will not be supported. PD1 should be relaxed to ensure growth in sustainable development. The indicative number of additional dwellings for Cat A villages should be viewed as a minimum for housing delivery and these should not preclude the delivery of windfall sites. This is because more dwellings will better support existing services in Cat A villages.	This argument could entail large-scale development in or adjacent to the Cat A villages. It is not the case that CDC does not support a settlement area strategy. The incorporation of para 3.2.9 into the body of policy PD1 may help define minor development. This is the aggregate of new development both within and outside the settlement area and additional to in-filling. See the definition of new development in Cat B villages which is the aggregate of all three.
GLADMAN DEVELOPMENTS LTD	<p>The criteria a) to d) are too restrictive and not in accordance with NPPF.</p> <p>"Land of lesser environmental value" is unclear and should be defined in the glossary so that the policy can be applied effectively.</p> <p>'...not land of best and most versatile agricultural value' should be deleted or included if it also states that development is permitted if there is evidence that it is necessary. The NPPF merely requires that poorer quality land should be used in preference to higher quality.</p> <p>The settlement limits for Cat A villages are not sufficient or flexible enough. The Local Plan does not use defined numbers for individual settlements so these should be seen as a minimum target for flexibility.</p> <p>AECOM's Housing Needs Assessment concludes that a range of dwellings is needed. The PCs should not rely on Heyford Park and large development because: continued sustainability in Cat A villages is a priority and it is likely that further development is needed to ensure this; residents with a local connection wish to remain in the settlements; the build out rates of larger developments are longer and may not be as CDC envisage.</p>	<p>Forum to consider these points.</p> <p>Wording of PD1 amended to exclude reference to land of lesser environmental value.</p> <p>Noted.</p>
Statutory Consultees		
Historic England	We welcome the intention behind 'Conversions of buildings in the village Conservation Areas should be very limited in order to protect the heritage and character of the villages' in Policy PD1. However we suggest that the issue is more the quality of the conversion than the number - a limited number of poor conversions may have a greater detrimental effect than a greater number of sensitive conversions. We suggest, therefore, that the policy include criteria by which to assess proposals for the conversion of buildings, which should include "retain features of architectural or	Reference to conversions has been removed from the policy.

	historic interest". This would also help ensure that Policy PD1 is consistent with paragraph 154 of the NPPF by giving a clearer indication of how a decision maker should react to a development proposal.	
Oxfordshire County Council	<p>Fritwell: this village is in close proximity to an area safeguarded for mineral extraction under Policy M8 of the OMWCS (North West of Bicester, safeguarded for crushed rock). Although the boundary of the settlement area itself is outside of this safeguarded area, policy PD1 allows for development adjacent to the settlement area, which could include the minerals safeguarding area. Therefore, if this were the case and development was proposed on the adjacent minerals safeguarding area, then policy M8 in the OMWCS and the safeguarding of minerals resources for future use will need to be taken into account.</p> <p>Part of the settlement boundary is within 400m of a waste management facility that is safeguarded under policy W11 in the Core Strategy – Fritwell Sewage Treatment Works (STW). If future housing is proposed within this zone, then any potential effects that may directly or indirectly prevent or prejudice the operation of the STW should be considered.</p> <p>Steeple Aston: part of the settlement boundary of this village is within an area safeguarded for mineral extraction under Policy M8 of the OMWCS (Duns Tew Area, safeguarded for soft sand). We note that the NP is not allocating housing, but rather guiding development that may be allocated to villages within the NP area. However, if future development is proposed on the minerals safeguarding areas, then policy M8 in the OMWCS and the safeguarding of minerals resources for future use will need to be taken into account.</p>	<p>Noted. OCC has updated its Strategic Plan - needs amendments to our wording in the Introduction.</p> <p>Noted.</p> <p>Noted.</p>
PD2: DEVELOPMENT AT CATEGORY B VILLAGES		
Richard Wilson	It would be good to see strict enforcement.	Again a matter for CDC
Reuben Bellamy (Lone Star Land)	Identical wording as his response to PD1	Noted.
Mike Buffham	Comments as for PD1: specifically point 1 regarding the area's infrastructure and point 3, the potential impact of the revised housing needs numbers.	Noted.
Colin Smith	Infilling, conversions and minor development only seems entirely appropriate.	Noted.
Alan Hedges	Any development in villages should be in keeping with their historic character. Is the indicative number a maximum?	The word 'indicative' did not appear in PD2 but it did in PD1. The word has now also been added to PD2. It means

		"approximately".
Ian Lough-Scott	The recent Government consultation paper on changing the way housing targets are calculated may help and parishes should be encouraged to support the proposed reduction to a more realistic level as suggested by CPRE and other groups.	The paper is advisory only at this stage.
Richard Preston	Same observations as Cat A villages. There may be a case for a small development outside the proposed settlement area in Middle Aston as the village has all the amenities available within Steeple Aston.	This point is covered by para 3.2.16 anyway, being part of the rationale behind policy PD2. Coalescence needs to be avoided however.
Richard McCulloch	I agree with the criteria. However, 'houses should be located where it will enhance or maintain the vitality of rural communities'. In this regard, it should be acknowledged that villages are functionally linked within the overall area. The plan does too little to maintain the existing services and the numbers of dwellings appear arbitrary.	This argues that as Cat B villages depend on Cat A villages, they could sustain more development than we are suggesting. It is nevertheless open to a developer to make that case and succeed under PD2. The indicative figure of 5 dwellings per village here reflects local wishes.
SAVILLS for CALA HOMES	Detailed comments not provided but would like the opportunity to comment if policy is revised in later iterations.	Noted.
GLADMAN DEVELOPMENTS LTD	Same objections as PD1. A limit of 5 is not sufficient or justified and likely to lead to a stagnation of the settlements and a possible decline in their sustainability over the period. Development can only be approved if a settlement is considered sustainable and development will be necessary in both Cat A and B villages to ensure their continuing sustainability.	Again this relationship between the terms 'sustainable' and 'development' requires consideration by the Forum. Following discussion, no amendments were recommended.
Statutory Consultees		
Oxfordshire County Council	Middle Aston: part of the settlement boundary of this village is within an area safeguarded for mineral extraction under policy M8 of the OMWCS (Duns Tew Area, safeguarded for soft sand). We note that the NP is not allocating housing, but rather guiding development that may be allocated to villages within the NP area. However, if future development is proposed on the minerals safeguarding areas, then policy M8 in the Minerals and Waste Core Strategy and the safeguarding of minerals resources for future use will need to be taken into account.	Noted.
PD3: DEVELOPMENT ADJACENT TO HEYFORD PARK		
Simonetta Carrao	Support on condition that an adequate non-coalescence zone is put in place on the South of Upper Heyford to protect Caulcott	Noted
David Irvine	Please ensure that Caulcott remains protected from any expansion of Heyford Park and that	Noted.

	Dorchester Group is unable to develop towards Caulcott. Surely they have enough developable land already. There should be a non-coalescence zone to cover the total area between the two settlements.	
Simon Pettit	Well considered and covers key requirements.	
Carly Thielke	No green field building, no houses between Caulcott and Heyford Park. Need to keep the buffer zone and green fields, a lot of wildlife is disappearing. None of these houses is affordable.	Noted.
Susan Blunsdon	I support a buffer between Heyford Park and Upper Heyford. I recall on the last development plan for Heyford Park it showed a Heritage Park to fill this space which seemed an excellent idea. I agree a cemetery and natural burial ground is needed for HP and the surrounding villages but should only form part of this buffer.	Noted. The current HP masterplan sets out intentions for this area.
Bernard and Georgina Whyatt	Wish to see a speed limit and small expansion to Caulcott, but this depends on and contributes to Caulcott's unique identity and community cohesion. For that reason it is crucial that the 'buffer zone' of fields - not housing - between Caulcott and Heyford Park is retained.	Noted.
Alan, Jean and Caroline Waddup	Caulcott's non-coalescence zone should cover the total area between Caulcott and Heyford Park. Many houses in Bicester and around it already have planning permission and these should be built before any more planning permission is granted for large developments to see if they are sold and therefore needed.	Noted.
J. Walton	As a life-long resident of Lower Heyford I believe that the non-coalescence zone should cover the total area between the two settlements of Caulcott and Heyford Park.	Noted.
James and Susie Fletcher	The expansion of Heyford is in all directions including a recent application by Pye Homes. There is absolutely no reason to expand Heyford Park beyond its current boundaries and any easement of this zone will lead at best to urban sprawl and at worst to unplanned blight on the limited remaining countryside that is being eroded. There is nothing like the required infrastructure or roads to support this level of development. I work in housebuilding and understand the pressures placed on local authorities but to expand Heyford Park further is simply unsustainable.	Noted.
Norman Smith, Penny Mathias and Jane Scotchbrook	Caulcott's non-coalescence zone should cover the total area between the two settlements.	Noted.
Dermot McDermott	Caulcott's non-coalescence zone should cover the total area between the two settlements	Noted.
T and W Whitfield	We strongly believe there should be a buffer zone to cover the total area between the two settlements.	Noted.
Trevor Husband	Given the recent history where Corpus Christi college engaged with a housing developer to consider a potential development out of all proportion to the local community, and with complete disregard for those residents, it is with some dismay that I find that another college is keeping the door open for a similar activity in the future. The 'Greater Heyford' proposal was without doubt the most severe threat posed to the Mid-Cherwell area during the development of the current neighbourhood plan. It is therefore absolutely imperative that we guard against any future ill-	Noted.

	<p>considered schemes of this kind by defining precisely the boundary of the non-coalescence zone. I would suggest that the fields bordered by the roads linking Caulcott to Lower Heyford, and Lower Heyford to Upper Heyford, where they would then abut the planned development of Heyford Park, would form a suitable area for this purpose.</p> <p>Unless any future expansion of Heyford Park is carefully managed we will end up with a sprawling dormitory of housing estates in the middle of the countryside. Therefore the boundaries of that site must be fully defined; failure to do so will be nothing less than a complete failure of the neighbourhood plan itself.</p>	
Simon Offen	<p>Whilst I appreciate all the hard work which has gone into the Neighbourhood Plan, I am concerned that there may yet be leeway for development south of Heyford Park, on the agricultural land separating Heyford Park from Caulcott. It is my strong opinion that Caulcott's non-coalescence zone should cover the total area between the two settlements.</p>	Noted.
Matthew Wheeldon	<p>I have read the documentation surrounding the Neighbourhood Plan and in general am in broad agreement with the aims, and the policies developed against those aims. Whilst it is important to protect the environment and the nature of our individual villages, it is nevertheless important not to freeze them in aspic. On the whole, I feel that the Neighbourhood Plan as it currently stands treads this difficult line well.</p> <p>I do however wish to comment on Policy PD3 Development Adjacent to Heyford Park. The saga of development at Heyford Park has been many years of tortuous argument, which might perhaps best be characterised as "one step forwards, two steps back." As one of the younger homeowners in the area (36), I am alive to the fact that people need somewhere to live, and also to the use of brownfield land where possible to achieve this. Although RAF Upper Heyford is quite green brownfield land, it is nevertheless a sensible place to build. What is actually happening, of course, is that having got agreement that the former RAF airfield would be a good strategic site, the development is happening on the green fields next to it because of various preservation orders. This amounts to vandalism and an expansion of the scar of development at Upper Heyford, rather than a reuse of the existing developed land. I do think that the legislation as it currently stands is stacked in the favour of developers and consequently nothing is to be lost by local communities asking for as much protection as possible for as much land as possible in the first instance.</p> <p>Consequently, it is slightly alarming to discover that the extent of the non-coalescence zone between Upper Heyford and Caulcott is "Still to be determined." The presumption on the part of MCNP should, I believe, be that development at the Upper Heyford site should for the foreseeable future be focused on the land which has already been zoned appropriately for such development by Cherwell District Council. Therefore the buffer zone should be the total area between such land and the settlement at Caulcott. This could have the effect (at least in principle) of stopping the piecemeal loss of what is essentially two fields gap between the two settlements and align with the principle already adopted by CDC that there should be no coalescence between Upper Heyford</p>	<p>The pre-submission consultation policy map for this proposed zone of non-coalescence left the actual area to be decided. At the subsequent Forum meeting of 6th December 2017 a number of options were considered and the eventual outcome is that</p>

	village and the developments at the former airfield. Caulcott is deserving of the same protection of its essentially rural character.	shown on Fig. 18 of the Submission Plan.
Mrs. S. Varney	I am a Caulcott resident for 35 years. We do not want or need any more houses in Heyford Park, it would spoil the landscape and we would become a town instead of a hamlet. Also the amount of traffic it would cause. At the moment it's terrible in the mornings and evenings: I have to leave earlier for work now as it takes an extra 15 mins to get over Middleton Stoney traffic lights, due to all new residents at Heyford Park. We do not want this to happen, we want green fields not houses.	Noted.
SAVILLS for CALA HOMES	Detailed comments not provided but would like the opportunity to comment if policy is revised in later iterations.	Noted.
Dr. George Moncrieff	I am writing to express my extreme objection to any development of the non-coalescence zone between the Upper Heyford Park and the B4030 in the vicinity of Caulcott Village. I believe it is essential to preserve some rural barrier to ensure Caulcott retains the character of a North Oxfordshire Village. I am also concerned that the immediate infra-structure cannot be expected to withstand this sort of development. The B4030 is already a notoriously dangerous road, with unexpected double bends, hidden dips and regular accidents. We live very close to one of these and are aware of cars coming off the road opposite us on an almost weekly basis. The village of Middleton Stoney is already a terrible bottleneck for traffic and the inevitable increase in traffic along this road would be disastrous for the local inhabitants as well as the unfortunate individuals who move into the 'developed' area.	Noted.
Pegasus for Dorchester Group	Pegasus are responding to the above consultation on behalf of our client Dorchester, who are a party to the Mid Cherwell Neighbourhood Plan Forum, and a major landowner in the Mid Cherwell Neighbourhood Plan (MCNP) area. Dorchester also sit on the Executive Committee of the MCNP. At the outset on behalf of our client Pegasus would like to congratulate the MCNP Forum on their considerable progress on the plan to date. The hundreds of voluntary hours that have been put into MCNP preparation are commendable and the quality of the resulting document is testament to the experience, commitment and professionalism of those involved in the MCNP preparation process. The wider local community are also to be congratulated on their extensive engagement in the various public consultation exercise that have been held to date, and on their commitment to contributing to the plan through their Parish Council's and more widely through the MCNP Forum. As a development company who are investing heavily within the MCNP area at a strategic site allocated in the adopted Cherwell Local Plan Part 1 (Policy Villages 5) Dorchester have been pleased to contribute to the MCNP preparation process. Through the regeneration of the extensive and historic Heyford Park site Dorchester are keen to meet not only housing and employment needs but to provide services, facilities and infrastructure that meets the needs and aspirations of the wider MCNP area. To that end they have been a willing party to the MCNP process and have sought to listen to and be led by the Neighbourhood Plan Forum and working groups in formulating the emerging masterplan proposals for the Heyford Park site.	

	<p>Dorchester have embraced the suggestion by NPIERS that a further buffer zone be designated between Upper Heyford and Heyford Park, in addition to the Rousham Conservation Area designation that exists, in order that the MCNP ensures a level of separation is maintained between the established village of Upper Heyford and the western extent of development or land use at Heyford Park. While much of this land lies outside Dorchester's ownership or control some of Heyford Park is included in this zone. However, Dorchester are concerned and raise objection to the further use of an 'as yet identified' buffer zone to the north of Caulcott, as stated in Policy PD3: Development Adjacent to Heyford Park, identified at Policies Map 18B and discussed at paragraph 3.2.18 of the consultation document. This area is currently open countryside, it is therefore covered by Cherwell Part 1 Local Plan policies that describe those uses considered to be acceptable in the open countryside. The hamlet of Caulcott is neither a Category A or a Category B village - therefore any proposals to develop here would be considered by Cherwell District Council in accordance with the existing planning policy of the adopted development plan, that is the Part 1 Cherwell Local Plan 2011-2031 (July 2015).</p> <p>The MCNP has not evidenced why such a buffer zone is necessary. No development is currently proposed to the south of Heyford Park or to the north of Caulcott - it is open countryside used for agricultural purposes. In order to meet the Basic Conditions test of neighbourhood plan preparation the MCNP needs to be positively prepared (NPPF paragraphs 16 and 184) 1 (NPPG paragraph:004 Ref ID: 41-004-20170728 & paragraph 044: Ref Identifying indicative swathes of countryside that are inappropriate for development without evidence to substantiate the need for the designation on grounds such as heritage, landscape, ecology, or any other constraint, is not a positive way to approach neighbourhood plan preparation.</p> <p>Moreover, there is no evidence to suggest why Caulcott should be afforded a buffer zone status and other villages around Heyford Park or indeed elsewhere in Neighbourhood Plan Area, not be. It would be erroneous of the MCNP to create a form of Green Belt buffer around large swathes of Heyford Park and Dorchester are of the view that this would also be unlikely to be supported by the District Council. Of additional concern is the fact that the Caulcott buffer zone has been become a feature in the MCNP at a very late stage of plan preparation and without consultation with all relevant parties, including with Dorchester who are a significant partner in the MCNP.</p> <p>In conclusion, while Dorchester on the whole support and commend the direction of travel that the MCNP is taking in terms of allowing some of the housing need to be met in the category A and B villages of the MNCP area, they do raise objection to the inclusion of the indicative buffer zone at Caulcott that is neither evidenced, justified or necessary and ultimately could be a factor in causing the MCNP to fail the Basic Conditions test. Should the neighbourhood forum remain totally committed to some form of formally identified separation designation at Caulcott being identified through the MCNP, despite Dorchester's concerns about Basic Conditions raised above, then it is</p>	<p>Despite this submission by Pegasus, they subsequently prepared and tabled an option for consideration by the Forum, which created a significant zone of non-coalescence for Caulcott. It was a variation on this option that was eventually chosen and is now shown in Fig.18 of the Plan.</p> <p>Evidence has now been provided in the Rationale supporting PD3.</p> <p>Zones of non-coalescence are a positive planning measure successfully adopted in other "made" neighbourhood plans.</p> <p>Evidence is now provided in the Rationale.</p> <p>No such swathes are proposed. CDC have confirmed that they are not opposed to this policy in principle, but would wish to see strong evidence in support of it.</p>
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	<p>requested that a MCNP workshop be held with Caulcott, including Dorchester as an interested party. This would allow the area to which any designation might apply to be further discussed and would facilitate an open and honest dialogue between parties about the necessity and justification for such a buffer zone. Dorchester are keen to see the MCNP progress in a timely fashion to Regulation 16 consultation, and onto examination, but in such a form that it can be 'made' by the local planning authority and therefore become part of the adopted development plan for the wider MCNP area.</p>	<p>The suggested workshop was held in November 2017 and constructive discussion led to production of a new option (see above).</p>
Christopher Spray	<p>I am strongly in favour of your recommendations in section PD3 that advises that a buffer zone should be preserved between Upper Heyford and Caulcott. My reasons are as follows: 1. Oxford Colleges own much of the farm land that surrounds the Neighbourhood villages. We believe it is vital to the character of the area to maintain an active and vibrant farming community. We believe that the Colleges take this responsibility of stewardship seriously and it would set a very bad precedent if a highly respected college starts to develop agricultural land for housing. Development should be focused on brown field sites such as the various former Air Force bases. 2. The road infrastructure around Caulcott is already under stress particularly around Rousham bridge, and further development would create further infrastructure stress. 3. The proposed development would effectively merge Upper Heyford with Caulcott. I strongly support the Plan recommendation against coalescence of the various villages by linked developments. Each village should in my opinion continue to be surrounded by working agricultural land.</p>	<p>Noted.</p>
William Spray	<p>I would like to echo my father's views on the excellent draft of the Mid Cherwell Neighbourhood Plan and the potential threat arising from Dorchester Living's talks with New College. I am a fairly recent alumnus of New College, and would be very happy to contact the college on behalf of the area's residents, either officially or unofficially. If the land in question is the area I believe it to be, that purchased by the college only a couple of years ago, then it may interest the committee to know that when the college reported the acquisition in The New College Record it stated its intention to keep it in agricultural use rather than develop it. If the committee knows whom from the college has been involved in communication with Dorchester on this issue, then I would be delighted to remind them of this very recent commitment.</p> <p>I believe that the MCNP should lobby strongly for development of the brownfield sites at Heyford Park to their maximum capacity before development of any greenfield sites within the MCNP area. I understand that many of these are protected by English Heritage because of supposed historic value, and are deemed more irreplaceable than the surrounding countryside. I would argue that there have been many examples around the country of the regeneration of industrial/military sites that allow for both historical preservation and renewed use, and that such creative approaches should be taken at Heyford Park. The development of greenfield sites intrinsically necessitates their destruction. I appreciate that there is little the MCNP can do to force such an approach upon English Heritage and Dorchester Living, but strong and focused lobbying may help.</p>	<p>Noted.</p>

	Secondly, should greenfield sites need to be built on, I would argue that limited building around the edges of Heyford Park is likely to have a less apparent impact than in and around the other, smaller villages. This should, of course, not expand the Heyford Park settlement egregiously nor lead to any sort of coalescence.	
Sally Moncrieff	I feel it is of utmost importance to have a non-coalescence zone between Heyford Park and Caulcott. This must cover the total area between the two settlements in order to protect the historic identity and rural character of Caulcott. It is particularly important as Heyford Park is sited on higher ground than Caulcott and the existing development is already visible from Caulcott. Any development in the proposed non-coalescence zone would be totally unacceptable.	Noted.
Roderick Nicholson	The one single and most important proposal is the retention of Buffer Zones to ensure the future integrity of all the villages as separate communities. This is particularly important for those villages close to Heyford Park.	Noted.
Terry Ernest-Jones	Caulcott's non-coalescence zone should cover the entire area between the hamlet itself and Heyford Park. The buffer zone to the south of Heyford Park will be a vital factor in preserving Caulcott as one of the few remaining rural hamlets of its kind in the area.	Noted.
Julia Ernest-Jones	I believe that the Caulcott non-coalescence zone should cover the total area between the two settlements of Heyford Park and Caulcott. This is important to preserve the integrity and character of the hamlet of Caulcott. We are a small settlement and strongly wish to remain that way.	Noted.
Mary Goodman	Expansion of Heyford Park southward towards Caulcott needs to be restricted to prevent coalescence with the village of Caulcott	Noted.
David Nesbitt	The ability to develop the green area between Upper Heyford and the surrounding villages should not be approved. The area does not warrant a 'New Town' of this type...and the surrounding infrastructure (roads, sewers and electricity supply) cannot support this. The sewers are all very old and the pumping station in Lower Heyford fails every winter during rainstorms. I should charge the Water supplier parking rates equal to Oxford city and I could retire on the proceeds!	Noted.
Colin Smith	Fully support the idea of buffer zones and the concerns in regard of the land to the South	Noted.
Alan Hedges	I generally support this policy enthusiastically, but with one important reservation as worded: a cemetery or burial zone is clearly needed for Heyford Park, but it isn't a suitable use for the UH buffer zone, and should be provided for within the area of HP itself. All else apart, a cemetery would need road access and probably buildings, where the emphasis of the buffer zone should be to leave the area natural and unbuilt.	The proposed cemetery in this location has proved to be unviable. The policy has been revised to be unspecific about location.
Richard McCulloch	Permissible paths should be expanded to include cycleways. Heyford Park is far too inaccessible to surrounding communities yet aspires to be a service centre. Seemingly not for those without cars or young would like independence.	Amended to include cycleways within acceptable uses.
Graham and Sarah Moore; Gareth and Cheryl Hopkins	The non-coalescence zone between Caulcott and Heyford Park should cover the total area between the two settlements for many reasons. Caulcott is a hamlet and part of an area of natural beauty, with farm land surrounding it. Wildlife thrives on the crops and fields that grow in the area and should not be under threat from any further development. All residents in Caulcott, live here	Noted.

	because of what surrounds us and we are already seeing much of the farmland being eroded away for housing. This is why Upper Heyford's development should stay within Upper Heyford's existing base area. The infrastructure surrounding the area of Caulcott cannot sustain any extra development that may be proposed.	
Virginia Spray	Attention has been drawn to the area recently purchased by New College which runs from the Upper Heyford site of new development down to the road abutting the hamlet of Caulcott. It seems that this area is under consideration by the developers and the college in the future. This would oppose not only the original intention of New College to maintain its current status as agricultural land but also remove the all-important buffer zone between the development and the existing village itself. This land in question is the last separation between an old Oxfordshire community and would result in it losing its identity. This also sets an ominous precedent for other villages and the need to maintain a buffer zone between the new sites and existing communities so that they don't merge into a faceless mass. We appreciate the need for new housing but this can be achieved on brown field sites and not at the expense of our countryside. We would hope that New College as custodians of this land would share a responsibility in ensuring that the countryside can remain as an inspiration to future generations.	Noted.
Michael Rodgers	<p>This, for me, echoes what happened here in April of last year: an Oxford college exploring the possibility of a major housing development on land it owned adjacent to a tiny village in the Cherwell Valley, Lower Heyford.</p> <p>I enclose a copy of a letter I wrote about this at the time, published in the Oxford Times, in which I drew attention to a parallel with the proposal in the 1960s to build a relief road across Christ Church Meadow. As I pointed out, this example is instructive because it illustrates how intelligent, educated people can be blinkered to such an extent they can be persuaded that a proposal, however outrageous and stupid, appears to be acceptable because it solves a problem.</p> <p>Exactly the same argument applies to the possibility of housing development on the Caulcott buffer zone. The aesthetic argument ought in itself to be sufficient to prevent such a possibility from going ahead: spoiling for everyone, residents and visitors alike, the visual beauty of small, discrete villages in a gorgeous rural setting. But there is more to it than changing the visual character of a beautiful area. There would in addition be the impact of a huge increase in traffic volumes on a rural network of narrow roads linking small, neighbouring villages.</p> <p>Corpus Christi College appeared to have been swayed last year by such arguments. I passionately hope New College will be similarly persuaded.</p>	Noted.
Statutory Consultees		

PD4: PROTECTION OF IMPORTANT VIEWS AND VISTAS		
Roger Mason	Rousham House vistas are of national importance.	Assuming this refers to possible development on land in Steeple Aston's settlement area, within the Rousham Conservation Area, it is questionable whether such development could be seen from Rousham.
Richard Wilson	Much too weak. An example of an eyesore is the solar farm at Duns Tew.	Noted.
Simon Pettit	Pleased to see this is built in to it.	Thank you.
Mike Buffham	I agree with most of this policy but I don't think it is clear enough in terms of how it will protect the views and vistas damaged by creeping urbanisation, specifically outside of the current settlement areas. I think we have already seen this damaged in recent developments on the outskirts of Bletchington and this policy, in my opinion should present a clearer policy with regard to this.	We will have to wait and see whether the policy can be applied effectively in practice.
Paul Honigmann	I am very impressed by the thought that has gone into this as shown on the maps.	Thank you.
Colin Smith	Broadly in support of this Policy as stated for communities in the plan.	Thank you.
Alan Hedges	Fritwell's so called "Church View" is thought by some residents to be suitable to be considered for low impact/sympathetic development to assist in meeting local housing needs.	Noted.
Ian Lough-Scott	Again I support this enthusiastically, but it should be widened to embrace the general rural character and appearance as well as specific views of high visual quality.	CDC's Local Plan policies should achieve this.
Helen Metcalfe	Delighted that this is a policy in its own right.	Thank you.
SAVILLS FOR CALA HOMES	Detailed comment on this policy is not provided at this stage, although our client respectfully requests opportunity to comment should these policies be revised in later iterations of the MCNP	Noted.
Statutory Consultees		
Historic England	We welcome, in principle, the requirements regarding proposed development within or adjacent to a Conservation Area or affecting other heritage assets, but we are not clear why these are set out in a policy entitled "Protection of Important Views and Vistas", or why less than significant harm to a conservation area is apparently considered acceptable. We would prefer to see a separate policy for the conservation and enhancement of heritage assets, including the conservation areas, which presumed against any harm to the significance (or special interest, character and appearance for conservation areas) of heritage assets, in accordance with the	We think we are in line with NPPF and that CDC Local Plan policies achieve the protection HE seek.

	National Planning Practice Guidance advice to “put broader strategic heritage policies from the local plan into action at a neighbourhood scale”.	
Canal and River Trust	This policy requires developments to have regard to important views and vistas as identified within the relevant Conservation Area Appraisals. Table 5 however does not include the Oxford Canal Conservation Appraisal. This identifies positive views and therefore to ensure development have appropriate regard for the canal corridor this should be included within Table 5.	Table 5 amended accordingly.
PD5: BUILDING AND SITE DESIGN		
Mark Kewley	PD5, point c should, I feel be amended to state explicitly that this relates to minor developments of more than one house.	Review the definition of minor development.
E Feltin & C Nelson	Paragraph 3.2.30 should also mention house martins	
Paul Honigmann	Could go further for wildlife eg promote overhanging roofs to help populations of swifts and sparrows nest; Encourage stone walls with lots of south facing crevices to harbour bugs	Stone walls are particularly mentioned in the policy. CDC Design Guide (forthcoming) may cover this?
Colin Smith	Fully supportive of this policy as stated	
Alan Hedges	Very important	
Ian Lough-Scott	In so many ways the design of the homes and layout at Heyford Park is a lost opportunity. We had hoped for a 'model village' incorporating features such as green energy, new ideas on housing design and layout to reduce the urban appearance of the estate, and a much greater emphasis on providing homes for local people. It is disappointing that we now have a typical housing estate as seen throughout Oxfordshire and elsewhere. The village green is a nice feature though.	Nothing the NP can do about previous development.
Chris Mason	I am especially pleased (and grateful) that the plan includes measures to provide for Swift bricks in new buildings. This approach has been supported by the Cherwell Council in recent years but it should add to its effectiveness to have it included in the Neighbourhood Plan.	
Helen Metcalfe	Particularly important to retain the character of villages	Agreed
Richard McCulloch	Bullet point d) 'unless addressing acknowledged areas of highway danger' should be removed. Local character can still be respected whilst achieving a good and safe design.	Wording of policy amended.
SAVILLS for CALA HOMES	Our client agrees that new development should be designed to a high standard which responds to the distinctive character of the settlements.	Good
Statutory Consultees		
Historic England	We welcome Policy PD5 as conforming with paragraph 58 of the NPPF which, as noted in paragraph 3.2.25, states "...neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies	Good

	should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics". We also welcome the Heritage and Character Assessment as providing the required "understanding and evaluation" of the Plan area's defining characteristics.	
Canal and River Trust	<p>This policy is positive in that it requires development to achieve a high standard of design and respond appropriately to their surrounds and highlights the different character of villages in the Plan Area.</p> <p>The Trust consider that the Plan could be expanded to address the design considerations for development adjacent to the canal either within this policy or a canal specific policy.</p> <p>We recommend a number of guiding principles for waterside developments and individual waterways and water spaces need to be viewed as an integral part of a wider network, and not in isolation.</p> <p>Water should not be treated as just a setting or backdrop for development but as a space and leisure and commercial resource in its own right. The 'added value' of the water space needs to be fully explored. Waterways themselves should be the starting point for consideration of the development and use of the water and waterside land – look from the water outwards, as well as from the land to the water.</p> <p>The Trust would require any development at the canal frontage to not adversely affect the integrity of the waterway structure. Consideration should be given to the impact on water quality and enhancing the landscape, heritage, ecological quality and character of the waterways.</p> <p>Proposals should seek to unlock the potential of the waterway network and relate appropriately to the waterway with active frontage and optimising the benefits such a location can generate for all parts of the community.</p> <p>A waterway's towing path and its environs should form an integral part of the public realm in terms of both design and management. It is important that the siting, configuration and orientation of buildings optimise views of the water, generate natural surveillance of water space, and encourage and improve access to, along and from the water.</p> <p>New waterside development needs to be considered holistically with the opportunities for water-based development, use and enhancement. Developments should improve the appearance of the site from the towing path and from the water at boat level, and enhance the environmental quality of the waterway corridor. It should be recognised that appropriate boundary treatment and access issues are often different for the towing path side and the offside.</p>	Sentence added to the Rationale. Local Plan ESD16 may achieve the protection needed.
PD6: CONTROL OF LIGHT POLLUTION		
Richard Wilson	Shame that there appears to be no control of lighting on outbuildings. For example the 3 bright lights to be seen looking West from my house.	There would be control on future outbuildings requiring planning permission under this policy. However, this raises an interesting point about retrofitting of external lighting on

		<p>existing buildings - does it require permission? It does require planning permission for:</p> <ul style="list-style-type: none"> • Installing a lighting scheme of such nature and scale that it would represent an engineering operation and typically be undertaken by specialist lighting engineers could be deemed "development"; • Installing large-scale lighting such as the floodlighting of football stadiums or public tennis courts, and • Listed building consent is required for lighting schemes if it is deemed that the character of the building would be significantly affected by the lighting.
Simon Pettit	This is increasingly important for both ecological/environmental reasons as well as economic ones.	
Susan Blunsdon	I would like at least Heyford Park and the village of Upper Heyford to have Dark Sky Status. This should extend to a ban on individuals very bright security lights staying on all night.	HP not practical. Neighbours can ask CDC enforcement to intervene.
Paul Weaver	Particular attention to minimising the light spill from Heyford Park should be given.	The Community Action Plan can address this for current uses; PD6 for future.
Paul Honigmann	<p>However this doesn't go far enough. Would like to see regulations controlling light pollution from private houses, and particularly the ""industrial estate"" between Steeple and Middle Aston which has powerful omnidirectional white lights blinding everything within miles which looks in that direction at night - hardly conducive to a feeling of living in an isolated area, more like walking past a prison at night.</p> <p>I am concerned about the massive drop in bat and moth numbers in the area and would like to see white and blue-ish lighting banned, this distracts moths when they should be feeding, pollinating and multiplying. Bats need lots of moths.</p>	<p>Parish councillors could speak to site owners about this?</p> <p>Colour temperature is mentioned in the policy.</p>
Alan Hedges	Very much agree. Light pollution as already beginning to be excessive and aggravating in this rural area - notably from Heyford Park. It should be made clear that these provisions apply to any commercial as well as residential development.	Wording of policy revised.
Ian Lough-Scott	Essential	
Richard McCulloch	Has OCC been consulted on street lighting?	OCC were consulted but have not responded on this policy. We should ask them to do so re street lighting,

		particularly the proposal not to support new street lighting in many villages. Wording altered by removal of "additional" lighting.
Statutory Consultees		
Canal and River Trust	<p>The Trust welcome this policy which seeks to minimise light spillage. The waterways have a rich biodiversity, with many areas benefiting from SSSI, SAC, SLINC or CWS designations. Developments can have an adverse impact on the ecology of the waterways.</p> <p>Waterside lighting affects how the waterway corridor is perceived, particularly when viewed from the water, the towpath and neighbouring land, for example waterside lighting can lead to unnecessary glare and light pollution if it is not carefully designed. Proposals within the Plan area should give appropriate consideration to lighting which should not provide flood lighting to the canal corridor to show consideration for bats.</p> <p>The importance of the canal to the Plan Area's natural environment and potential adverse impacts from lighting could be more clearly outlined within the document.</p>	Criterion g) amended to mention Canal.
PD7: LOCAL GREEN SPACES		
Charlotte Bartlett	I believe that part of the area of SA4 (local green spaces - Steeple Aston) should be included in the Steeple Aston settlement area as potential development space. It could easily accommodate part or all of the required housing that is expected of the village. If a line were drawn across it from the northernmost points of the houses to either side it would be an obvious in-fill area which would allow households easy walking access to village hall, recreation centre, school and church. In other words for all the same reasons that the very successful Coneygar Fields was a good idea and an acceptable site.	SA PC was asked to consider this submission and decided not to amend the designation.
Roger Mason	In Steeple Aston the openness of the whole central valley (mostly gardens) is important.	Does this mean the whole area should be an LGS? SA PC considered and rejected this idea as impractical and not supportable.
Nick Hull	I am lobbying Steeple Aston Parish Council too for the inclusion of the new forest behind Nizewell Head as a Local Green Space. This 7 hectare site has been left to grow up into a substantial forest and wildlife haven by the owner, Charles Cottrell-Dormer, and is a site that has high amenity value to the village. The Nizewell Head wildlife site is well-used and much appreciated by many residents who live in the south of the village and adored by all residents in Nizewell Head, many of whom have gateways directly onto the site from their back gardens. Although it used to be cultivated, the majority of it has lain undisturbed for around 20 years and has now become a wilderness of quite substantial hazel, alder and self-seeded oak trees, together with bramble, gorse and broom interspersed in the scrub grassland. In early morning and at dusk one regularly sees barn owls, bats and foxes. A pair of large Roedeer have lived there for some years and it	This submission was withdrawn after Mr Hull consulted the land owner, Mr. Cottrell-Dormer (whose comments can be found under policy PD1). The submission however has been retained here as it expresses concern about inclusion of a site on Heyford Road, Steeple Aston within the proposed settlement area, preferring that it should remain a wildlife haven.

	<p>common to see other small muntjack too. One part of the site contains rare orchids and there is a very noisy woodpecker in the large oak tree near the Pocket Park! There are numerous vertebrates that inhabit the site too.</p> <p>I would like the Parish Council to include it as Local Green Space to protect its recreational value to the community and to recognise Mr Cottrell-Dormer's wonderful generosity to the village. He has allowed this valuable piece of land to quietly become a beautiful amenity and has allowed the network of permitted paths to link up with the Cherwell Valley public footpath near the bottom wood to become a useful circular walk around the south part of the village. Steeple Aston has relatively few public footpaths within the village itself and to lose this circular walk would be a huge detriment to this end of the village.</p> <p>I note that the western section nearest to Nizewell Head is now identified on the plan as a 'settlement area', which is puzzling since it is a greenfield site (and former allotments). Mr Cottrell-Dormer is well-known for his outright objection to allow housing development on any part of this site, which has protected it and allowed to develop undisturbed. At present the site is not in any immediate danger but there is the worry that should he longer be around that the site is extremely vulnerable and tempting as a prime housing development site with excellent access onto Heyford Road.</p> <p>By contrast, the former sandpit on Fenway (SA4) is a private site with no direct amenity value to the wider community. Whilst it is certainly a delightful wilderness for those properties who directly back onto it, it has precious little recreation value to the village and the view from Google Earth shows that there are no paths within it to indicate regular use. In nearly 20 years living in Steeple Aston I have never known the owners to have opened the site for villagers to raise awareness of its special value, nor allowed restricted access for local wildlife enthusiasts to share in its amenity. Although the document mentions it as a possible candidate for SSSI status that would actually diminish the case for it being a Local Green Space, since SSSI status would normally stipulate that the site is totally closed for public access, to protect the endangered wildlife species.</p>	<p>The submission also opposes inclusion of LGS SA4.</p> <p>SA PC considered this submission and decided not to amend the designations.</p>
Richard Wilson	Shame there are so few designated.	There are 30 designations across the NP area.
Simon Pettit	These need to be protected as strongly as possible.	Agreed.
Martin Dale	My only thought was that the green at North Aston didn't seem to be mentioned for preservation. But then I realised by working backwards how you'd even thought of that because (a) its privately owned by the Taylors and they farm it and (b) North Aston is being only designated for minor infill housing the green would not come into that.	The green at North Aston was previously designated but withdrawn after it was confirmed that it has Registered Village Green status.
Bernard and Georgina Whyatt	As a general point, I have noticed that those who have drafted the plan have appropriated private land for public utility without having compensated the owners of those parcels of land. For	This is a misunderstanding of the nature of an LGS. It is not appropriated

	<p>example, the authors of the plan have designated a number of "local green spaces". I am not aware that the owners of those pieces of land have agreed to the imposition of a designation, and therefore that designation is neither fair or appropriate.</p>	<p>in any way, but simply protected from development. Owners are always notified of the intention to designate and have the right to object. It is then for the Examiner to decide whether to agree to each designation.</p>
<p>Mrs Julia Bellamy at Beechwood Solicitors representing Penny Cives</p>	<p>The land, which you refer to in the Mid-Cherwell Neighbourhood Plan as 'former sandworks adjacent to Fenway' is a field, which belongs to and is attached to the Old Quarry House, Fenway, Steeple Aston. It is not adjacent to Fenway. The Old Quarry House is adjacent to Fenway. The 'former sandworks', as you refer to it lies to the rear of the Old Quarry House. By referring to it as 'former sandworks', you are isolating it and implying that it is a redundant pit with no useful purpose to anyone and no current owner. This is not the case. It is a flat field that has been enjoyed by its former and present owners. I hereby lodge my objection to this land being proposed as a designated 'local green space'. This land has not been 'undisturbed' for 40 years. The previous owner, my uncle, allowed horses/ponies to be grazed there. The fences still remain on site showing how the field was separated into individual paddocks. My uncle also used the land as a golf driving range. The walnut trees to which you refer were planted by him and spaced at specific distances so that he could easily judge the distance of his drive. Still today we recover golf balls previously lost. Whilst the land is adjacent to a public footpath, the footpath is not capable of being linked to the land, as you suggest. The land is private property and no one is permitted to enter or have access to it. You stated that the field 'is believed to be the last site in North Oxfordshire for adders'. Believing something does not make it true. Where is the evidence? Decisions should not be made from spurious claims. I have walked over the land many times and not once have I seen any evidence of the claims being made. All I see are rabbits, rats, deer and garden birds. As the current owner of the house and land my desire is to clear some of the field and return it to grazing paddock for horses/ponies, erect a wooden stable/shelter for them and for my son to move into the Old Quarry House. I have mowed the grass on the field. An RSPCA officer visited the site and said he was satisfied that no damage had been done to the environment, I had followed the guidelines of the Wildlife Trust and he was happy to close his file.</p> <p>The woodland at the back of the field, next to Grange Park and the public footpath is already a sanctuary for animals and birds. Why is it considered necessary to formally designate any more of the field for this purpose? We are not talking about two or three acres. It comprises approximately seventeen acres. Steeple Aston is a village surrounded by countryside and green spaces, providing an abundance of natural habitat for the animals without specifically designating 'local green spaces'. The whole issue has only come about because originally the Council (and I presume it was Cherwell District Council) highlighted the site as a potential development site. This put the villagers in a panic. (personal comments omitted). The only reason the Parish are proposing that the field become a 'local green space' is to prevent any future development there.</p>	<p>The statement here that “my desire is to clear some of the field and return it to grazing.....” appears to be contradicted by the submission below this one from Hunter Page Planning.</p> <p>Following nomination of this site (SA4) as a LGS, CDC published a submission to their “call for sites” in 2016 which identified this site as a potential housing site. It was assumed that this had been done with the knowledge of the owners.</p>

	As I understand it, that is not an acceptable reason for designating 'local green spaces'. (personal comments omitted). I therefore ask that the Parish Council do not proceed with their proposal for the land at the Old Quarry House to be considered for designation as a 'local green space'.	SA PC considered this submission and decided not to amend the designation.
Hunter Page Planning	<p>Hunter Page Planning has been instructed on behalf of the landowners of land at the former sandworks adjacent to Fenway, Steeple Aston to submit representations relating to two separate issues- firstly, the proposed allocation of the site as a designated green space and secondly why the site would be an appropriate site for residential development to meet local housing needs.</p> <p>Removal of the Site from the proposed Local Green Space Designation</p> <p>In accordance with the NPPF (paragraph 77) the designation of a local green space should only occur when it is demonstrably special and holds a particular significance to the local community for example through its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife. It must also be in keeping with the local character of the area without being a tract of land and be within reasonably close proximity to the community it serves.</p> <p>With regards to the claim made in the HELAA that the site comprises ancient woodland, an assessment of the site using magic maps demonstrates that this is not the case aside from a small strip to the north of the site (shown in dark green) which is designated as a NERC Section 41 designated habitat due to the presence of deciduous woodland. The remainder of the site is demarked as bracken, heath or rough grassland in accordance with the OS map symbols – which does not carry a specific designation. It is therefore our consideration that it cannot be concluded that the entire site is of historic significance. This is further supported by the Steeple Aston Category Settlement Map, appendix 5 Map 19 of the Local Plan Part 2 Issues Consultation Document Map (attached at appendix 2) which highlights how the site is not in the Conservation Area, an Area of Ancient Woodland, an area of Historic Parks or Gardens, has any scheduled Ancient Monuments on or in close proximity to it. The site is, however, subject to a recent Tree Preservation Order (as per the 4th September 2017). Our client has also engaged a tree consultant to object to the TPO.</p> <p>The proposed allocation states that there is a richness of wildlife on site and the site is claimed to be an important wildlife site which has been untouched for 40 years. However, there is no evidence of a local wildlife designation from review of the Cherwell Local Plan interactive policy map. From review of the Evidence Base for the Local Plan there appears to be no information on the importance of this site from a wildlife perspective. The Thames Valley Environmental Records Centre (TVERC) has a list of local wildlife sites in Cherwell Oxfordshire for 2017 which does not include any existing or proposed sites in Steeple Aston. Again this is further supported by the Steeple Aston Category Settlement Map, appendix 5 Map 19 of the Local Plan Part 2 Issues</p>	The 7-page letter (plus appendices) as submitted has been abridged for this listing.

	<p>Consultation Document Map which demonstrates how the site does not fall within an area of local, district or proposed wildlife designation. Furthermore, the site is not accessible by the public so the views reached on wildlife are questioned.</p> <p>Within the additional information justifying the sites potential designation, there is no reference to a specific wildlife survey being undertaken to assess the wildlife value of the site as such, there is no evidence to demonstrate the site is rich in wildlife. In addition to this, the sites characteristics are compared to that of rare lowland “dune grassland” however as confirmed above by the OS symboling the site is made up of bracken, heath or rough grassland. In contrast to this, our client has conducted a walk over study by a suitably qualified Ecologist to assess the wildlife potential of the site and it was concluded that there would be scope for development whilst promoting ecological enhancements.</p> <p>The NPPF offers no definition in its glossary of tranquility. However, the NPPG helps with its interpretation and states “for an area to be protected for its tranquility it is likely to be relatively undisturbed by noise from human caused sources that undermine the intrinsic character of the area” (paragraph: 012 Reference ID: 30-012-20140306). With this in mind the perceived tranquility of the subject site is put into question as Lakeside Business Park is situated directly adjacent to the sites north eastern boundary. It hosts a variety of businesses including those related to the automotive industry. This type of land use generates regular vehicular movements such as those from employee’s private cars or larger scale delivery vehicles and evidently impacts on the tranquility experienced in the area already. In addition to this, interpretation of tranquility is often linked to an association or engagement with the natural environment and is commonly associated with ‘wildness’ and ‘remoteness’. However, as the site is situated adjacent to a category A village (the most sustainable villages in the district as recognized in the adopted Local Plan Part 1) it cannot be described as a remote location. The ability to engage with the natural environment of the site is also limited by the fact it is a privately-owned piece of land. It is noted above there is no public access onto the site for its environment to be engaged with and, although public access is not a requirement of a locally designated green space (as per Paragraph: 017 Reference ID: 37-017-20140306 of the NPPG), this further contributes to the argument that the site holds no recreational value for the general community. The comment in the sites justification about the capability of the site to be linked to the footpath is not a consideration at this point and would require separate negotiations with the land owners, whose legal rights must be respected (NPPG 017 Reference ID: 37-017-20140306).</p> <p>It has been stated that the presence of an adjacent footpath along the northern boundary of the site and its use by residents demonstrates the local value of the site. However the natural boundary to the site is made up of significant hedgerows and trees which result in no views being available into the site from the public footpath therefore, the justification for experiencing and</p>	<p>This is incorrect. A qualified ecologist has produced a preliminary wildlife survey (which is available if required) of the site. A copy was sent to Hunter Page Planning on receipt of this submission.</p> <p>It is the understanding of MCNP that a lack of access to a privately-owned site does not exclude it from consideration as an LGS, as long as the NPPG criteria are met. The site’s value as a haven for wildlife is in fact increased by the lack of public access.</p>
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	<p>appreciating the site for its environmental value/qualities is questionable – given that the site is not visible from this location. The capability of the site to be linked to the footpath is also not a relevant justification reason as the site is under private ownership and any such link would therefore need to be secured with the landowner’s permission. Arguably the site is no more tranquil than its surroundings given that it is situated within the countryside surrounded by further agricultural fields and open space. Furthermore, the surrounding fields have better public access due to the presence of a restricted byway running through them and are therefore more accessible than the subject site to experience their setting. The only uninterrupted views into the site are gained from the existing neighbouring residential properties particularly those located to the south of the site. However, a right to a view is not a planning consideration of any merit so the element of enjoyment of the site from a private garden is not relevant and should not therefore be taken into account when assessing whether the site is suitable to be designated as a local green space.</p> <p>One of the principle requirements of a locally designated green space in paragraph 77 of the NPPF is that the site cannot be a “tract of land” the practice guidance expands on this point by explaining how a blanket designation of open countryside adjacent to settlements is not appropriate (Paragraph: 015 Reference ID: 37-015-20140306). The site in question is 7ha in size and represents a sizeable site in proportion to the rest of the village. As only a swathe of land along the northern boundary holds any kind of recognized landscape value, it is considered that only a very small proportion of the site could meet the necessary tests.</p> <p>Promotion of the site for Residential Development</p> <p>A site location plan for the proposed land is attached. The total site area measures approximately 6.7 ha and is capable of accommodating development. The site is located within easy walking distance of the centre of the village and its available services and facilities. The site is highly enclosed by rear gardens of the surrounding residential properties to the south and east and a vegetated boundary to the north and west, it has limited visibility from public viewpoints. Currently the site is adjacent to Grange Park Road which hosts a modern cul de sac development which extends into the open countryside in a very unnatural shape, development of the subject site would allow for a more natural shape and rounding off of the village edge than currently exists. The NP recognizes this point by stating how small housing estates have been built in the C20th which have somewhat altered the historic and predominantly linear settlement pattern. Development of the front part of the site which is within the closest proximity to Grange Park is the most logical location to accommodate further housing and could allow for the rear of the site to become accessible public open space and therefore enhances its community value compared to the current situation.</p> <p>The Mid Cherwell Neighbourhood Plan Group has not contacted our client to discuss the</p>	<p>7 ha is not considered to be an extensive tract of land in guidance on designation of LGS’s. Many approved LGS’s are larger.</p> <p>This promotion of the site for residential development on behalf of their client, the land owner, contradicts the claim in the previous submission that no such idea was being entertained. It should be emphasised however that when the parish council first received the nomination for designation of this site (SA4) as a LGS, it was on the sole basis of its value as a wildlife site and its potential to enhance community facilities in the parish. There was at that time no definite knowledge of the intent to promote development.</p> <p>This is incorrect. On receipt of this</p>
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	designation of their land as a Local Green Space. It is therefore concluded Mid Cherwell Neighbourhood Plan Group have acted contrary to planning practice guidance by not discussing designations with the relevant landowners. The landowner would like to work with the Neighbourhood Plan Group to bring forward new sustainable housing development and public benefits such as public open space to the site.	submission, MCNP sent to the respondents a copy of a letter sent to Beechcroft solicitors by Steeple Aston parish council's clerk, notifying their client of the proposed designation and explaining how they may respond. Hunter Page Planning subsequently apologised for the error.
Paul Honigmann	I am particularly keen to see SA4 designated a green space.	Noted.
Colin Smith	Broadly in support of this Policy as stated for communities in the plan. However as stated Fritwell's so called ""Church View"" is thought by some residents to be suitable to be considered for low impact/sympathetic development to assist in meeting local housing needs. Broadly in support of this Policy as stated for communities in the plan.	Noted.
Alan Hedges	Generally agree, but I'm not clear why (eg) 'The meadow abutting Oxford Canal' is mentioned for Lower but not for Upper Heyford. The canal access and the green areas abutting are extremely important for UH as well	UH PC considered this proposal and subsequently added a new designation (UH6) to their list.
Ian Lough-Scott	Well established and often historical green spaces within villages must be retained at all costs.	Agreed.
Chris Mason	I would like to have seen the Kirtlington village greens and adjacent verges included here even if they already have some protection.	Registered Village Greens have a high level of protection, and verges do not meet the NPPG criteria.
Helen Metcalfe	I am pleased to see the open space in the middle of Fritwell is to be protected as it has been by previous planning inspectors.	Noted.
Mike Stewart	I believe the countryside around villages should be classed as valued green space. Fritwell PC should have included the playing fields as green space in line with other villages in the Plan.	Fritwell PC considered this proposal and subsequently added a new designation (FT2) to their list. Open countryside is already covered by Local Plan ESD 10 and 13 etc. LGS can't be used for extensive areas.
Richard Preston	SA 3 - Field adjacent to Paines Hill. This field is in private ownership and has no public access whatever. It does indeed provide a very attractive view from the footway adjacent to it and has done for decades but, as part of the conservation area and given the protection by Cherwell District Council in the past against development, I see no reason to support the field as being included in the LNP. SA 4 - Former sand works adjacent to Fenway. Like the former site, this is in private ownership and has no public access. More so, it is not visible from any public footpath and only a very small part of the site is visible from a footpath (The Beeches), again with no access whatever. The site is	SA PC considered this submission and decided not to amend the designations.

	of very poor quality for agriculture and has some equally poor examples of trees that have struggled over the decades to survive. It is visible to residents on the western boundary of Grange Park housing estate and I am sure many of those residents would argue a different case with the concern that housing development might occur on that site at some stage in the future. This site was put forward to CDC under "the call for sites" last year but has since been rejected as unsuitable. I understand private land can be proposed as a site for consideration for "Green Spaces" protection but in this case, where no public access and very restrictive public view of the site is at all possible, the proposal should be rejected.	
Ruth Corkin	Ardley with Fewcott Village Hall is to be a designated green local space. However, the Trustees of the hall have not been consulted. The land is held in trust for the whole village and cannot be developed without the consent of all villagers.	The PC Chairman has subsequently advised the Trustees about the proposed designation.
Roderick Nicholson	The identification and retention of Open Green Spaces is extremely important – particularly where there is strong biodiversity – as in the quarry site (SA4) in Steeple Aston.	Noted.
Jeremy Flawn at Bluestone Planning for the Oxford Diocesan Board of Finance	<p>Re LGS site SA2: The ODBF is an incorporated, charitable body which is the Diocese's financial executive and the employer of its staff. Its directors are responsible amongst other things for managing the assets of the Diocese and for providing administration and holding property on behalf of Diocesan Synod. Its role is independent to that of the local Church in Steeple Aston. The comments made in this response are those of the ODBF, and whilst the Rector has made clear his support for the Parish Council's proposed plans, these representations are distinct from those personal views.</p> <p>Firstly, the ODBF is a charitable organisation and cannot permit its assets to be fettered in perpetuity in this way. It could potentially impact unacceptably upon the charity's aims which include promoting the work and purposes of the Church of England for the advancement of the Christian faith in the Diocese of Oxford and elsewhere.</p> <p>Second, in designating this site as a Local Green Space it could potentially fetter the community's plans for the use of the land in future. By conferring a similar status to the land as Green Belt there is a risk that future buildings including sheds would be deemed to be 'inappropriate' development (see the NPPF, paragraphs 89-91). Whilst buildings for agriculture are normally excluded from the definition of inappropriate development, there is considerable debate over whether sheds on allotments are classed as agricultural buildings, with at least one appeal being dismissed on the grounds of harm to the visual amenities of the Green Belt.</p> <p>Third, there is no clear additional benefit that would accrue from this designation that does not already exist today – the land is already controlled by a responsible public body that acts as a custodian of the land for purposes other than financial gain, and with the express purpose of fulfilling the charity's aims. Furthermore, the facility would already be protected as a community facility by paragraph 70 of the NPPF and by Cherwell Local Plan 2011-2031 policy BSC12, which</p>	The reason for objection given in the second point (potentially fettering.... the use of the land in the future) suggests that there would be definite additional benefit from designation.

	<p>states: "The Council will encourage the provision of community facilities to enhance the sustainability of communities, and encourage partnership working to ensure that built sports provision is maintained in accordance with local standards of provision by the following means: Protecting and enhancing the quality of existing facilities Improving access to existing facilities Ensuring that development proposals contribute towards the provision of new or improved facilities where the development would generate a need for sport, recreation and community facilities which cannot be met by existing provision."</p> <p>Fourthly, the allotments lie adjacent to the Conservation Area boundary and there is already an additional degree of protection as a result, since there is a statutory duty under Section 72 of the Planning (Listed Buildings & Conservation Areas) Act (1990) (as amended) to protect Conservation Areas such that ".....special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area". This protection is also found in the Local Plan (policy ESD15) and national planning policy (NPPF paragraphs 129 and 137 in particular refer). Anything that might impact adversely on the setting of the Conservation Area could be restricted through these policies and the statutory duty.</p> <p>Finally, if the purpose of the designation is to secure the retention of the site as an allotment, then it is an inappropriate policy tool, since the use of the land cannot be protected by designating it as a Local Green Space (whereas it can through NPPF paragraph 70 and Local Plan policy BCS12).</p> <p>Therefore, in conclusion it is respectfully suggested that the designation of this site as a Local Green Space, whilst undoubtedly well-intentioned, is unlikely to achieve the desired objective, in circumstances where existing policies and protection would achieve the same ends. Furthermore, because the proposed designation would conflict directly with the ODBF's management of the Diocese's assets it is also not acceptable to the ODBF as a charitable organisation.</p> <p>In addition to the above - which is compelling in its own right - part of the site now proposed to be designated as a Local Green Space already benefits from a Lawful Development Certificate for the siting of a caravan for residential occupation including residential curtilage under Cherwell DC reference 12/00258/CLUE (see enclosed decision and plan).</p> <p>Although the reasons provided in Appendix D to the draft Neighbourhood Plan for designating the Local Green Space include the site's recreational value, historical significance, richness of wildlife, accessibility to the public etc, none of these reasons are compatible with the area subject to the LDC and indeed it would be entirely inappropriate to designate a private residential property – caravan or not – as a Local Green Space. This is no doubt an error but it underlines the fact that this site has not been properly considered for all of the reasons set out above.</p> <p>In addition to the above, the control on development in the final paragraph of the text of Policy</p>	<p>We're not saying it has to stay as an allotment but that it should remain a LGS. Even so, the NPPG specifically uses allotments as an example of a likely LGS candidate.</p> <p>Drawing amended to exclude caravan and site.</p>
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	<p>PD7 is inconsistent with that in the NPPF paragraph 78. The text in Policy PD7 is more restrictive and should be deleted as a result. Specifically the following text should be deleted:</p> <p>“Development on the designated Local Green Spaces will only be considered acceptable where it accords with the policy for managing such development as set out in the NPPF in exceptional circumstances where it is compatible with the reasons for which the land was designated.”</p> <p>Therefore this parcel of land should not proceed to be designated as a Local Green Space, and details of site SA2 and reference to it in Policy PD7, Appendix D and Figure 11 should be removed from the Neighbourhood Plan.</p>	<p>SA PC considered this representation and decided to make no amendment to the designation except for the adjustment to the site area (see above).</p>
Gladman Developments Ltd.	<p>This policy seeks to designate numerous parcels of land as Local Green Spaces (LGS). In order to designate land as LGS the Parish Councils must ensure they can demonstrate robust evidence to meet national policy requirements set out in the Framework. The Framework makes clear in paragraph 76 that the role of local communities seeking to designate land as LGS should be consistent with the local planning of sustainable development for the wider area. Paragraph 76 states that:</p> <p>‘Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.’</p> <p>Further guidance is provided in paragraph 77 which sets out three tests that must be met for the designation of Local Green Spaces. Paragraph 77 states that:</p> <p>‘The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:</p> <ul style="list-style-type: none"> - Where the green space is in reasonably close proximity to the community it serves; - Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreation value (including as a playing field), tranquillity or richness of its wildlife; and - Where the green area concerned is local in character and is not an extensive tract of land.’ <p>Whilst noting that an assessment of the proposed LGS designations has been undertaken at Appendix D, Gladman suggest that in the context of the settlements several of the proposed LGS designations are in fact extensive tracts of land and therefore do not meet all the criteria of paragraph 77. These designations should therefore be deleted. The issues surrounding LGS designations have been considered in a number of other Examiner’s reports across the country and we highlight the following decisions (examples supplied).</p>	<p>MCNP is satisfied that none of the proposed LGSs is an extensive tract of land (none exceeds 10ha, and most are less than 5ha). In addition, all LGSs nominated are less than 0.5km from the edge of the villages they serve.</p>

Statutory Consultees		
Canal and River Trust	<p>Within the list of areas to be designated as local green space there are 3no. which have a direct frontage to the canal corridor. The Trust would welcome further consultation on the development of these areas and reiterate the advice in relation to design considerations, as per comments under Policy PD5.</p> <p>Any proposals for landscaping /access should be required to have appropriate regard for the setting adjacent to the canal conservation area. Any planting should be set back from the canal to allow for future growth and ensure they do not adversely impact on the stability of the canal or safe navigation of the waterway. The details / responsibility for the maintenance and management regimes for the local green spaces should also be set out.</p>	Our approach in designating sites such as these is to leave them alone. No development is being promoted.
Oxfordshire County Council	<p>Two of the Local Green Spaces SN1 and AF2 include land controlled by Oxfordshire County Council. It is unclear whether the County Council has previously been consulted about these proposals as landowner. Furthermore the justification given for the designation of the OCC strip of hedgerow along the western edge of site SN1 at Appendix D is unclear. As a consequence it appears that the proposed designation of both sites has not followed the recommended process of engaging with landowners at an early stage in the NP process (the Planning Practice Guidance website advises that “.....the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan.” See Paragraph: 019 Reference ID: 37-019-20140306. Revision date: 06 03 2014).</p> <p>Furthermore it is unclear why the OCC land on the western edge of site SN1 has been included within the proposed Local Green Space, and therefore objection is raised to the inclusion of both parcels of land within the Local Green Spaces noted above. Map extracts of the affected OCC land is attached at Annex 3 for your information (see OCC report p.23-27).</p>	<p>Somerton PC was unaware that the verge in SN1 was owned by OCC. For other reasons, SN1 has now been excluded from the designation, and the policy map has been deleted.</p> <p>Ardley PC likewise was unaware of OCC’s part-ownership of AF2. The pre-submission consultation has corrected this oversight, and Ardley with Fewcott PC wishes to maintain the inclusion of OCC’s land within the designated area, as no other reason for objection has been given.</p>
PH1: OPEN MARKET HOUSING SCHEMES		
Ian Lough-Scott	Very large homes (4-6 bedrooms) should be kept to a minimum in villages and at HP	Noted.
Helen Metcalfe	I would like to see encouragement for the development to suit identified local needs and include some bungalows.	Policy PH3 attempts to address this need.
Anthea Unsworth	Fritwell has masses of big houses - new ones should be limited to 1,2 or 3 bedrooms	Noted.
Richard McCulloch	The rationale for this is unclear. The suitability of housing types should reflect the market for housing and the actual location. More family houses would better support schools. Larger houses would make working from home more viable. Smaller housing is probably more suitable for Heyford Park and nearby larger villages and towns.	Noted.
SAVILLS FOR CALA HOMES	This policy sets out that where other policies permit such development, any new market housing of 10 or more dwellings should favour homes with a smaller number of bedrooms. The MCNP	Noted.

	<p>outlines a mix of housing of at least 23% 2 bedrooms, and at least 46% should have 3 bedrooms, unless evidence from an up to date local housing needs assessment indicates otherwise.</p> <p>Our client agrees with the principle of providing a mix of dwellings on-site, including provision of some smaller homes to meet local needs as appropriate. This policy is, however, too prescriptive in its requirements for a set number of dwelling sizes and assumes the same type of housing need(s) across the plan area. Whilst informed by the Oxfordshire SHMA, the wording of this policy should reflect a greater deal of flexibility to ensure delivery across the plan area meets specific locally identified market need at the time of delivery. Proposed Policy PD1 of the MCNP should accurately reflect the provisions of CDC Local Plan policy BSC4 which requires the mix of housing to be negotiated having regard to up to date evidence at the time. This is a more reasonable approach which accounts wholly for local need, without unnecessarily imposing a set limit to the type of housing delivery in the Plan area. It is respectfully requested that these above matters are informed by further discussion with the Neighbourhood Plan Forum as necessary.</p>	
Statutory Consultees		
PH2: AFFORDABLE HOUSING ON RURAL EXCEPTION SITES		
Roger Mason	Only if it really is local need i.e. within the plan area.	Amend wording to say “specific needs within the Plan area....”
Paula Harvey	The emphasis should be on developing brownfield sites	Noted.
Richard Wilson	I have great reservations about the effectiveness of this policy. You must know that "affordable" isn't for the very people it is supposed to help - is there any way to limit PH2 to genuinely affordable homes which actually meet specific needs? How is the requirement for homes to remain affordable in perpetuity going to be enforced? The promised building of a percentage of affordable homes is typically reduced after planning permission has been granted to a developer - why isn't this properly enforced: have you any plans to rectify this?	MCNP hopes to set up a Community Land Trust (CLT) which can act as a parish-based developer of low-cost homes, allocate from local families, and maintain them as such in perpetuity. The NP can't address CDC actions taken after planning permission has been granted.
Simon Pettit	Vitally important and could go further if possible.	
Susan Blunsdon	Yes but these really do have to be what they say they are!	See above
Paul Honigmann	I am keen to see this implemented. I am however concerned that the last such scheme in our village subverted the use of the land sold by a farmer for LOCAL use (so that the starter homes	See above

	were built on the understanding they would be used for young families of villagers) - they ended up being allocated to people from as far away as Banbury due to a government policy shift prioritising people who already had children. How will you guard against future policy shifts subverting promises made now?	
Colin Smith	I really want to support this policy as it's basically sound - however due to the "as required nature" and therefore "off piste" to the MCNP plan & be controlled by Forum and Parish Councils or initiated by Parish Councils - means that decisions are potentially being taken by a very small number of people in key positions and it is not safe to assume that is the view of a majority of a village. More of a Parish Meeting should be established for these kinds of provision.	We would strongly support Parish Councils fully consulting their community on any affordable housing schemes.
Alan Hedges	Very much agree that affordable housing is important, but I would like a clearer definition of what 'affordable' really means. It must be within reach of people who cannot afford even the smaller houses supplied by private developers, and whose means and incomes are very limited. I'm not sure how far the CDC waiting list reflects the total level of need. My impression is that some people who really need specially affordable provision do not bother to apply to council waiting lists because they assume they would not be housed. If that's the case the CDC list would not be a good indicator of the real level of need.	Parish Councils may be able to gauge local need better than CDC.
Ian Lough-Scott	A good policy, but it is most important that the HP development includes a genuine level of small starter homes for young people	Noted.
Mike Stewart	Brownfield sites should be championed here.	Noted.
Richard Preston	Steeple Aston has achieved two "Affordable Sites" in the past and to an extent, successful. Until Cherwell District Council acknowledges the need to provide housing for the young and not so young residents of our village, and this will apply to all villages within the NP, then careful consideration must be taken before such sites are supported.	See note above re CLT.
Anthea Unsworth	I don't agree with building any housing on green belt land until all brown belt land has been re developed	Noted.
Andrew Dayus	This policy seems contradictory to previously stated policies.	That is true to the extent that "rural exception sites" are an exception to normal planning policies – deliberately.
Ruth Corkin	The area desperately needs affordable homes.	Agreed.
SAVILLS FOR CALA HOMES	Detailed comment on this policy is not provided at this stage, although our client respectfully requests opportunity to comment should these policies be revised in later iterations of the MCNP	
Statutory Consultees		
Historic England	Although it is a well-established principle that a Plan should be read as a whole and all relevant policies taken into account, we suggest that it would be helpful to affirm in Policy PH2 that support will only be given to affordable housing schemes that conform with other policies of the	We make that general statement at 3.0.4 of the Plan.

	Neighbourhood Plan (we are thinking here particularly of Policy PD4, or a separate historic environment policy such as we suggest).	
Oxfordshire County Council	See comments on PD1.	
PH3: ADAPTABLE HOUSING		
Susan Blunsdon	More adaptable housing is needed than stated to meet the needs of residents.	Para 3.3.10 supports that view.
Alan Hedges	No mention of energy efficiency. Environmentally vital, but reduces costs and increases welfare for residents. Cheaper to install, more expensive to retrofit.	MCNP has taken the view that Building Regulations and requirements of CDC's Local Plan address many aspects of energy efficiency. The NP has focussed on the key issues raised by the local community.
Colin Smith	Makes complete sense	
Ian Lough-Scott	A good policy	
SAVILLS FOR CALA HOMES	Detailed comment on this policy is not provided at this stage, although our client respectfully requests opportunity to comment should these policies be revised in later iterations of the MCNP	
Statutory Consultees		
PH4: EXTRA-CARE HOUSING		
Susan Blunsdon Simon Pettit.	Increasingly important. Not enough of this type of housing for an increasing ageing population.	Noted.
Richard Preston Richard McCulloch	Consideration for long-time residents who want to remain in their village, close to neighbours and friends who can provide invaluable support to them.	Agreed, although CDC policy tends to favour larger developments as more suitable location for extra-care housing. MCNP's Community Land Trust may be able to deliver village-based schemes.
Paul Honigmann	The only thing I would caution here is that Steeple Aston has some steep hills and few facilities so may not be ideal for someone with mobility problems.	Noted.
Alan Hedges	This is important	
Ian Lough-Scott	A very worthwhile policy	

Statutory Consultees		
Fergus Campbell for Oxfordshire Clinical Commissioning Group	Early notice to OCCG of any arrangements for extra-care housing as this is likely to have significant implications for local health care provision.	Noted.
PH5: PARKING AND GARAGING PROVISION		
Paul Honigmann	Few modern garages are wide enough for modern cars.	PH5 says that garages “must be spacious enough to accommodate modern cars and bicycles.”
Sue Blunsdon	This needs to be more realistic e.g. a home with five bedrooms may serve a family where both parents have a car as well as their two or three teenagers. Public transport does not service people in a rural location.	Noted.
Jo Allen	Allocated visitor parking spaces are very important. These spaces must not be allowed to be sold off to individual house holders.	Not a planning matter.
Helen Metcalf	Could all new builds be required to have a minimum of 2 spaces per dwelling?	This is an aspect of policy controlled by OCC guidelines.
Richard McCulloch	Unnecessary. If retained should make comment on the need for visitor parking and electric vehicle charging points	Noted.
Richard Wilson	On-street parking in Duns Tew is a problem	Most of our villages suffer from this problem. Policy PH6 attempts to address it.
Anthea Unsworth	There HAS to be parking & garaging provision for all new housing in Fritwell - East street will soon be gridlocked with parking on the Street with Fewcott Road not far behind	As above.
Ian Lough Scott	Small parking areas that do not impinge too much on the village scene reducing streets littered with parked cars.	Residents always seem to park as close as they can to their home. Agreed but traffic volumes can't be managed in this Plan; only mitigation.
Statutory Consultees		
OCC	Waste Management - Policy PH5 Parking, Garaging and Waste Storage Provision is supported. New dwellings should have well designed and adequate storage bin facilities to encourage full recycling participation of residents.	
PH6: PARKING		

FACILITIES FOR EXISTING DWELLINGS		
Ian Lough-Scott	Parking is obviously a problem in all villages. There is scope for innovative ideas on providing small parking areas that do not impinge too much on the village scene, and therefore reduce the particularly unsightly appearance of village streets being littered with parked cars.	Noted.
Helen Metcalfe	it would help if those with existing garages could be required to use them for parking and not as extra storage space.	Not a planning matter.
Anthea Unsworth	See comments to the previous policy - East St will soon be gridlocked with street parking with Fewcott Road not far behind!	
SAVILLS FOR CALA HOMES	Detailed comment on this policy is not provided at this stage, although our client respectfully requests opportunity to comment should these policies be revised in later iterations of the MCNP	
Statutory Consultees		
PT1: TRAVEL PLANS		
Simon Pettit	Much more focus and prioritisation on this area as is possible within the scope of the regulations.	Not according to OCC, who control this area of policy.
Jo Cogan	Traffic in Middleton Stoney - particularly around B430/B4030 crossroads - is already far too heavy. High volume of cars and heavy vehicles impact on serious pollution levels, noise and pedestrian safety (narrow paths).	Noted.
Nicki Lewis	Biggest concern the transport infrastructure. Traffic surveys conducted in Ardley show an increase in average daily traffic from 6800 per day in 2012 to 8300 per day in 2016. The staggered junctions crossing the B430 between Ardley and the Bucknell Road are at peak times impossible to pull out of. It has become very busy, dangerous and pollution. This junction needs to be dealt with as a priority.	Whole MCNP area approach is being investigated with ideas for traffic mitigation.
B & G Whyatt	A 20 mph speed limit throughout Caulcott. This is vital now as so many houses are close to the curb. A 30 mph speed limit on main road should run from suitable distance from the pub in each direction.	See Community Action Plan.
Carl Middleditch	Increasing traffic detrimental to the villages in the plan area.	
Robin England	Independent assessment of traffic impact must take at least 3 months' worth of real-world data. One problem is that traffic flow increases dramatically due to congestion on other roads (for example M40) when vehicles use the villages as an alternative route. Benefits to the communities surrounding Heyford Park should include public transport to those community spokes.	Whole MCNP area approach is being investigated with ideas for traffic mitigation.
Ian Lough Scott	How to persuade parishioners generally to use public transport when it is available!	Good question.
Richard Preston	Sufficient provision for car use as rural public transport not good enough.	Noted.

Richard McCulloch	<p>This is muddled and inconsistent with NPPF para 32. A Traffic Impact Assessment is a terminology from the 1990s long since discarded. In terms of the studies that would now be required to support a planning application 10 houses falls well below the threshold for a formal Transport Assessment because the travel demands are too insignificant.</p> <p>The policy should require an independent study by a suitably qualified professional to confirm that safe and suitable access for all users is achieved.</p> <p>In terms of mitigation, the generic Hamilton-Baillie report offers so little value. The main issues of accessibility facing many of the communities could be dealt with by an area wide effort to limit vehicle speeds to allow residents to walk and cycle on roads largely without footways as well as limiting noise and severance. This needs to be done in a comprehensive way not piecemeal and consider the gaps between the villages which are the real barriers.</p>	<p>Amend wording to read: Traffic Assessment</p> <p>Whole MCNP area approach is being investigated with ideas for traffic mitigation.</p>
Kim Buffham	Need to improve the overall infrastructure and needs a more detailed plan so the overall MCNP is not simply a housing plan but a strategy for the future of the region.	As above
Mike Buffham	100% agree with the sentiment but I feel the policy is too open ended to effectively influence future developments. This point is a sub set of the need to improve the overall infrastructure and I believe needs a more detailed plan so the overall MCNP is not simply a housing plan but a strategy for the future of the region.	Noted.
Roderick Nicholson	Construction of a major access link needs to ensure that the majority of extra traffic that will be generated is attracted to use new eastern access, which should be designed to bring relief to Ardley.	Noted.
Ruth Corkin	Ardley with Fewcott bears the brunt of the traffic issues and pollution due to the motorway junction, incinerator, quarry, composting site and Heyford Park development. It is also used as a rat run when there are motorway problems. Therefore, the village should be "first in the queue" for traffic mitigation.	Noted.
Colin Smith	Just to emphasise to ensure that communities surrounding Heyford Park can take the benefit of the travel hub status of the park- public transport to those community spokes are also achieved.	Noted.
Simon van Zwanenberg	Significant consideration and effort by the developers, and careful oversight and protection (of the surrounding villages) by the planning authorities, is essential to mitigate the enormous increase in traffic generated by the Heyford Park development, particularly if a further 1500 jobs are to be created (which are unlikely to be filled by inhabitants of HP, or surrounding villages). There will be considerable vehicle movements generated by residential traffic (from generally 2-plus vehicle households, few of whom are inclined to employ public transport), and delivery services supplying the residents, as well as the HP businesses (some of which are transport-based), and their suppliers, all employing an already inadequate surrounding infrastructure - which should not be improved (otherwise there will only be a subsequent increase in speed, size and volume of traffic taking advantage of the 'improvements').	Whole MCNP area approach is being investigated with ideas for traffic mitigation.

Susan Blunsdon	Development of Heyford Park is bound to increase traffic.	Agreed.
Statutory Consultees		
Network Rail	Councils have a duty to consult Network Rail regarding development proposals which could impact (including cumulative impact) on crossings and put forward suitable mitigation. The neighbourhood plan team are advised that 'traffic' over a level crossing can be vehicular, pedestrian, cyclists or horse-riders and that proposals do not have to be adjacent to a level crossing to potentially impact it.	Noted.
Highways England	Highways England is responsible for the operation, maintenance and improvement of the Strategic Road Network (SRN) in England on behalf of the Secretary of the State. In the area within and surrounding we have responsibility for the M40 and A34. We do not consider it appropriate for Highways England to state its support or objection to particular proposals. Highways England expect a Transport Assessment and a Travel Plan: The Transport Assessment should address development traffic impact on the Strategic Road Network. Highways England would encourage pre-application discussions to agree on the scope and parameters of a Transport Assessment and supporting evidence.	Noted.
Oxfordshire County Council	The Travel Plan policy of the NP is supported.	Good.
PC1: DEVELOPER CONTRIBUTIONS		
Julia Whybrew	It was not clear whether developer contributions earned in one place could be spent in another parish. In this case how would priority choices be made without ill will?	We acknowledge some circumstances where spend outside MCNP area may be appropriate but want to keep to a minimum. As the policy states, it is expected that MCNPF and parish councils will be involved in decisions about priorities.
Paul Honigmann	Will developer contributions be placed in escrow up front, so they cannot avoid them by phoenixing their company or ignoring complaints once the profits are in?	A question for CDC.
Mike Buffham	Support with some reservations	
Ian Lough-Scott	A sensible policy.	
Robin England	Developers should be responsible for upgrade and / or maintenance of local services (for example sewerage), e.g. Grampian Condition.	The rules for planning conditions are set out at www.gov.uk/guidance/use-of-planning-conditions
Richard McCulloch	Not clear what the ongoing role of the MCNP is post-plan.	See section 4 of the Plan.

Statutory Consultees		
Network Rail	Consideration within Transport Assessments should be given to increased footfall or need for car parking at Railway Stations as a result of proposals for new dwellings, employment areas. Location of the proposal, accessibility and density of the development, trip generation data should be considered in relation to the railway stations within proposals. Where proposals are likely to increase footfall and the need for car parking at railway stations the Local Planning Authority should consider developer contributions (either via CIL, S106 or unilateral undertaking) to provide funding for enhancements at stations as a result of increased numbers of customers.	Improved parking at Heyford Station is proposed in the Community Action Plan.
Highways England	Developer contributions that are secured because of development within the neighbourhood plan boundary will be supported if spent on infrastructure within the designated neighbourhood plan. The District Council should consider securing funds via the CIL and S106 to mitigate development traffic impact on the Strategic Road Network where identified.	Noted.
OCC	<p>Strategy Dept: we object to the statement in Policy PC1: 'Developer Contributions' that support will only be given to contributions if spent on infrastructure within the designated neighbourhood plan area, and that CIL and S.106 contributions will not be supported if directed towards urban centres. Not all infrastructure and services necessary to mitigate development in the Neighbourhood Plan area will be within that area, especially when cumulative impact is taken account of.</p> <p>Education Dept: It should be noted that not all services are delivered within the plan area; for example contributions towards special educational needs infrastructure would need to be spent at the nearest appropriate school, which is likely to be in Bicester.</p> <p>Infrastructure Funding: Whilst it is reasonable for the parishes to prioritise schemes for spending the 25% of Community Infrastructure Levy receipts that they receive directly, the policy states that all developer contributions (CIL and S106) will only be supported if spent on infrastructure within the designated neighbourhood plan area, and that contributions will not be supported if directed towards urban centres. OCC strongly object to this as not all infrastructure necessary to mitigate development in the Neighbourhood Plan area will be within that area.</p> <p>In addition, there is no statutory requirement for the Forum or relevant parish councils to be consulted on and included in the final decision-making on developer contributions. Efforts will be made to do so in relation to County infrastructure where necessary, but this should not be a policy requirement.</p>	<p>The wording has been changed to omit reference to urban centres, and to allow the possibility that some spending may be necessary outside the NP area.</p> <p>Agreed.</p> <p>Wording changed – see above.</p>
PC2: LOCAL		

EMPLOYMENT		
Richard Wilson	d) is not tough enough - permission should be conditional on no justified complaints about an increase in goods traffic. Sceptical of any restrictions actually being enforced.	Permission can't be contingent on possible future complaints
William Spray	Vital to create a diverse local economy. This will help to create and promote the services we all wish to preserve such as pubs, village shops and post offices.	Wording altered to "provide diverse employment opportunities".
Paul Honigmann	If a building is creating specifically as a place of business, it probably needs dedicated off road parking to avoid clashes with neighbours.	Wording changed to 'unlikely to generate large volumes of goods traffic, or adversely effect on-street parking.
Ian Lough Scott	Warehousing especially should be avoided. Technical design centres and start-up businesses would be ideal.	Noted.
Anthea Unsworth	There is no point building social housing in a village with one bus a week to the nearest town unless there is local employment - there are still a lot of households without a car.	Noted.
Statutory Consultees		
Historic England	We would welcome the addition of "historic" in criterion b) ie. "...surrounding built, historic or natural environment".	Agreed - wording changed.
PC3: HEALTH FACILITY		
Mark Kewley	Centres of this sort should not be exclusively medical/clinical; significant benefits from being used as community facilities.	MCNP supports other community facilities being included e.g. dentistry.
William Spray	Healthcare and fitness facilities should be created to help encourage a healthy lifestyle. The proposed expansion of our footpath network will help with running and walking, but the creation of other sporting activities would help.	Community Action Plan policies support this view.
Mike Buffham	Support the policy BUT the focus of the Health Centre being in Heyford Park (understandably) there is no solid proposal on how people from the outlying villages will access it.	Public transport improvements to Heyford Park and surrounding villages are part of the Dorchester Group's masterplan and likely to become requirements in a S.106 agreement.
Ian Lough Scott	Essential as the Deddington & Bicester health centres will not cope with an extra 5000 patients!	Agreed.
Mike Stewart	Heyford Park is bound to attract this type of infrastructure. One 'developer contribution' could be to ensure a shuttle bus service allows access for all surrounding villages to benefit as well.	See above re public transport.
Richard Preston	Fully support an additional health facility at Heyford Park simply because the excellent services provided at Deddington Health Centre are under extreme pressure.	Agreed.
Richard McCulloch	This policy should require that the services are accessible to all within the neighbourhood plan area whether or not they have use of a private car.	See above re public transport.

Kim Buffham	Too focused on Heyford Park and no credible solution in terms of travel to Heyford from many outlying villages	See above re public transport.
Roger Mason	Urgent	Noted.
Statutory Consultees		
OCCG	Oxfordshire Clinical Commissioning Group (OCCG) has highlighted providing care for the growing population at Heyford Park as a high priority. The scale of expected population growth will require additional primary care capacity. OCCG is concerned to commission sustainable primary care 'a standalone GP practice for 6,400 residents' is very unlikely to meet this criteria. OCCG continues to work with the local GP practices in Deddington and Bicester to identify options to provide sustainable primary care to the growing population in the Mid-Cherwell area. Note re para 3.5.7 – GP practices do all publish and operate geographical catchment areas and must normally register any patients who live within the area and request it.	MCNPF continues to make the case to OCCG that Heyford Park and surrounding villages can sustain a new GP facility.
Jackie Mahon for Deddington Health Centre	Deddington Health Centre point to page 51 of the full plan (point 3.5.7 Rationale for Health Facilities) and update the area they cover as follows: Our correct Practice boundary reaches to the Bodicote flyover in the north, Ardley in the East, Tackley in the South and Heythrop in the west. Our current patient numbers (September 2017 are 10,767 patients). In the summary report page 4 has a list of villages and practice population numbers. It then goes on to mention that the neighbourhood has no GP surgeries covering those areas. In fact, Deddington Health Centre takes patients from all of those villages listed apart from Kirtlington.	Text amended accordingly.
PC4: NEW CEMETERY		
Susan Blunsdon	Both Natural Burial site and Cemetery please ... not forming the sole buffer between Heyford Park and Upper Heyford unless there is extensive landscaping and trees.	Remove specific site from Fig 18b and from PC4
Alan Hedges	Yes, but it shouldn't be in the proposed UH buffer zone.	As above
Ian Lough Scott	The provision of a cemetery for HP is essential and must be provided at an early stage	Agreed.
Statutory Consultees		
COMMUNITY ACTION PLAN		
Jo Cogan	Traffic concern: the plan focuses on minimising an increase in traffic, when it is already at unacceptable levels, which should also be confronted. Better public transport is definitely	Plan can only suggest mitigation not minimise increases in traffic volumes.

	necessary, but so too is a limitation on heavy vehicles using small country roads as a rat-run to avoid the M40/A34. Air pollution, noise, pedestrian safety, are all issues which need to be dealt with.	
Richard Wilson	All good ideas though I'm sceptical about "affordable" housing actually benefitting people in real need where it is needed. Point 12 - facilitating nature should be high on the agenda - it seems to me this is sadly neglected in our area in favour of "development" in terms of maximising land use for profit.	Noted.
Carl Middleditch	Many of the ideals contained within The Community Action Plan will require huge sums of money to achieve and I cannot see how Developer contributions (ie. to the detriment of the original landowners) will be sufficient.	Noted.
Huw Jenkins	One of the main issues is the impact of traffic on the surrounding villages - a huge increase in traffic volumes on the already saturated road network. For Ardley with Fewcott the staggered cross roads across the B430 is increasingly more difficult to cross, making it difficult for people to get in and out of the village, especially at peak times. This is one area, amongst many, that needs attention with the MCNP area.	Whole MCNP area approach is being investigated to consider mitigation measures.
William Spray	Any initiatives relating to the Community Action Plan should be publicised early, widely and repeatedly amongst the local population to ensure maximum engagement.	Noted.
Paul Honigmann	Consider encouraging new houses to be built with solar panels. I would welcome a large wind generator. To attract businesses we will need exceptional Internet access.	Noted.
Robin England	Excellent, particularly the active campaigning to protect greenfield sites against development unless there is no alternative.	Thank you.
Colin Smith	In general fully supportive - but as stated previously anything that is off plan and affects a village such as Community Land Bank needs proper debate within a village and not decided by a few.	
Helen Metcalf	Very laudable but I wonder how achievable they are and if so, how and by whom and by when?	
Paula Harvey	All very worthwhile objectives	
Alan Hedges	I agree with most of this, subject to the comments made elsewhere.	
Ian Lough-Scott	All very worthwhile aspirations.	
Statutory Consultees		
Historic England	We are disappointed not to see any projects identified in the CAP for the historic environment. The preparation of the Neighbourhood Plan offers the opportunity to harness a community's interest in the historic environment by getting the community to help add to the evidence base, perhaps by inputting to the preparation or review of a conservation area appraisal, the preparation of a comprehensive list of locally important buildings and features and/or a survey of Grade II listed buildings to see if any are at risk of neglect, decay or other threats.	Change all references to 'built environment' to 'built and historic environment'. Some parishes are already doing in historical recording, conservation, etc. others are less interested. CDC have

		initiated listing of local heritage assets, but there has been a mixed response.
Thames Water	<p>Omission of a Policy on Water and Wastewater Infrastructure</p> <p>At paragraph 5.5.2 on page 76 of the submission MCNP it states: “there is circumstantial evidence that developers do not always engage with the utility providers.” Often developers do not engage with Thames Water until later down the design stage of their proposal. We therefore consider that it is important that there should be a section on ‘Infrastructure and Utilities’ in the Mid-Cherwell Neighbourhood Plan which should make reference to the following: Developers need to consider the net increase in water and waste water demand to serve their developments and also any impact the development may have off site further down the network, if no/low water pressure and internal/external sewage flooding of property is to be avoided. Thames Water therefore recommend that developers engage with them at the earliest opportunity to establish the following: the development’s demand for: -Water supply and network infrastructure both on and off site and can it be met -Sewage Treatment and network infrastructure both on and off site and can it be met -Surface water drainage requirements and flood risk of the development both on and off site and can it be met. Thames Water should also be consulted regarding proposals involving building over or close to a public sewer.</p> <p>In a section on ‘Infrastructure and Utilities’ a statement similar to that set out below: As per policy INF1 (Infrastructure) of the Cherwell Local Plan 2011-2031 Part 1, Developers need to consider the net increase in water and waste water demand to serve their developments and also any impact the development may have off site further down the network, if no/low water pressure and internal/external sewage flooding of property is to be avoided.</p>	<p>CDC have policies that reinforce this view. Developers need to engage better with utility companies. The NP can encourage this but can't enforce it, which is why consideration of the issues is in the Community Action Plan.</p>
Oxfordshire County Council	<p>In terms of the Traffic and Transport elements of the Community Action Plan, it states: “Designated routes for HGV traffic should be established and enforced through consultation with local businesses, appropriate signage and enforcement initiatives.” Any proposed HGV restriction or routing proposals will need to be negotiated with the county council. “Developing an acceptable mitigation plan with Oxfordshire County Council that will deal with the worst of our highways and traffic problems” Other than direct mitigation relating to the potential impact of the allocation at Heyford Park, there is minimal funding for such measures but the policies and plans within the Local Transport Plan provide the overall strategic approach. “Campaign for improved bus services for the 25A to and from Heyford Park for surrounding villages, transport hubs and the Oxford Hospitals from the neighbourhood area.” As mentioned above, as county council bus service subsidies have been withdrawn, any</p>	<p>Whole MCNP area approach is being investigated with ideas for traffic mitigation.</p> <p>Noted.</p> <p>Public transport improvements to Heyford Park and surrounding villages are part of the Dorchester Group’s</p>

	<p>improvements will need to be through mitigation of further development at Heyford Park and ultimately self-sustaining and market led.</p> <p>5.1.4 MCNP Traffic Mitigation Plan Summary states “The principal outcome of this work will be to identify traffic mitigation projects, to prioritise them, and then seek community support and funding to implement them.”</p> <p>Any traffic mitigation projects should be developed in consultation with the county council. In response to...</p> <p>CAP T01: Traffic Volume, CAP T02: Junction improvements, CAP T03: Speed Control; and CAP T04: Environment</p> <p>...agreement to any proposed mitigation schemes by the county council will be subject to demonstrable need. An appropriate and necessary scheme will then be developed with the county council, the scheme would need to be given priority through the county council and funding identified.</p> <p>Road Safety</p> <p>a) CAP 01 - Traffic volume: The Traffic Assessments referred to would be required to formulate possible mitigation measures, with the implementation of these being subject to funding and consultation</p> <p>Specifically on HGV movements, there appear to be no existing environmental weight limits within these parishes; any proposals - for example the suggested restriction on the B4030 on Rousham Bridge - would require extensive consultation.</p> <p>b) CAP T02 - Junction improvements: These would presumably be included in the above Traffic Assessments, which would need to review the scope for junction improvements taking account of the existing and forecast traffic flows and the current accident record and scope for reducing accident risks.</p> <p>Thankfully the accident record (in the most recent 5-years 2012-2016) at the junctions specifically identified is modest, as follows:</p> <ul style="list-style-type: none"> - Ardley: B430 Bucknell Road / Fritwell Road: - nil accidents - Middleton Stoney: B430 / B4030 signalled junction : nil accidents - Somerton village junctions - nil accidents - North Aston: A4260 / Duns Tew road junction: 2 slight accidents <p>While recognising the possible traffic calming benefits of mini roundabouts at Somerton, the required signing, road markings and additional street lighting could well be judged to be intrusive in a village setting (see also point d) below).</p> <p>c) CAP T03 - Speed control: measures such as white gates and vehicle activated signs would be low to intermediate cost and typically will reduce speeds by around 2-3mph; only local consultation would be required.</p> <p>Measures such as chicanes will require formal consultation and road safety audit.</p>	<p>masterplan and likely to become requirements in a S.106 agreement.</p> <p>MCNP is already in discussion with OCC about possible mitigation projects.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
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	<p>The use of double white lines to prohibit overtaking as suggested for the B4030 at Caulcott would need to be assessed using the Department for Transport guidance; based on experience it is unlikely that they would be considered suitable here.</p> <p>Lower speed limits would require a traffic regulation order to be consulted on ahead of approval being given; the County Council applies the Department for Transport guidance on setting local speed limits (see www.gov.uk/government/uploads/system/uploads/attachment_data/file/63975/circular-01-2013.pdf)</p> <p>Education: The county council notes the aspiration in Policy CAP C03: SECONDARY SCHOOL PLACES to secure provision of secondary school places at Heyford Park Free School for those within the Plan area. This school has been admitting directly into the secondary phase while its numbers have been building up, but in the longer term would be expected to admit at Reception only as children will stay at the school for their whole education. However, the school can decide, with the approval of the Department for Education (currently delegated to the Regional Schools Commissioner) to admit additional pupils directly into the secondary phase, and could set admissions criteria for this second intake which prioritised children living within an appropriate area. The county council does not have a decision-making role in this matter, although would be consulted by the school. If the school needed additional accommodation as a result of this intake, it would be responsible for securing any necessary capital funding, unless the county council had been able to secure any developer funding towards this aim.</p> <p>As of the May 2017 pupil census, Fritwell Primary School has 145 pupils on roll against its capacity of 210. Intakes have fallen since the opening of Heyford Park Free School, and there are significant spare places in all year groups:</p> <table><tr><td>R</td><td>Y1</td><td>Y2</td><td>Y3</td><td>Y4</td><td>Y5</td><td>Y6</td></tr><tr><td>16</td><td>18</td><td>11</td><td>17</td><td>24</td><td>25</td><td>21</td></tr></table> <p>The county council agrees that some village housing development would help support the sustainability of the village school. As an indication, the 25 homes suggested in the Plan might be expected to generate approximately 7 primary school pupils, i.e. approximately one per year group.</p> <p>As of the May 2017 pupil census, Kirtlington Primary School has 89 pupils on roll against its capacity of 105. While there was excess demand for Reception places in 2015, intakes have again fallen, so that overall there is spare capacity:</p> <table><tr><td>R</td><td>Y1</td><td>Y2</td><td>Y3</td><td>Y4</td><td>Y5</td><td>Y6</td></tr><tr><td>9</td><td>20</td><td>9</td><td>10</td><td>13</td><td>14</td><td>14</td></tr></table>	R	Y1	Y2	Y3	Y4	Y5	Y6	16	18	11	17	24	25	21	R	Y1	Y2	Y3	Y4	Y5	Y6	9	20	9	10	13	14	14	<p>At 5.3.14 at the sentence that begins “Expansion of secondary places at Heyford Park...” “It is the desire of the MCNP Forum to ensure expansion at Heyford Park Free School is approximately 0.5 Form Entry larger than the population need that is being generated purely from Heyford Park. The MCNP Forum recognise that this will be dependent on securing additional developer contributions ahead of what OCC would require, and may also require the approval of the Department for Education or Regional Schools Commissioner rather than Oxfordshire County Council.”</p>
R	Y1	Y2	Y3	Y4	Y5	Y6																								
16	18	11	17	24	25	21																								
R	Y1	Y2	Y3	Y4	Y5	Y6																								
9	20	9	10	13	14	14																								

	<p>While the county council had previously advised that the school is full, as pressure on places has subsided, it now considers that some village housing growth would be supportive of the school’s continued sustainability. As an indication, the 17 homes suggested in the Plan might be expected to generate approximately 4-5 primary school pupils, i.e. less than one per year group. It should be noted that, as numbers are uneven across years, and some year groups are already close to, or above, capacity, some families moving into the village with children already of school age may find that the specific year group they need is full.</p> <p>As of the May 2017 pupil census, Dr Radcliffe’s Primary School in Steeple Aston has 200 pupils on roll against its capacity of 210. Most year groups are full, and although demand for Reception places fell in 2016, all 30 Reception places have been allocated for 2017:</p> <table><tr><td>R</td><td>Y1</td><td>Y2</td><td>Y3</td><td>Y4</td><td>Y5</td><td>Y6</td></tr><tr><td>22</td><td>30</td><td>30</td><td>29</td><td>30</td><td>30</td><td>29</td></tr></table> <p>It is not expected that expansion of the school would be feasible for the likely scale of local population growth, so families moving into the village with children already of school age are likely to find that the specific year group they need is full. However, as the school has previously been able to accommodate some non-catchment children, it is expected that families of any children living in new homes within the village who apply for a Reception place on time would be able to secure a place. As an indication, the 20 homes suggested in the Plan might be expected to generate approximately 4-5 primary school pupils, i.e. less than one per year group.</p> <p>In the Evidence Base (Appendix L) the schools note is nearly a year old and states that: “Oxfordshire County Council Pupil Placement Planning team envisage 4 form entry for Primary places when the development is finally finished and there are nearly 3000 homes at Heyford Park. HPFS favours smaller schools (2 x 2 form entry Primaries) but OCC is suggesting 1 x 4 form.” Please note that the county council does not have a preference for a 4 form entry primary school, and indeed this would be much larger than any other school in the county. We have explored with Dorchester Group different models for school provision, which include two separate 2 form entry primary schools or a 4 form entry primary school split across two sites. The county council would be concerned at a proposal for a single site 4 form entry school, as this could increase travel average distances from home to school.</p>	R	Y1	Y2	Y3	Y4	Y5	Y6	22	30	30	29	30	30	29	<p>It is accepted that the notes of this meeting are out of date.</p>
R	Y1	Y2	Y3	Y4	Y5	Y6										
22	30	30	29	30	30	29										
OTHER COMMENTS		MCNP Forum thanks respondents for their encouragement and appreciation.														
Roderick Nicholson	Overall – excellent, well-researched, well thought-through and well -presented.															
Roger Mason	Congratulations on your work in producing a sensitive and sensible set of proposals.															
David Pratt	A very good concise plan - it is a lot of common sense - a word that does not touch the planning															

	departments. Congratulations and thank you for all your hard work and hope you will reap your just reward.	
Simon Pettit	A really well presented and thought out document	
Paula Harvey	I very much hope that this Neighbourhood Plan is adopted, as it should help to preserve the rural environment which we all value.	
Mark Kewley	As stated earlier, I think that the plan is well constructed and one that I support.	
Paul Weaver	As part of the Forum behind this plan I fully endorse all areas.	
Penny Mathias	Just a quick note to say thank you for these documents that are so professionally designed and presented. A phenomenal amount of work has gone into forming and presenting the plan and this is much appreciated.	
Martin Dale	Its superb - and I certainly realise why. You must have put in a vast amount of work to produce it and lead to its current state. We all owe you personally and your team a huge thank you. I can't think of anybody else here who could have achieved this as you have - brilliant.	
Julia Whybrew	I thought the MCNP report was excellent and wide ranging	
Victoria Prentis, MP	I will certainly have a look and let you know my thoughts	
Colin Smith	I commend the Forum members/contributors on the extensive work that constitutes the content of this pre submission document. Your dedication to provide public access/scrutiny has been excellent. Thank you very much for your efforts - it is appreciated.	
Alan Hedges	I think this is a potentially very useful exercise, but its value will depend on how it's carried out. Plans that make all the right noises don't necessary get fully implemented. Developers have many ways of subverting (or just ignoring) regulations, and they can afford to take legal action. District councils are short of human resources and understandably nervous about being taken to appeal.	
Ian Lough-Scott	Care is required with the term "wider community" as it would not be beneficial to have a level of commercial activity at HP that might be attractive to people living well beyond the local villages. The Government has introduced a consultation paper on plans to change the way housing targets are calculated, and parishes should be encouraged to support the proposed reduction in house numbers to a more realistic level as suggested by CPRE and other groups.	
Chris Mason	A great deal of hard work has gone into the production of this plan. This has given us all an invaluable chance to contribute to the future of their communities and countryside. Thank you to all concerned. I hope your efforts are suitably rewarded by the plan being adopted.	
Helen Metcalfe	I congratulate everyone involved and thank them for the time and effort they have given to produce this draft plan. I support the vision but wonder at the word "affordable" in the vision statement. From checking with the glossary on the meaning, in this context it would appear that only affordable housing will be allowed and no other small developments.	

Richard Preston	An amazing amount of work by relatively few. Thank you for your time and commitment.	
Richard McCulloch	The plan needs to be much less NIMBY and pro-activity seek to enhance the lives of all residents. An important opportunity is being lost.	
Christopher Spray	I am a resident in Lower Heyford and have read the draft Mid Cherwell Neighbourhood Plan. I consider this a thoughtful and well considered document and am in support of its recommendations.	
Bernard and Georgina Whyatt	Thank you for inviting comments on the Mid Cherwell Neighbourhood Plan. I live in Caulcott, and my comments relate to that locality. Caulcott has a unique small village identity. This is invaluable, and the village feels friendly and safe, it also feels like an authentic community. It is a wonderful place to bring up young children. However, Caulcott would benefit from being a slightly bigger village. Not so big as to endanger its friendly and safe nature, but a small expansion would enable a wider mix of housing and age ranges/ socio- economic groups. I recommend perhaps 10-15 more households. Currently Caulcott has a high percentage of large houses. Additional dwellings could be smaller (a mix of 2- 3 bedrooms). A slightly larger community would enable a variety of activities to be supported in the village, so growing village cohesion. This naturally mitigates any likelihood of villagers feeling lonely or isolated. New dwellings could be built over a number of years, to aid integration, and avoid any potential 'them and us' perspective. In addition, a larger Caulcott population may encourage other services to become available such as more frequent buses, postal services, and (very) small businesses, in the village. There is no reason why these additional houses should not be good looking and in keeping with the current building style in Caulcott (i.e. real stone). This is also an opportunity to build houses that have good environmental sustainability credentials, of which owners can be proud (as well as save energy costs). There is no reason why these additional houses should not be good looking and in keeping with the current building style in Caulcott (i.e. real stone). This is also an opportunity to build houses that have good environmental sustainability credentials, of which owners can be proud (as well as save energy costs).	This is an interesting thought, but unfortunately not one supported by the Cherwell Local Plan, whose policies would not regard Caulcott as a sustainable location for additional dwellings. However, if any were to be permitted, MCNP would support the need for dwellings with fewer bedrooms than are generally built by developers.
Carl Middleditch	<ol style="list-style-type: none"> 1. I am at a loss as to how to understand why it is necessary for a NP to embrace 11 different and differing settlements, each of which has its own unique character and appearance, services and modes of transport etc. 2. The draft appears to be a proposal to centralise all development and services, schools, etc at Upper Heyford, indeed the whole concept appears to be for the benefit of Heyford Park and its developers rather than the independent improvement and well-being of each settlement. 3. The document, in its present form, ignores the hard work of the CDC Members and Officers in their consideration of sites under the SHLAA programme. Many sites within the suggested settlement areas having already been discounted by the Local Planning Authority. 4. While suggesting possible numbers of new houses for settlements it ignores the fact that many sites within these villages cannot be developed for reasons of archaeology, affect on Listed Buildings and/or Conservation Areas, etc and also fails to identify what 'fringe' village sites should 	<p>The unusual history of this NP is explained in section 1.2.</p> <p>Parish councils are not consulted about CDC officers' assessments of SHLAA sites, and in some cases local opinion about the suitability of sites may differ from those put forward. The hard work of fairly well paid council officers is</p>

	<p>be considered or even earmarked for development.</p> <p>5. It appears not to have considered how many dwellings may be required to take up spare capacity in existing schools - indeed it pays no regard to existing village facilities such as pre-school nurseries, shops and post offices, churches and chapels, public houses and/or restaurants, all of which require residential growth to help them survive. Only by being positive and allowing each settlement to take further development will those villages and their facilities continue to provide for future generations.</p> <p>6. Heavy reliance appears to have been made on the Cherwell Local Plan allocation of 750 dwelling for the rural areas - of which some 90% had already been taken up by mid 2017 and which, I am given to understand, has now prompted the Planning Officers at Cherwell Council to reconsider the number - a decision which has yet to be made. Settlements such as Bloxham and Adderbury have already taken the bulk of the allocated numbers and it would seem only reasonable to allow further growth in, particularly, those Class A villages where more recent development has been limited.</p>	<p>apparently appreciated more than that of the unpaid parishioners who have put this NP together.</p>
Eric Feltin and Chris Nelson	<p>I note that you list our property (The Old School House) on page 50 of Appendix K - Part 2. It is the first building listed under the heading "Locally listed buildings (identified by Cherwell District Council)". I note that on the map on page 46, our building is not identified as being either Grade I, Grade II, or Grade II* listed. Can you please clarify what you mean by "Locally listed" ? (letter continues with historical details).</p>	<p>CDC have initiated listing of local heritage assets, which are non-statutory. The respondents were sent a more detailed reply by email.</p>
SAVILLS FOR CALA HOMES	<p>Our Client generally agrees with the vision for the plan to create and sustain vibrant places to live where local amenities provide for community needs and public transport is well used. It is noted, however, that the vision should also refer to the need to plan for an appropriate level of housing to meet identified local need in suitable locations.</p> <p>The MCNP identifies a number of objectives to be met through the implementation of policies. Our client accepts the specific development objectives, including the use of Brownfield land before Greenfield sites are considered (in line with relevant national policies); and to protect the important areas of countryside between villages. Our client also supports the objective to identify how much new development might be successfully located in or around the villages; to specify where any such development should occur, what form it should take, and to ensure that any new development enhances our communities. As noted elsewhere in these representations, however, where specific the level of new development should be set only as a minimum threshold to meet housing delivery across the plan area and not as an absolute or total figure or capacity.</p> <p>Our client agrees with the specific housing objectives in respect of the Category A villages of Steeple Aston, Fritwell, and Kirtlington. These objectives include that any new housing also identifies the mix of the proposed homes, the density of development sites, the form of development, and the quality of design. Our client also agrees that affordable housing is provided within local development, where appropriate, to meet identified local need.</p>	

	<p>Comments are specifically set out in respect of our Client's interest at Fewcott Road, Fritwell. Our client's interest extends to circa 1.3 hectares and is located to the south eastern side of Fritwell. The site is currently used for equestrian purposes and contains paddock, a ménage and an informal arrangement of outbuildings adjacent to Fewcott Road. The north eastern edge of the site abuts land currently in use as allotment. Access to the site is via Fewcott Road to the south eastern side of this allotment. The site is not subject to any landscape or heritage designations and contains no listed buildings. The site falls within Flood Zone 1. A site location plan accompanies this submission for reference.</p>	<p>MCNP is aware of the development proposal for 34 dwellings on the land described here at Fritwell, and the fact that Cherwell DC were proposing to refuse permission prior to the applicant withdrawing the application in 2016.</p>
Statutory Consultees		
Historic England	<p>We welcome the identification of the conservation areas in most of the villages as a strength, the inclusion of "heritage and conservation respected" in the Vision Statement and "to maintain the character of the villages and the protection afforded by their Conservation Areas" as an objective, although we would like a specific objective for the "conservation and enhancement of the historic environment".</p> <p>Paragraph 1.1.3: Reference could also be made here to paragraph 58 of the National Planning Policy Framework, which states "...neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics."</p> <p>Section 1.6: We welcome the section on "Built Heritage", although it is somewhat brief and we would prefer it to be entitled "Historic Environment", as not all historic features are built.</p> <p>Paragraph 1.6.1: More could usefully be said about the listed buildings, e.g. do they date from any particular era? Are they of any particular materials? Is their spatial distribution significant? What are the grades of the designated assets? According to the National Heritage List for England (and the Heritage and Character Assessment), the Registered Historic Park and Garden at Rousham lies partly within the Plan area (being partly within the parishes of Lower Heyford and Steeple Aston).</p> <p>We welcome the reference to the Historic Environment Record. Are any of the archaeological remains on the Record of non-scheduled but still of national importance? We would welcome a reference to the Oxfordshire Historic Landscape Character Assessment and its implications for the area of the Plan.</p> <p>Paragraph 1.6.3: It would be helpful to say a little more about the conservation areas e.g. when were they designated? Have they been reviewed since designation? Are there character</p>	<p>Appendix K (Heritage and Character assessment) provides much of this information for many of the villages.</p>

	<p>appraisals and/or management plans for them? What are their special interests (the reason for their designation)?</p> <p>We welcome the reference to non-designated heritage assets as such assets, such as locally important buildings, can make an important contribution to creating a sense of place and local identity. In addition, the National Planning Practice Guidance states "... where it is relevant, neighbourhood plans need to include enough information about local heritage to guide decisions and put broader strategic heritage policies from the local plan into action at a neighbourhood scale. ... In addition, and where relevant, neighbourhood plans need to include enough information about local non-designated heritage assets including sites of archaeological interest to guide decisions".</p> <p>However, it would be helpful to explain the origin of the list of non-designated heritage assets, the criteria for inclusion on the list and whether or not the list been the subject of local consultation. Is the condition of heritage assets in the Plan area an issue? The former RAF Upper Heyford Conservation Area is the only designated heritage asset in the Plan area on the Historic England Heritage at Risk Register, but the Register does not include grade II buildings outside London. Has there been a survey of the condition of grade II buildings in the Plan area? Has there been any or is there any ongoing loss of character, particularly within the Conservation Areas, through inappropriate development, inappropriate alterations to properties under permitted development rights, loss of vegetation, insensitive streetworks etc ?</p>	<p>CDC initiated the production of a listing of local heritage assets, but the response from local organisations has been mixed.</p> <p>No such survey of listed building condition exists. Many of the suggestions in this response are supported in principle but resource limitations have restricted a greater focus on conservation matters at this stage.</p>
Oxfordshire County Council	<p>Ecology and Landscape</p> <p>I welcome the attention given to landscape conservation.</p> <p>Policies PD1 / PD2 could usefully seek an 'improvement in landscape quality where possible' in addition to seeking to avoid an adverse landscape impact.</p> <p>The NP might find it helpful to include reference to the recently published Historic Landscape Characterisation for Oxfordshire https://www.oxfordshire.gov.uk/cms/content/oxfordshire-historic-landscape-characterisation-project</p> <p>I note that biodiversity is referred to in Section 5.4. It would be helpful to the case of nature conservation if the importance of conserving biodiversity and the existing District Council policies could be reinforced in the NP objectives and policies, for example by seeking a 'net gain' in biodiversity where possible.</p> <p>In 5.4.1 include mention of veteran trees, water bodies and water courses as part of the overall green infrastructure resource.</p> <p>In 5.4.2 it would be appropriate to refer to the well-established ecological mitigation hierarchy: avoid, minimise, restore, compensate. Compensation to address any loss or degradation of habitats is a 'last resort' when all other options have been examined. There is increasing use of biodiversity metrics (for example produced by Thames Valley Environmental Records Centre) as a means of assessing whether a net gain is being achieved and developers should be encouraged to use these.</p>	<p>MCNP supports the points made here but resource limitations have restricted a greater focus on landscape and biodiversity issues at this stage. It is planned that more work on these themes will be undertaken under the aegis of the Community Action Plan.</p>

	The role of green infrastructure is referred to in a number of places in the NP, notably in the foreword. The link between maintaining and improving access to natural green spaces, such as those identified in the NP, and maintaining physical and mental well-being is increasingly recognised and could be usefully reinforced in the section on community health.	

Table 6: Amendments to policies made following Pre-Submission Consultation (November 2017)

The following table lists amendments made to MCNP policies following consideration by Working Groups and the Forum. It should be read in conjunction with the “MCNP response” column in Table 5 above, which also records amendments to policies, in direct response to points raised in the Pre-Submission Consultation.

AMENDMENTS TO POLICIES
<p>PD1: Altered the preamble of the second paragraph so its reads “all the following criteria”. For the sake of consistency the same alteration was made to the nearly identical paragraph in PD2.</p> <p>Amended (d) to read: “The development should not give rise to coalescence with any nearby settlement other than the settlement immediately adjacent as referred to under (a) above”.</p> <p>Reference to Conversions of buildings omitted from PD1.</p> <p>Reference to Oxfordshire CC mineral extraction policy updated.</p> <p>Re Steeple Aston settlement area: Parish Council (Nov 2017 meeting) decided that there should be no adjustment to allow for a proposed new house.</p> <p>Re Fritwell settlement area: Parish Council decided not to make representations to Cherwell District Council regarding the Cat A status of the village. No change to policy.</p> <p>PD3: The double reference to footpaths in PD3 was amended to read in both cases “footpaths, cycleways and bridleways”.</p> <p>Cemetery location was removed from figure 18b in the Plan as well as the reference to it in policy PC4 and 3.5.13.</p> <p>Cross-reference added to CDC saved policy C15 on coalescence.</p> <p>PD4: Table 5: included Canal and River CAA</p>

PD5: Revised wording of 3.2.30 to refer to eaves-nesting birds and other wildlife.

Deleted last phrase in policy (d) and added “whilst striving to achieve a good and safe design” after infrastructure.

Added reference in rationale to Local Plan ESD16 and the importance of the river and canal.

PD6: Added note to rationale to reflect Canal and River Trust concerns re light pollution of canal.

Second sentence revised and omitted “however”.

PD7: No amendment made to Somerton policy map omitting OCC verge on SN1 as the verge is not included. *(However, SN1 and policy map for Somerton were subsequently omitted following receipt of an objection by the landowner and a further decision by the parish council).*

Steeple Aston SA2 drawing amended to exclude caravan and site. Parish Council (Nov 2017 meeting) considered objections and decided that designation of SA2, SA3 and SA4 be confirmed.

Fritwell parish council agreed (Dec 2017 meeting) to add playing field as additional LGS. Added to fig. 9 as FT2 and to Appendix D.

Upper Heyford Parish Council (Nov 2017 meeting) reviewed UH1 The Common and agreed to extend it to cover the canal meadow. New LGS designated and added to policy and Appendix D as UH6.

Ardley Parish Council confirmed that the Village Hall is intended to be included in AF1, and that the owners were consulted. No changes required.

Re the area of land owned by OCC within AF2, the parish council confirmed that the area designated was correct and that OCC had effectively now been consulted.

All proposed LGSs checked to ensure that none can be considered as extensive tracts of land. Appendix D amended to refer to areas of sites and proximity to local communities.

PH2: Amended wording of this policy to read “to meet specific needs within the Plan area” to make our policy quite clear in its intention.

PH5: While we agree that electric vehicle charging points should be considered, we believe that national guidelines are not yet available, so no change to the policy has been made.

PT1: Included route from Heyford Park to Middleton Stoney as an HGV route concern on Fig. 19.

The phrase 'Traffic Impact Assessment' replaced by "Transport Assessment".

Deleted wording 'reduce the increase in traffic'.

"10 or more dwellings" is intended to include Heyford Park, so no change to this wording.

PC1: Sentence added to acknowledge we welcome enhancement/ improvement of existing facilities/ infrastructure, not just new build.

Sentence added to acknowledge that there will be some instances where spend outside the MCNP area, in Cat A or B villages, may be appropriate.

Wording changed so that it reads "all developer contributions (CIL and S106) will only be supported if spent on infrastructure that **directly benefits** the designated neighbourhood plan area".

PC2: Criterion (b) changed to reflect English Heritage's comments, to read "Do not adversely affect the built, natural or historic environment."

Criterion (d) strengthened to "Unlikely to generate large volumes of goods traffic, or adversely effect on-street residential parking."

Criterion (a) changed to read "Provide diverse employment opportunities...".

PC3: Additional sentence added that reads "A new build health facility at Heyford Park would also be supported if combined with other appropriate services or uses, such as community facilities or private dentistry, in order to increase viability."

Changed all references from a health centre to a health facility.

PC4: Removed references to any specific site. Reference made in the rationale that Upper Heyford cemetery cannot cope with demand from Heyford Park.

General comments: all references to the “built environment” changed to “the built and historic environment”.

Community Action Plan: Added ref to light pollution and existing users to Table 5.

Added Somerton PC’s revisions to table 6 and Appendix.

Added Caulcott to list of villages wanting 20mph in T03

Checked whether OCC comment that there are no environmental weight restrictions in the NP area (as recommended for Rousham Bridge) is correct. However, there is at least one at Ardley. No changes made.

References removed to OCC suggesting they would prefer a 4 form entry school at Heyford Park (in Evidence Base Appendix L). Added the following at 5.3.14: “It is the desire of the MCNP Forum to ensure expansion at Heyford Park Free School is approximately 0.5 Form Entry larger than the population need that is being generated purely from Heyford Park. The MCNP Forum recognise that this will be dependent on securing additional developer contributions ahead of what OCC would require and may also require the approval of the Department for Education or Regional Schools Commissioner rather than Oxfordshire County Council.”

Table 7: Response of Cherwell District Council on Pre-Submission Plan (October 2017)

	CDC letter	MCNP Comments and notes from subsequent meetings with CDC officers
Intro	<p>Thank you for consulting the District Council on your Pre-Submission Mid-Cherwell Neighbourhood Plan (MCNP) and the supporting documents submitted for comment. We appreciate the additional time provided to respond. The Council supports collaborative working with the MCNP Forum in order to facilitate the progression of the MCNP.</p> <p>The MCNP Forum has invested a great deal of time and effort in this process and the progress made is welcomed and very commendable.</p> <p>Please find attached officer observations on the draft Plan. A number of general comments are provided followed by more specific observations and comments on specific policies. The comments are intended to be constructive in order to assist the Forum in taking the Plan forward.</p> <p>They are also made without prejudice to observations that may be made at the next stage of the Plan. In preparing the comments we have sought the advice of other Council services.</p> <p>We look forward to our meeting on 23 October at which we can discuss the comments raised. Otherwise, please do not hesitate to contact the Planning Policy team. I trust you will find the comments helpful in your consideration of amendments to the draft Plan.</p>	
Document Structure and Presentation	<p>The Forum is to be congratulated on the presentation of the Neighbourhood Plan. It is clear, concise and accessible. Its structure, with an introduction effectively describing the baseline position of the Neighbourhood Area, before setting out the vision, policies and delivery approach is logical. The Forum may wish to consider adding a fuller section to capture the key messages received from local communities (including from the current consultation). It may also wish to consider linking the analysis of issues (2.1) with the baseline position, evidence and community feedback presented elsewhere to support the 'SWOT' analysis which in turn informs the vision.</p>	<p>Section added after 1.12.1 to summarise how we have been influenced by engagement and consultation, referencing detail in the accompanying Consultation Statement.</p>
Basic Conditions	<p>Planning Policy Guidance states that, "A statement (a basic conditions statement) setting out how a draft neighbourhood plan or Order meets the basic conditions must accompany the draft neighbourhood plan or Order when it is submitted to the local planning authority (see regulation 15(1)(d) and regulation 22(1)(e) of the Neighbourhood Planning (General) Regulations 2012 (as amended))" (https://www.gov.uk/guidance/neighbourhood-</p>	

	<p>planning-2#basic-conditions-for-neighbourhood-plan-to-referendum</p> <p>Only a draft neighbourhood plan that meets each of the ‘basic conditions’ can be put to a referendum. The basic conditions are that the Neighbourhood Plan:</p> <ul style="list-style-type: none"> (a) has regard to national policies and advice contained in guidance issued by the Secretary of State (b) has regard to the desirability of preserving any listed building or its setting or any special features of architectural or historic interest (c) has special regard to the desirability of preserving or enhancing the character or appearance of any conservation area (d) contributes to the achievement of sustainable development (e) is in general conformity with the strategic policies contained in the development plan for the area (f) does not breach, and is otherwise compatible with EU obligations <p>(g) meets and complies with prescribed conditions.</p> <p>Officers will review the submission version of the Plan against the accompanying Basic Conditions statement but comments on relevant matters in the pre-submission draft are provided below to assist the Plan’s progress.</p>	
National Policies and Advice	<p>It is clear that from the references to the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) that regard has been given to national policies and advice. There is no need to repeat national statements but demonstrating how Government policy has helped steer the evolution of the Plan is helpful. I would draw your attention in particular to the NPPF’s core planning principles with a view to demonstrating that the final Plan would contribute to the achievement of sustainable development.</p> <p>Please also be aware that the Government has announced its intention to make revisions to the NPPF in Spring 2018. National Planning Practice Guidance is updated periodically.</p>	<p>The NPPF changes relate to Govt guidance on the methodology for calculating housing need, and the possibility that neighbourhood plans could make use of those revised figures. In Cherwell’s case, it is likely that housing need figures for rural areas will be reduced. It is understood that there will be a report to CDC Executive on this in December 2017.</p>
Heritage and Conservation	<p>It is considered that the importance of Former RAF Upper Heyford as a heritage asset should feature more prominently in the MCNP. For example, it is our view that section 1.6 does not sufficiently describe the importance of the site’s Cold War heritage. Former RAF Upper Heyford is designated in its own right as a Conservation Area, largely because of its Cold War heritage including Listed Buildings and Scheduled Ancient Monuments. Therefore, it is important that the MCNP gives full consideration to the</p>	<p>1.6.2 altered to mention its importance.</p> <p>There is no need to repeat sections of the Local Plan in order to make the same points about conservation.</p>

	<p>heritage aspects at the site and makes reference to it as a nationally/internationally significant heritage asset. Its heritage value is integral to the on-going and planned development. More reference should be made to the protection of Former RAF Upper Heyford as a Conservation Area (having regard to the provisions of policy Villages 5 of the adopted Local Plan) in the MCNP policies. Key assets identified in the Conservation Area and Local Plan should be referenced. This should be informed by analysis of the RAF Upper Heyford site within the Heritage and Character Assessment.</p> <p>The Plan and its appendices provide a summary of the listed buildings in the area supported by the Heritage and Character assessment. The approach taken towards other heritage aspects in the MCNP area is generally positive. The Heritage and Character Assessment is thorough, where it exists. A detailed analysis is made of Fritwell, Kirtlington, Lower Heyford, Middle Aston and Upper Heyford village and in these areas the identification of ‘positive aspects of character’, ‘issues to be addressed’ and ‘sensitivity to change’ is generally complementary to issues raised in the relevant Conservation Area Appraisals. However, there is no similar analysis of the remaining villages of Somerton, North Aston, Duns Tew, Ardley with Fewcott (which have conservation areas) or of Middleton Stoney or Caulcott (which do not have conservation areas).</p> <p>The same approach is required for Former RAF Upper Heyford. Policy Villages 5 of the Cherwell Local Plan establishes clear parameters which balance development needs with the heritage (and environmental) significance of the site, emphasising the fundamental importance of the retention of the flying field and the preservation of the stark functional character and appearance of the site.</p> <p>The Heritage and Character Assessment of the Mid Cherwell Neighbourhood Plan area should include all aspects of heritage in the area. The analysis can be proportionate to the level of development proposed for the area (ie a lighter touch approach could be taken for the Category C settlements which are unlikely to experience substantial development), but it is important that the heritage assets of Former RAF Upper Heyford and Rousham Park are analysed and the impact of the any development proposed by the MCNP on heritage (and other) assets are fully considered. At present, the MCNP identifies that the site is allocated as a major development site in Local Plan Policy Villages 5, but does not afford the same weight to the heritage of the area that is identified in the Local Plan policy.</p>	<p>Note added explaining that only Cat A and B villages and Upper Heyford were examined in detail by AECOM, because of resource limitations.</p> <p>It is unnecessary for us to repeat the extensive work already done by others to analyse the character and importance of the Air Base.</p> <p>Rousham Park is not in the designated area. It is also supposed to be subject to a new Conservation Area Appraisal being undertaken by CDC, which apparently will not commence till 2018.</p> <p>No development is actually being proposed by MCNP. It is the role of CDC to consider impacts on heritage by any planning applications, and we do have policies in the neighbourhood plan that are specific to the MCNP area which will supplement these – eg PD4.</p> <p>CDC questioned the MCNP Objective in 3.2 regarding “brownfield before greenfield” and said they could not support this. MCNP explained that although it was a legitimate objective (as per local engagement) it had not been translated into a plan policy, as advice was that it would not conform to the NPPF. Agreed objectives should generally not be revised in the light of subsequent decisions.</p>
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<p>Strategic Environmental Assessment</p>	<p>A draft neighbourhood plan proposal must be assessed to determine whether it is likely to have significant environmental effects. An SEA screening opinion will need to be prepared and consulted upon to determine whether or not a formal Strategic Environmental Assessment will be required. Council officers will be able to assist with this process. Please be aware a need for SEA cannot be ruled out at this point.</p>	<p>We were disappointed that for reasons unknown CDC were not able to respond to MCNP's request to carry this out. The screening was therefore carried out by MCNP.</p>
<p>General conformity with the Local Plan</p>	<p>With regard to basic condition (e) (conformity with strategic policies), this Neighbourhood Plan is prepared within the context of the adopted Cherwell Local Plan Part 1 2011-2031 and the saved policies of the adopted Cherwell Local Plan 1996. Please also be aware that Oxfordshire County Council adopted the Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy on 12 September 2017 which has resulted in some of its saved policies being replaced (MCNP, 1.1.5). These documents presently form the main parts of the statutory Development Plan.</p> <p>Work will be continuing on a Cherwell Local Plan Part 2 (non-strategic sites and Development Management policies) in 2018. An Issues Paper was published for consultation in January 2016. The adopted Local Plan 2001-2031 includes a range of strategic policies that are particularly relevant to preparation of the Neighbourhood Plan. They include those related to village categorisation (policy Villages 1), housing distribution (policy Villages 2), Former RAF Upper Heyford and adjoining land (policy Villages 5), affordable housing and housing mix (BSC3, BSC4, Policy Villages 3); and the built, natural and historic environments (e.g. ESD10, ESD 13, ESD15, ESD 17).</p> <p>Policy Villages 1 of the adopted Local Plan categorises villages within the Mid-Cherwell Neighbourhood Area as follows:</p> <ul style="list-style-type: none"> • Category A villages - Fritwell, Kirtlington and Steeple Aston; • Category B villages - Lower Heyford and Middle Aston, and • Category C villages - Ardley with Fewcott, Duns Tew, Middleton Stoney, North Aston, Somerton and Upper Heyford. <p>Policy Villages 1 provides for different levels of development within the built-up limits of different categories of villages.</p> <p>Policy Villages 2 provides a distribution of housing to the district's 'Category A' villages for sites or 10 or more dwellings subject to specified criteria. The policy states that 750 homes will be delivered at category 'A' villages, in addition to the rural allowance for small site windfalls and planning permissions for 10 or more dwellings as at 31 March 2014.</p>	<p>Amend 1.1.5 (error – 1996 not 1997) and 1.1.6 to update re OCC's 2017 plan.</p>

	<p>Policy Villages 5 sets out the strategic policy requirements for development at Former RAF Upper Heyford. In total the policy provides for a settlement of approximately 1,600 dwellings (in addition to the 761 dwellings (net) already permitted). At least 30% of the housing is required to be 'affordable'. Approximately 120,000 square metres of employment space is provided for. The policy seeks to enable environmental improvements and the heritage interest of the site as a military base with Cold War associations.</p> <p>Having regard to the significance of the Former RAF Upper Heyford site as a strategic development site and heritage asset, it is surprising the integration of the development area as a new settlement does not feature as part of the MCNP vision. The development provided for by the adopted Local Plan will affect the Neighbourhood Area in terms of its physical development but also through the social and economic activity and relationships. It is therefore important that the site is embedded a key component of change within the MCNP.</p> <p>Planning Practice Guidance provides advice on what is meant by 'general conformity': <i>"When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:</i> <ul style="list-style-type: none"> <i>•whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with</i> <i>•the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy</i> <i>•whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy</i> <i>•the rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach."</i> (https://www.gov.uk/guidance/neighbourhood-planning--2#General-conformity-with-strategicpolicies).</p> <p>Please note that it will be necessary to consider which of the MCNP's proposed policies cannot or should not be applied to Former RAF Upper Heyford to ensure that there is no conflict with Local Plan requirements. For example, policy PD5 would not be applicable in its current form.</p>	<p>The integration of Heyford Park as a new settlement is implicit in our whole approach, and the Residents Association is a key member of the Forum. It is possibly true that integration is not a stated aim, nor is it written into the Vision. We can certainly mention the impact that the school is already having on the wider area, and integration, and that a health centre and shops etc. would have a similar role.</p> <p>However, we have been advised by CDC and Pegasus that the strategic Policy Villages 5 creates a sort-of no-go area for the MCNP, and we have generally respected that advice. CDC confirmed that this was the advice given.</p> <p>New settlers have perhaps been regarded as being separate to the village. No local feedback has referred to the need for "integration". The establishment of a new PC is testament to this.</p> <p>We have clarified if any policies do not apply to HP – namely PD5 and PH5. We do say at 3.3.1 that the housing objectives do not apply to HP because of its strategic site status.</p>
Housing Evidence and Housing Requirements	<p>It is important that the most up to date evidence is used. Please note that the SHMA update produced for the Council in 2012 relates to the 2007 Oxfordshire SHMA and is out of date, having been superseded by the 2014 Oxfordshire SHMA. The 2012 work should not be relied upon. Whilst this is acknowledged in para. 1.11.2 of the MCNP and the AECOM report acknowledges that the 2014 SHMA is the most recent, it is our view that the 2012 update is still being relied upon by the MCNP. For example, the AECOM</p>	<p>While we agree with this point, none of MCNP's policies actually refer to or rely on out-of-date information.</p> <p>We can't change the report provided by AECOM – we can only, as we have done, state that it contains</p>

	<p>work refers to the 2012 work on housing mix as did an earlier iteration (pre-adoption) of the Local Plan. However, the policy BSC4 and supporting text is informed by the 2014 SHMA. The MCNP should be in general conformity having regard to any local circumstances based on up to date evidence. I would also draw your attention to our previous letters dated 9th November 2016 and 23rd March 2017.</p> <p>With regard to paragraph 1.11.3 of the MCNP and the AECOM report, we note that the latter states the following (para 17):</p> <p><i>“...we have identified four separate projections of dwelling numbers for Mid-Cherwell between 2011 and 2031 based on:</i></p> <ul style="list-style-type: none"> <i>• A figure derived from the Cherwell Local Plan, disaggregated to Mid-Cherwell, and including the Mid-Cherwell proportion of demand able to be met at Heyford Park (which gives a total of 124 dwellings, or just over 6 per year);</i> <i>• The Government’s 2012-based household projections, extrapolated to Mid-Cherwell, translated from households to dwellings, and rebased to estimated 2014 population (which gives 546 dwellings, or 27 per year);</i> <i>• A projection forward of dwelling completion rates 2001-2011, (which gives 334 dwellings, or 16-17 dwellings per year);</i> <i>and • A projection forward of dwelling completion rates 2011-2015 excluding all completions at Heyford Park to avoid major supply-side distortion (which gives 400 dwellings, or 20 per year).”</i> <p>It concludes (para. 18) <i>“... a judgement of estimated need of approximately 290-310 dwellings for Mid-Cherwell over the neighbourhood plan period seems appropriate...”</i> and (para. 19) that <i>“...a range of 290-310 dwellings would also allow for the existing backlog of affordable housing need (75 units, or around 24-25% of the total) to be met, with capacity for future affordable need also to be met given the currently prevailing affordable housing target of 35% in the Cherwell Local Plan.”</i></p> <p>It is not clear in the report what is considered to be the MCNP period but on the basis of the following statement (para. 20), it seems likely that at the time the report was produced the Plan period was 2016-2031 rather than 2017-2031 as now published: <i>“Note that any dwellings completed or with outstanding permission in the plan area since the start of 2016 would count towards this dwelling range, meaning the outstanding number of dwellings would decrease accordingly.”</i></p> <p>From the District Council’s perspective, to conform with the adopted Local Plan the requirements of policies Villages 1 and Villages 2 need to be complied with in addition to the delivery of policy Villages 5.</p> <p>Planning Practice Guidance makes clear that <i>‘A neighbourhood plan can allocate</i></p>	<p>information that has been superceded.</p> <p>The AECOM report is an appendix that provides background information, but is not central to our Policies. If absolutely necessary it could in fact be omitted altogether, and para 3.3.1 amended accordingly. Para 1.11.3 (which summarises AECOM’s findings) would also have to be amended.</p> <p>But we would only do this if there is a real risk of the Examiner finding that this is not in general conformity with CDC’s strategic policies, and is significant enough to put approval at risk.</p>
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	<p><i>additional sites to those in a Local Plan where this is supported by evidence to demonstrate need above that identified in the Local Plan'</i> https://www.gov.uk/guidance/neighbourhood-planning--2 We would also draw your attention to a Ministerial Statement on Neighbourhood Planning & Housing Land Supply available at: http://www.parliament.uk/business/publications/writtenquestions-answers-statements/written-statement/Commons/2016-12-12/HCWS346</p>			
Reliance on Annual Monitoring Reports	<p>The MCNP relies on both the 2015 and 2016 Annual Monitoring Reports (section 1.11). We would suggest that a consistent data set is used. If it would be helpful to now use the 2017 housing completions these are now available at: https://www.cherwell.gov.uk/info/33/planningpolicy/370/annual-monitoring-reports/4 To assist, we have produced the table below:</p>			1.11 amended accordingly. However, to say that we rely on these figures is incorrect. None of our policies uses the figures to support them.
	Parish	2011-2017 net housing completions	2016/17 net housing completions	
	Ardley with Fewcott	2	1	
	Duns Tew	15	2	
	Fritwell	3	1	
	Kirtlington	10	0	
	Lower Heyford	4	2	
	Middle Aston	1	0	
	Middleton Stoney	1	1	
	North Aston	0	0	
	Somerton	4	1	
	Steeple Aston	20	2	
	Upper Heyford	4	0	
	Allocated Strategic Site			

	Former RAF Upper Heyford - Policy Villages 5	340	106	481	
Community Action Plan	<p>Under the action point to persuade the District Council prioritise local people for affordable housing on village developments, it should be noted that the allocations scheme already allows for 50% of the rented affordable units on new developments in villages to be prioritised for those with a local connection. One in three of subsequent lettings should be prioritised for those with a local connection. On rural exception sites this priority is for 100% of the units. It is worthwhile for the Forum to make sure people know how to register for the housing with the District Council as we find that many people do not register due to belief that they will not get housed. Because of the local connection priority people on lower bands can often be housed in local schemes who might not be if the local connection priority was not in place.</p> <p>We would also encourage more emphasis under Traffic and Transport on the encouragement of the cycling and walking and the facilitation of wheelchair use (including cycling to Lower Heyford Station).</p>				<p>The definition of “local connection” is the problem, as CDC is already aware. However, see comments later on PH2.</p> <p>Forum to consider whether this should be added to the CAP.</p>
Ecology, Habitats and Landscape	<p>No mention is made of wildlife, habitats and species in section 1.5 Natural Environment. It would be helpful if the Plan could identify important habitats and species as well as green corridors/ecological networks within the area (i.e. Conservation Target Areas, Sites of Special Scientific Interest, Local Nature Reserves, Ancient Woodland, Local/District Wildlife Sites etc.) Some of the green corridors/ecological networks will coincide with public rights of way.</p> <p>The policies do not include the protection/creation/enhancement of new/existing habitats and green corridors for wildlife and people. It is suggested that the Forum contact the Thames Valley Environmental Records Centre (TVERC) about the provision of some of this information. It may be that TVERC could provide a map showing all the important areas for wildlife only, without the modelling and workshop, for a reduced cost. TVERC may also be able to advice on any funding that may be available to pay for this work (e.g. Trust for Oxfordshire’s Environment).</p> <p>In respect of section 5.4 Enhancing the Natural Environmental and Biodiversity, there is a need to mention the District’s trees and hedgerows and the reasons for their protection wherever possible.</p>				<p>An additional paragraph has been added to 1.5.</p> <p>Creation of green corridors etc. was a planned policy, but lack of funds and MCNP people to work it into the necessary detail, meant we had to drop it, regrettably.</p> <p>We are confident that CDC have good strong policies in place regarding many aspects of wildlife, including trees and hedgerows, so we have not replicated them.</p> <p>CDC said they will try to supply maps showing all these features in the MCNP area, so we can at least refer to the information as a basis for policies. However, shortage of resources curtailed this intended workstream.</p>

	<p>More use of the Oxfordshire Wildlife and Landscape Study (OWLS) would assist in putting the plan in context with the landscape character (please note that OWLS is currently being updated) and the work on important views and vistas could be supplemented by further landscape analysis.</p> <p>You may wish to consider whether a locally specific policy for landscape and wildlife protection would be advantageous including a requirement to achieve net gains in biodiversity.</p>	<p>We accept that this would have been the intended outcome.</p> <p>CDC asked whether we have consulted landowners and farmers about their potential role in protecting landscape and ecology. MCNP replied that no targeted consultation had been attempted, and no responses on this theme had been received from the pre-sub consultation.</p>
Public Open Space, Sport and Recreation	<p>The MCNP would benefit from a greater focus on public open space, sport and recreation. For example, it may be helpful to consider spatial distribution of existing provision, whether protection of that provision is required and the opportunity that might exist for improvements.</p>	<p>CDC have done and published a great deal of work on this, including a recent update. We could add a layer of local need and wishes, but we do not have the resources to do so. The designation of 30 Local Green Spaces is not an insignificant contribution.</p>
Arts and Community	<p>The MCNP would also benefit from an increased focus on provision for the arts and the community including the potential for the provision of facilities for young people to meet and engage in positive activity.</p>	<p>Table 6 in the CAP should have a new reference to the content of para 5.3.1 with extra emphasis on young people.</p> <p>Increased provision for the Arts is not identified as a need by local engagement.</p> <p>In fact, Table 6 would benefit from cross referencing to the paragraphs which follow it.</p>
Ben Hamilton Baillie Report / Transport	<p>Our observations on this report are:</p> <ul style="list-style-type: none"> - it is a well presented report and helpful to the Neighbourhood Plan process. <p>The holistic way in which the Mid Cherwell area is considered and the discussion of potential improvements to local roads and the public realm is thought provoking</p> <ul style="list-style-type: none"> - it is important to take on board the County Council's comments as Highway Authority - Some wider context on the growth associated with Former RAF Upper Heyford and the Bicester area would be helpful - page 1, para 4 – there are currently 11 parishes in the Forum 	

	<ul style="list-style-type: none"> - page 8, para 4 - Middleton Stoney – it is particularly important that the suggestion of traffic light removal is discussed with the County Council. - there are some mis-spellings of village names e.g Fretwell - the conclusion of the report acknowledges that '<i>Funding in a time of public sector austerity is clearly a challenge</i>'. Discussions with the County Council as Highway Authority should include the issues of the deliverability - page 12, para. 2 – please note that no decision has yet been taken to introduce CIL in Cherwell. <p>With regard to the Plan's objectives at para. 2.2.4, and transport policy at section 3.4, we consider that more emphasis on encouraging, cycling, walking and wheelchair use would be helpful from both a transport and well-being perspective.</p>	
<p>Policy PD1 – Development at Category A Villages</p>	<p>In general the 'positive approach' applied in providing for new housing within the MCNP is supported. However we have a number of specific points to raise for consideration. Policy PD1 seeks to combine the implementation of policy Villages 1 and Villages 2 of the adopted Local Plan in respect of Category A villages. The principle of allowing minor development, infilling and conversions within the built-up limits of Category A villages (Fritwell, Kirtlington and Steeple Aston) would accord with policy Villages 1 of the Local Plan. The MNCP applies the term settlement area and it would be helpful if the Plan qualified that this was intended to relate to policy Villages 1 if this in the case.</p> <p>The MCNP proposes defined settlement areas for the three category A villages. Defined boundaries have the advantage of providing certainty for decision making. However, we have concerns that in some cases the boundaries may be too loosely drawn and could lead to unintended pressure to develop some areas of land.</p> <p>Possible examples include:</p> <p>Steeple Aston</p> <ul style="list-style-type: none"> - Land off Heyford Road – south-eastern edge of the village. This site is within Rousham Conservation Area, has biodiversity interest and is an existing green space - Land to the west of The Croft, Southside Cottage which comprises Ancient Woodland. <p>Fritwell - Land in the vicinity of Manor Farm, Manor House and North Street where some refinements may be sensible.</p> <p>As the Plan progresses, we would be happy to advise further with officers in Development Management on refining your proposed boundaries having regard to relevant planning decisions.</p>	<p>That is what para 3.2.4 is intended to do.</p> <p>The inclusion of these two areas of land in Steeple Aston was not unintended. It was meant to allow for the possible additional housing under PD1. Heyford Road – the site is an ex-allotment and not a green space. The South Side site is not marked as ancient woodland on maps we have seen. Both these sites have subsequently been removed from the settlement area.</p> <p>Re Fritwell: Planning decisions, HELAA and SHLAA, and other matters that might influence the settlement area have been checked. We consider that the settlement map is now correct.</p>

	<p>The policy allocates a ‘total indicative number of additional dwellings’ either within the settlement areas or adjacent to them. Policy Villages 1 does not place a restriction on the number of dwellings that might be approved for minor development, infilling and conversions within the builtup limits of Category A villages but relies on the implementation of policy ESD15 and criteria (para. C.262) for the consideration of minor development. For the MCNP, It is suggested that a restriction would not be appropriate in the context of the adopted Local Plan’s windfall allowance shown in its housing trajectory (754 dwellings for rural areas from 2014 to 2031) and the need for flexibility to respond to the market and local needs. Windfall development within built-up limits can help ensure effective and efficient use of previously developed land and contributes to district-wide land supply. If the Forum intends to press ahead with a restriction on the total quantum of windfall development within built-up boundaries, it would need to be very carefully evidenced.</p> <p>Please also note that we have concerns about the appropriateness and clarity with regard to the policy statement for the conversions of buildings in the village conservation areas. The conversion of a building may have a positive effect on preserving or enhancing the character and appearance of a conservation area. ‘Original use’ may also be difficult to define.</p> <p>In addition, the NPPF (para. 137) states <i>“Local planning authorities should look for opportunities for new development within Conservation Areas ...and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.”</i></p> <p>The objective of retaining important community uses and preserving or enhancing the character and appearing of the conservation areas is, nonetheless, wholeheartedly supported.</p> <p>Policy Villages 2 provides for additional development at Category A villages (sites for 10 of more dwellings – para. C272) to meet a rural allowance of 750 homes in addition to permissions granted at 31 March 2014. Neither of Cherwell’s made Neighbourhood Plans include a total ‘cap’ on the number of homes for their respective villages. It is noteworthy that the Examiner in the case of the Bloxham Neighbourhood Plan sought to ensure some flexibility in the precise number of dwellings supported by that Plan. At this time, we would consider the reference to an ‘indicative’ number of dwellings to be an important one in the same context and in ensuring that Policy Villages 2 requirements are delivered. However, please be aware that the Government is</p>	<p>The following note has been included in the Basic Conditions Statement:</p> <p>“Supports policy Villages 2 with local detail specific to the three villages, which aims to limit the numbers of additional dwellings to a sustainable level proportionate to the size and nature of each village – supporting detail is given on p.29 of the Plan. It is considered that the use of the word “indicative” allows flexibility in permitting windfall development within the settlement areas.”</p> <p>The policy has been amended to exclude this point.</p>
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	<p>presently consulting (<i>'Planning for the right homes in the right places'</i>) on how Local Planning Authorities might be expected to provide neighbourhood planning groups with a specific figure:</p> <p><i>"96. The housing White Paper proposed to amend national policy so that local planning authorities are expected to provide neighbourhood planning groups with a housing need figure, where this is needed to allow progress to be made with neighbourhood planning. We propose to make clear in planning guidance that authorities may do this by making a reasoned judgement based on the settlement strategy and housing allocations in their plan, so long as the local plan provides a sufficiently up-to-date basis to do so (including situations where an emerging local plan is close to adoption). Where this happens, we would not expect the resulting housing figure to have to be tested during the neighbourhood plan's production, as it will be derived from the strategy in the local plan and must be in general conformity with its strategic priorities."</i></p> <p>The Government intends to revise the NPPF in Spring 2018 and we would expect any new requirements to be incorporated therein.</p> <p>In the meantime, we would stress that any specific 'indicative' figure for Fritwell, Kirtlington and Steeple Aston in the context of policy Villages 2 should be clearly evidenced. While the figures themselves suggest that the three villages will assist in the delivery of the Local Plan, we would suggest that the growth percentages applied (MCNP, p.29), need further explanation. They should also be exclusive of windfall development (sites of less than 10 dwellings) within built-up limits.</p> <p>Policy Villages 2 does not prevent the Local Plan's rural growth from taking place beyond the builtup limits of Category A villages. This has been recognised in policy PD1 which refers to development within or adjacent to the settlement areas. Criterion (d) of policy PD1 suggests that residential developments outside settlement areas should be on sites that are previously developed land or are of lesser environmental value and not on the best and most versatile agricultural land. The policy suggests that brownfield sites adjacent to the settlement area boundary would be supported by this policy. It is not clear whether the policy supports greenfield sites adjacent to the settlement area. Clarification would be appreciated in the interest of ensuring conformity with policy Villages 2.</p> <p>We note that criterion 'd' states that, development should not give rise to coalescence with any nearby settlements. Within your evidence base it would be helpful to explain where the risks of coalescence lie.</p>	<p>Does not the evidence provided on p.29 seem to be sufficiently well-argued?</p> <p>We believe that the use of the word "indicative" provides flexibility to include windfall development.</p> <p>Brownfield first, but green field still possible if criteria are met.</p> <p>The criterion has been amended.</p>
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	On the implementation of policy PD1, we understand that the requirement would be to have regard to the criteria specified. In reviewing the final, proposed criteria, you may wish to review 1) whether development proposals would need to meet all or some of the criteria specified and 2) whether or not strict compliance would be required.	We have revised it to “all”.
Policy PD2 – Development at Category B Villages	We would refer you to the comments on policy PD1 above.	
Policy PD3 – Development Adjacent to Heyford Park	<p>The policy refers the possibility of development adjacent to the land allocated for development under Policy Villages 5 of the adopted Local Plan. It is important to note that the adopted Cherwell Local Plan 2011-2031 does not make provision for further extension of the allocated site. Any such accommodation would need to be considered through a Local Plan review process. We are of the view that it would not be appropriate for the Neighbourhood Plan to propose an extension to the Local Plan allocation at this time because this would require consideration of the strategic issues including the interrelationship with the evidence base supporting the Local Plan. Consequently, the wording of policy PD3 should be changed.</p> <p>Policy PD3 proposes a buffer zone (Policy Map Fig.18a) which includes part of the strategic allocation. It also proposes development, planning and ecological measures that would affect the implementation of Policy Villages 5. We are of the view that the buffer proposal within the allocated site would comprise unnecessary and complicating overlap with Policy Villages 5 of the adopted Local Plan and should be removed. Due to the proximity of the allocated site to Upper Heyford village, we have no objection to the principle of a buffer zone between the site and village provided it does not include any land within the strategic allocation. However, such a buffer would need to be clearly justified and you may be interested in considering the conclusions of the Inspector’s Report (https://www.cherwell.gov.uk/info/33/planning-policy/461/local-plan-2011-2031part-1-examination-archive) for the adopted Local Plan in relation to a similar concept which had been proposed by the District Council. With regard to the potential for additional footpaths in that area, we would encourage you to speak to both the affected landowner(s) and to the County Council if you wish to pursue the creation of new public rights of way.</p> <p>ADDED BY CDC in email from Sunita Burke 27.10.17:</p>	<p>We are not proposing development but attempting to exclude it.</p> <p>Inclusion of the runway end has been omitted and wording of policy revised.</p>

	<p>‘threat’ of large scale development more generally. We would suggest removing the reference to specific site promotions by developers unless they are relevant to development proposals included in the MCNP. It is role of the Local Plan to consider strategic proposals.</p>	
<p>Policy PD4 – Protection of Important Views and Vistas</p>	<p>We note that the ‘important views and vistas’ (Table 5) the MCNP is seeking to protect are informed by 1) the location of Church Towers (not marked in the MCNP); 2) specific views and vistas identified in the existing Conservation Area appraisals and specific views identified from the supporting Heritage and Character Assessment.</p> <p>We note that lists of heritage assets are included in the supporting appendices and that grid references are provided. We also note that Part 2 of the Heritage and Character Assessment includes, at Appendix C, a map identifying viewpoints. The protection of important heritage assets and their appreciation and enjoyment from public viewpoints is of course supported in principle provided there is no conflict with the strategic policies and requirements of the existing Development Plan. However, in the interest of securing a policy that can be clearly implemented, we would suggest simplifying the approach and spatially identifying the key assets and important public views the Forum is seeking to protect across the whole Neighbourhood Plan area. It is important that Development Management officers can readily apply adopted policies to specific development proposals. Please also be mindful that there is not a need to duplicate existing policies such as policy ESD 15 of the adopted Cherwell Local Plan 2011-2031. It may be helpful to number these views individually and present them in a table with the important assets (heritage or otherwise) clearly referenced and the reason for the protection stated. The table should correlate to the map(s) with the view clearly marked.</p> <p>Please note that we are of the view that the proposed policy wording ‘...<i>The development should not do significant harm to the Conservation Area and its setting...</i>’ would not fully accord with the legal duty to pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Areas (s72, Planning (Listed Buildings and Conservation Areas) Act 1990)</p> <p>It will also be necessary to take account of the impact of the delivery of Local Plan Policy Villages 5 on views identified in the Former RAF Upper Heyford Conservation Area Appraisal. Development Management and Design and Conservation colleagues dealing with Heyford Park will be able to provide some advice on this.</p>	<p>Church towers now shown on policy map Fig 8.</p> <p>Views from public rights of way are given more importance in planning decisions (AECOM should have mentioned this in their report).</p> <p>Spatially identify = mark on plans? See Appendix C of the HCA report</p> <p>We do not consider that we have duplicated ESD 15</p> <p>Table is a good idea if views can be named and summarised. Reason for protection is going to be more or less the same in each case? However, lack of resources has prohibited MCNP from pursuing this.</p> <p>Review the wording of “significant”.</p> <p>This comes back to the earlier question about the extent to which MCNP impacts on the strategic site.</p>
<p>Policy PD5: Building and Site</p>	<p>The thrust of this policy is in keeping with policy ESD15 of the adopted Local Plan. We would also suggest that reference is made to the emerging Cherwell Design Guide. The</p>	<p>Reference added to the emerging Guide. It will be out for consultation in Nov/Dec and adopted in 2018.</p>

Design	Heritage and Character Assessment in Appendix K refers to limited to some settlements and not all, so there is need for clarity and consistency on how this policy is applied to development across the whole MCNP area.	Note added to policy referring to general statements in Appendix K and the specific ones for some villages.
Policy PD6: Control of Light Pollution	The policy provides criteria for the lighting in the settlements. However, we would suggest some acknowledgement that some commercial or other uses may need lighting for advertising, safety and security.	We intend this to apply to Heyford Park too. Even the types of lighting mentioned here can be non-polluting.
Policy PD7 – Designation of Local Green Spaces	The approach to testing the identification of potential Local Green Spaces against NPPF criteria (supported by appendix D) is welcomed. We do not here provide observations on each individually but would encourage you to consider the outcome of consultation, including with landowners, in taking the policy forward. Some additional detail in appendix D would be helpful including site areas, clarifying existing land uses (e.g agricultural, formal park etc) and distances from the village centres.	Additional detail added to Appendix D. It is for CDC and the Examiner to decide whether objections should be sustained. However, a nomination in Somerton has subsequently been dropped following a request from the parish council. UH5 in particular was discussed, and it was confirmed that it was outside the HP strategic site, and that CDC would support designation as an LGS, and would not support any development on the site.
Policy PH1 - Open Market Housing Schemes	Please refer to our comments on housing evidence above. Please note that the policy as worded does not conform with Policy BSC4 due to a threshold being applied. BSC4 applies to all housing proposals. While the precise ‘open market’ mix does not match that shown on p.66 of the Local Plan, it is broadly aligned and some local flexibility may be appropriate if evidenced. However, in view of the general district-wide need for smaller homes, we would suggest removing the reference to ‘at least’ 46% of three bedrooms. We would also suggest that this policy be broadened to include the affordable housing mix (in conformity with the Local Plan).	The words “at least” were removed. “10 or more” removed, as it is not in conformity.
Policy PH2 - Rural Exception Sites	We have concerns that this policy does not fully conform with Policy Villages 3 of the adopted Local Plan: 1) the needs must be specific, identified local housing needs (typically identified through a local housing needs survey) and 2) the local plan policy provides for a defined element of market housing in specified circumstances to help cross-subsidise schemes when required. We would also query whether the policy is required as the objectives of the two policies are largely the same. It should be noted that the District Council’s housing allocations scheme already allows for 100% of the rented affordable units on new rural exception sites to be prioritised for those with a local connection (which is also defined). The support of the Council’s Housing Service would be needed should any local variation be permissible.	The allocation scheme is not part of the Local Plan, but a CDC housing policy, so does not require the NP to conform. However, we think it is in general conformity with the aims of CDC. CDC told us that they would not have an issue with a locally-specific allocation scheme.

<i>Policy PH3- Adaptable Housing</i>	<p>The objective of the policy is supported. The Plan makes reference to dwelling being delivered to Building Regulations Part M4(2) but then references Lifetime Homes (e.g. para 3.3.11). Consistent reference to Building Regulations Part M4(2) should be made - now being the standards for accessible dwellings.</p> <p>With regard to paragraph 3.3.10, we would suggest removing the second bullet point to avoid confusion with PH4.</p>	Agreed
<i>Policy PH4 - Extra Care Housing</i>	<p>The MCNP's support for extra care housing at Category A villages is welcomed. However, we would suggest that first paragraph of the policy is not required. The requirement for extra care housing (a mix of market and affordable) in delivering Local Plan sites for 400 or more dwellings is aimed at meeting district wide needs. Also, the suggestion to engage with the Forum on its design as part of the Former RAF Upper Heyford development would also need to be optional on behalf of the developer as part of pre-application consultation. Applications for planning permission received by the District Council would need to be consulted upon following adopted procedures.</p> <p>With regard to supporting paragraph 3.3.12, we would suggest avoiding reference to specific development companies within the body of the Plan as ownership and development interests can change over time.</p>	<p>We should leave this in to explain why we are having the policy – for local consumption.</p> <p>Ref to consultation being required has been removed.</p> <p>Reference in 3.3.12 omitted.</p>
<i>Policies PH5 & PH6 - Parking, Garaging and Waste</i>	<p>The District Council will shortly be undertaking formal consultation on its proposed Design Guide. We would encourage you to consider this in taking the Plan and Policies PH5 and PH6 forward. Direct consultation with this Council's Design and Conservation Team on these policies and with the County Council as Highway Authority is recommended. Please note that rear parking courts are sometimes required along with other parking proposals, particularly for larger sites, and that permitted development rights can provide for the conversion of integral garages without the need for a formal application.</p> <p>We would also suggest avoiding potential conflict with the implementation of Policy Villages 5 of the Local Plan where planning approvals have already been given and the need to make efficient use of land is important to avoid harm to heritage and other assets.</p>	<p>Ref to emerging design guide added.</p> <p>The policy expresses a preference; it is not mandatory in respect of parking arrangements.</p> <p>Obviously we can't influence permissions already given. A note has been added stating that the policy does not apply to Heyford Park.</p>
<i>Policy PT1: Travel Plans</i>	<p>Consultation with the County Council as Highway Authority is recommended on this policy and on Appendix F – Traffic in Villages, including in the interest of avoiding conflict with existing requirements for Transport Assessments. The MCNP should make clear that any suggestions for works to highways are only suggestions made on behalf of the respective Parish Councils. It is of course for the County Council to determine what measures are required from both a highway safety and capacity perspective. The</p>	

	policy will require amendment to as developer contributions required to support development are a matter for the District Council as Local Planning Authority and the County Council, in this case, as Highway Authority.	"Will be funded" changed to "should be funded"?
<i>Policy PC1: Developer Contributions (and Appendix J)</i>	<p>Planning obligations should only be used where it is not possible to address the unacceptable impact of development through a planning condition (NPPF, para. 203). As the MCNP notes, CIL Regulation 122 states that the use of planning obligations should only be sought where they meet all of the following three tests:</p> <ul style="list-style-type: none"> • They are necessary to make a development acceptable in planning terms • They are directly related to a development • They are fairly and reasonably related in scale and kind to the development. <p>CIL is a tariff charged on new development that the Council can choose to adopt to support the provision of infrastructure. Once adopted CIL is fixed, non-negotiable and enforceable.</p> <p>To introduce CIL the Council must set a CIL rate or rates in a Charging Schedule, and follow two stages of consultation and an Examination in Public prior to adoption and implementation of CIL. The Council has consulted on both a Preliminary Draft and Draft CIL Charging Schedule. Work has however since been 'paused' on CIL pending the outcome of the Government's review of CIL. Further guidance from the Government is awaited.</p> <p>CIL Regulations 122 and 123 place limits on the use of planning obligations. They seek to avoid overlaps between CIL and planning obligations and to limit the pooling of planning obligations towards infrastructure provision that could be funded by CIL. The Government's intention is for local authorities to operate CIL and planning obligations in a complementary way.</p> <p>Required S106 contributions, their justification and necessary use are matters for the District Council as Local Planning Authority and relevant infrastructure providers. Should the District Council decide to introduce CIL, under the current system 25% of the CIL receipts are passed directly to Parish or Town Councils from each 'paying' development within their areas.</p> <p>The reference to Appendix F should qualify that here the Forum is referring to 'proposals' (perhaps suggestions or recommendations?) with the Mid-Cherwell Plan area.</p>	<p>Wording revised.</p> <p>Wording revised.</p>
<i>Policy PC2: Local Employment</i>	We are supportive of this policy approach.	Great!

Policy PC3: Health Care	<p>The requirements for the delivery of the new settlement at Former RAF Upper Heyford are included in the Policy Villages 5 and the Local Plan as a whole. Developer contributions to health care provision are required and as the MCNP highlights the Policy states, <i>“A Neighbourhood centre or hub should be established at the heart of the settlement to comprise a community hall, place of worship, shops, public house, restaurant, and social and health care facilities. Proposals should also provide for a heritage centre given the historic interest and Cold War associations of the site”</i>. The appropriate use of the required contributions to support the strategic development are a matter for the Clinical Commissioning Group but the Forum may wish to engage directly with it to express its views.</p> <p>The area that is served by public health facilities, the range of facilities provided and how those facilities are operated are also matters for the CCG and not for a Neighbourhood or other land use Plan.</p> <p>The wording of the policy exceeds the requirements of the Local Plan by suggesting a requirement for a ‘centre’. We would suggest that the requirement for a centre in the Neighbourhood Plan causes some potential conflict with the Local Plan. We would also suggest that the MCNP should not be specific about the location of a Health ‘Centre’ ‘at Heyford Park’. Such a centre is not specifically required by Policy Villages 5 and its delivery might not be possible from a planning perspective having regard to other policy requirements that must be met.</p> <p>However, we acknowledge that local Infrastructure requirements and provision may change over time based on changes in need or the way in which the relevant infrastructure providers deliver their services.</p> <p>Should there be evidence of need that goes beyond Policy Villages 5 requirements for the development of the strategic allocation, or new, wider requirements arising from changes in how the CCG intends to provide for health care locally, then we understand that the Forum may wish to facilitate additional public health care capacity. We would have no objection to this provided that it does not adversely affect the delivery of Policy Villages 5, the Local Plan as a whole, or the provision of public health care services to existing communities including those outside of the MidCherwell area. Proposals should have the support of the CCG and we would suggest that it needs to be made clear what provision is additional to Policy Villages 5 requirements. A proposal for a private medical centre would not obviate the need to meet Policy Villages 5 requirements.</p>	<p>This is not accurate. PV5 quotation comes under “Key site specific design and place shaping principles”, not under anything to do with contributions. CDC to reconsider this point.</p> <p>We have provided evidence that a range of health facilities are needed here. This adds locally specific information to the Local Plan and that makes it justified in a NP.</p> <p>Ref to requirement of consultation on design removed.</p> <p>MCNP is not advocating a private medical centre.</p>

Policy PC4 – New Cemetery	If there is an evidenced need for a new local cemetery, the District Council as Local Planning Authority would wish to support the Forum in seeking to identify a suitable site. However, the provision of a new cemetery within the Former RAF Upper Heyford strategic allocation is not provided for by Policy Villages 5 and therefore there is potential conflict. Any proposal for a cemetery within the site would need to be supported by evidence to demonstrate that it would not adversely affect the delivery of Policy Villages 5 (including the viable meeting of policy requirements), that the potential impacts of the cemetery development would be acceptable (including heritage, environment, access and transport). The possibility of reasonable alternative sites having to be considered through an SEA process cannot at this point be ruled out.	Policy reworded, and policy map Fig 18 revised.
Other Minor Comments	<p>We have a number of minor comments to assist preparation of the next draft of the Plan:</p> <ul style="list-style-type: none"> - para. 1.4.3 – the Heyford Park section is 1.7 not 1.8 - you may wish to consider including within the Plan’s appendices a map including listed buildings, Schedule Ancient Monuments etc - para’s. 1.7.5 and 1.7.6 - delete para. numbers’ - policy PD3 – figure 12b should be figure 18b - para. 3.2.17 should the reference to policy PD8 be PD6? - 3.2.22 & 3.2.23 - Table 5 is below not ‘above’ 	<p>Agreed</p> <p>Impossible unless we include many more maps. What would this add to CDC’s existing mapping system?</p> <p>Agreed</p> <p>Agreed</p> <p>Agreed</p> <p>Agreed</p>
	Once again, we would take the opportunity to commend the Forum for the work that has clearly gone into the NCNP so far and to thank you for the opportunity to comment. Please do not hesitate to contact us if we can be of further assistance. Yours sincerely	

NOTE: Further comments from CDC were received in the period January – February 2018, on a set of revised documents prior to Regulation 15 submission. These are attached as Appendix 4, along with MCNP responses to each point raised.

APPENDIX 2: NEIGHBOURHOOD PLAN PUBLICITY

BIG CHANGES ARE COMING



Cherwell District Council's recently- adopted Local Plan requires a significant increase in numbers of new dwellings.

The major development already underway at Heyford Park could see an increase to 2,675 homes.

Some developers are already planning new housing schemes in villages not far from Steeple Aston, against the wishes of the community.

There could be big changes in our area. Steeple Aston Parish Council has joined forces with 10 other local parishes to form the Mid-Cherwell Neighbourhood Plan Forum to draw up our own plan for the future. Once approved, the Neighbourhood Plan will be a statutory document able to resist unwelcome development and promote beneficial changes desired by local people. Come and tell us what you want and what you do not want in your neighbourhood at one of two informal meetings on:

TUESDAY, FEBRUARY 23rd at 7.45pm or SATURDAY, FEBRUARY 27th 2016 at 3.00pm in the VILLAGE HALL

We're asking all village residents, organisations and businesses to think about what might happen; to ensure that our Plan safeguards what we value; to use the Plan to seek (for example) better transport, healthcare, community and leisure facilities.

The Neighbourhood Plan Forum has started working on this; so come and hear what we have discovered so far, let us know your views on the way forward for our village and neighbourhood, and take part in preparing our Plan.



TUESDAY, FEBRUARY 23rd 2016 at 7.45pm or SATURDAY, FEBRUARY 27th at 3.00pm in the VILLAGE HALL;

Refreshments available

Produced by Steeple Aston Parish Council and



Leaflet distributed December 2015



YOUR NEIGHBOURHOOD PLAN

GREAT PROGRESS HAS BEEN MADE SINCE THE LAST PUBLIC MEETINGS IN FEBRUARY AND MARCH

Come and hear how the Plan is developing and responding to the issues that were raised at these meetings and subsequent workshops.

We have a lot of new information to share with you, and need your continued support to get the Plan ready for our referendum.

We will be delivering a questionnaire through your door. Please take the time to read it and respond to the questions. Details of how to return it will be on the questionnaire, or you can access a copy online at www.mid-cherwell.org.uk

You are invited to attend any of the events listed overleaf



We are now gathering a great deal of evidence to support our proposals. You will hear and see more about this at meetings or at our stall at events listed below. There will be detailed feedback on:

Community Infrastructure – including the results of our audit of community facilities across the neighbourhood

Housing and Development – including results from a detailed study of housing need in the neighbourhood

Transport and Traffic – including vehicle counts, and discussions about the future of local bus services

Saturday 11th June pm - Stall in Church St., Somerton

Sunday 12th June from 1.30pm – Stall at Village BBQ, Middleton Stoney Cricket Club

Sunday 12th June from 2.00pm - Stall at opening of new Playground with Cream Tea, at Upper Heyford Village Hall and Recreation Ground

Tuesday 14th 7.30pm and Saturday 18th June at 3.00pm Meetings at Steeple Aston Village Hall

Wednesday 15th June 7.30pm - Meeting at Fritwell Village Hall

Sunday 19th June from 1.30pm - Stall at Village Fete, Duns Tew Manor grounds

Wednesday 22nd June 7.30pm - Meeting at Heyford Park Community Centre, Brice Road

Saturday 25th June from 1.00pm - Stall at Kirtlington Fete

Produced by  MidCherwell Neighbourhood Plan Forum 52 Camp Road, Upper Heyford, Oxfordshire OX25 5HD

Leaflet distributed May 2016 with questionnaire

MID-CHERWELL NEIGHBOURHOOD PLAN: QUESTIONNAIRE

We are preparing your Neighbourhood Plan. At the 12 local meetings held in February and March 2016, we heard from nearly 500 people in the Neighbourhood Plan area. This is what they told us. Please let us know whether you agree, and what you think of our draft objectives. This questionnaire can also be completed online at www.mid-cherwell.org.uk

TRANSPORT-RELATED ISSUES: The primary concern relates to traffic volumes and the impact of increased development on the capacity of the rural road network serving the neighbourhood. This includes concerns about speeding, safety, and the impact of heavy goods vehicles, particularly those serving businesses and construction activity at both Heyford Park and Bicester. The second main concern relates to public transport, in particular to the actual and potential loss of bus services linking the neighbourhood's villages with each other and with Bicester. For users of trains, there is a concern that the existing services are inadequate, especially as the local population rises and the need increases for travel to Oxford and elsewhere.

Draft Transport Objectives

- To work with Oxfordshire County Council, Thames Valley Police and other bodies to develop strategies to protect against rising traffic volumes and the impact of increased development, whilst still preserving the rural character of the road network serving the neighbourhood.
- After securing current public transport provision, particularly the 25A bus route, to improve public transport to the point where it relieves pressure on the road network in a way that successfully links the neighbourhood's villages with each other and Bicester and Oxford. To influence train operators to improve and enhance the provision of rail services.

Do you agree with these draft Transport objectives?	YES	NO
Further comments?		

DEVELOPMENT-RELATED ISSUES: New construction should be on brownfield land, not on greenfield sites. The loss of rurality is a major concern, especially the space between villages. Heyford Park is effectively a small town growing in the midst of the rural neighbourhood, and whilst many people support this, they do not want the trappings of town life to invade their villages, such as light pollution, loss of verges, etc. The amount and type of development should be carefully controlled to respect the largely rural character of the villages and their natural environment.

Draft Development Objectives

- To strongly encourage the use of brownfield sites before any development is considered on greenfield sites, unless specifically allocated within the Neighbourhood Plan.
- To resist the loss over time of the all-important countryside between villages, and to avoid the Mid-Cherwell area eventually becoming a suburb of Bicester. To reinforce the sense of rurality that defines the neighbourhood, to protect against creeping urbanisation, and to maintain the character of the villages and the protection offered by their Conservation Areas.
- To identify how much, if any, new development might be successfully located in or around the villages; to specify where any such development should occur, what form it should take, and to ensure that any new development enhances our communities.

Do you agree with these draft Development objectives?	YES	NO
<p>Further comments?</p>		

HOUSING-RELATED ISSUES: Outside of Heyford Park, MCNP may wish to identify specific sites for new small-scale housing development, but only if it can be carefully controlled, of appropriate design and density, and – importantly – available for local people (especially younger and older people) at affordable prices. Any development should therefore also be of a suitable mix of housing types and tenures.

Draft Housing Objectives

- To ensure that any new housing required is small-scale, on sites identified as suitable by MCNP, and with an approved mix of proposed types and sizes of homes, form and density of development, and quality of design.
- To ensure that within any local developments affordable housing is provided that meets the needs in particular of the local community, especially young people and older residents.

Do you agree with these draft Housing objectives?	YES	NO
Further comments?		

SOCIAL INFRASTRUCTURE: The development of Heyford Park is a major opportunity for facilities of various kinds to be incorporated for the benefit of the neighbourhood as a whole – recreational amenities, community facilities, and increased shopping provision. These will not only meet local demand but also reduce travel outside the neighbourhood, taking pressure off the roads. A particular concern is the capacity of existing healthcare facilities to cope with an increasing local population, which also gives rise to another concern regarding the need for a new cemetery.

Draft Objectives

- To identify and secure supporting facilities that can be improved or provided in the area, both in the villages and at Heyford Park, accessible to the wider Mid-Cherwell community. These should include additional leisure, recreation and sports facilities.
- To secure a new full-time health centre or GP practice at Heyford Park, serving the wider neighbourhood, and to also secure new cemetery provision at or near Heyford Park.

Do you agree with these draft objectives?	YES	NO
Further comments?		

TECHNICAL INFRASTRUCTURE: There is concern about the impact of increasing population on electricity supply, sewage and drainage capacity, mobile phone coverage, and other related services.

Draft Objective

- To raise concerns about technical infrastructure with the various service providers.

Do you agree with this draft objective?	YES	NO
Further comments?		

Any other comments or feedback?

YOUR VILLAGE.....

AGE GROUP (please circle one): Up to 18 19-35 36-59 60+ **SEX:** M F

NAME.....
(Optional)
EMAIL.....

PLEASE RETURN YOUR COMPLETED QUESTIONNAIRE AS SOON AS YOU CAN
By post to Mid-Cherwell Neighbourhood Plan Forum, 52 Camp Road, Upper Heyford, OX25 5HD,
by hand to any of your Parish Councillors or MCNP representatives
by email to info@mid-cherwell.org.uk
or you can complete the form online at www.mid-cherwell.org.uk

WHY DO WE NEED A NEIGHBOURHOOD PLAN?

- Earlier this year, a developer proposed an entirely new “village” called “Great Heyford”, to be built close to Lower Heyford. It would have 5,000 houses. *Our local villages each have fewer than 500 homes.*
- Cherwell District Council’s Local Plan (up to the year 2031) requires many new homes to be delivered in the villages and rural areas of the District.
- Cherwell has proposed a further 4,400 new homes in the District to assist Oxford City’s forecast housing shortage. Now, 1300 acres spread over 16 sites in **our Neighbourhood alone** have been put forward for possible development.



So there could be big changes in our area. Our 11 Parish Councils have joined forces to prepare our own plan for the future. The Neighbourhood Plan will be a statutory document able to shape future development, and to promote beneficial changes desired by local people. This affects YOU - see back page.

MID-CHERWELL NEIGHBOURHOOD PLAN

WHO ARE WE?

The Forum is a consortium representing the interest of eleven parishes within Cherwell District. In addition, the Dorchester Group (which is responsible for the development of the former airfield at Upper Heyford - now called Heyford Park) and Heyford Park Residents' Association are also members of the consortium. This group is preparing the Mid-Cherwell Neighbourhood Plan (MCNP).

WHAT HAVE WE DONE SO FAR?

We have asked all 7,000 residents of our Area to engage with the Plan, and to tell us what the priorities should be for the future. We have set up a website, emailed regular newsletters, held meetings, events and workshops to better understand what we need to do. We have held regular meetings with Cherwell District Council, and involved your elected councillors and MPs. We have now prepared the policies that we hope, once approved, will provide a clear and viable framework for future development within the Mid-Cherwell area.

WHAT ARE THE CONSTRAINTS?

We have to work within the existing statutory planning framework at national level. We cannot oppose "sustainable development", and we must also comply with the Cherwell District Local Plan 2011-2031. The Local Plan specifies three of our villages as Category A (suitable to take "minor developments" of more houses): these are Fritwell, Kirtlington and Steeple Aston. Category B (satellite) villages Lower Heyford and Middle Aston could also take minor developments (but only within the village settlement), whereas Ardley with Fewcott, Duns Tew, Middleton Stoney, North Aston, Somerton and Upper Heyford are Category C (deemed suitable only for conversions and infill houses). Heyford Park, on the other hand, is a Strategic development site with permission for 2,361 houses and 1,500 additional jobs.

Importantly, we can only promote policies that are statutory planning matters. We have therefore put some of our policies that do not comply into another section of our Plan - the Community Action Plan.



**SINCE THE LAST PUBLIC MEETINGS IN JUNE, WE HAVE BEEN
HARD AT WORK PREPARING**

YOUR NEIGHBOURHOOD PLAN

**Our aim is to submit the Plan formally to Cherwell District Council in Spring 2017.
Please come to one of the meetings listed in this leaflet, to see how we have
responded to your issues and concerns.**

**New proposals for you to see and discuss will include defined settlement areas
for five of our villages and designation of local green spaces. We need your
involvement and support to get the Plan ready for our referendum.**

Please come to one of the meetings listed on the back page



MidCherwell
Neighbourhood Plan Forum
www.mid-cherwell.org.uk

SUMMARY OF THE POLICIES

Here is a simplified summary of the draft policies in the Neighbourhood Plan. At the end of each summary a reference directs you to the relevant detailed policy, which you can see on our website www.mid-cherwell.org.uk and at the meetings in January.

TRANSPORT AND TRAFFIC POLICIES

- Development proposals that will increase traffic will be required to include detailed Travel Plans, and provide evidence that they will work. (PT01)
- Any planning proposal which includes the alteration of existing roads in the MCNP area must incorporate detailed, evidence-backed justification for any potential diminution in the rural character of such roads. (PT02)

DEVELOPMENT POLICIES

- All new development should be encouraged to be undertaken on brownfield sites (i.e. land which has been previously developed). (PD01)
- In-filling and conversions in Category A villages will be supported, as will minor development if it lies within the designated settlement boundary, while any new development outside the settlement will only be considered on a case by case basis. The total number of new dwellings in these villages is capped. (PD02)
- In-filling and conversions in Category B villages will be supported, as will minor development, so long as such development lies within the designated settlement boundary. (PD03)
- Only residential in-filling and conversions will be supported in Category C villages. (PD04)
- Any proposed development outside the settlements of the villages referred to above will not be supported unless certain criteria are met. (PD05)

DEVELOPMENT POLICIES (continued)

- Any development just outside the designated area of Heyford Park must not give rise to coalescence with the surrounding settlements. (PD06)
- New development should be designed to a high standard and take account of the Village Character Assessments. (PD07)
- Heritage Impact Statements will be required in respect of any development within or adjacent to a Conservation Area that could have a detrimental effect on it. (PD08)
- Local Green Spaces will be designated, compliant with national planning policy guidelines. (PD09)
- Development in Local Green Spaces will only be permitted if it enhances the original designation. (PD10)

HOUSING POLICIES

- There will be a presumption in favour of smaller dwellings on any site with ten or more dwellings, and such sites will contain a specified mix of housing. (PH01)
- Affordable housing must be included in any permitted development for eleven or more dwellings. (PH02)
- Development of small-scale affordable housing schemes on rural exception sites within or immediately adjacent to Category A villages will be supported. (PH03)
- Houses will be favoured that conform to the Lifetime Homes Standard - capable of adaptation to enable residents to continue living within their local community for as long as possible. (PH04)
- All proposals for residential development must include provision for sensible and sensitive parking of motor vehicles. (PH05)
- Any application for alteration to an existing dwelling that results in a reduction in off-street parking will be resisted, and developments that exacerbate any existing problems with on-street parking will be opposed. (PH06)

COMMUNITY INFRASTRUCTURE POLICIES

- The MCNP Forum must be consulted on the implementation of improvements to the local infrastructure from contributions generated by section 106 agreements or, when introduced, the Community Infrastructure Levy. (PC01)
- Where necessary, new developments must promote new or improve existing footpaths and cycle ways to ensure access to schools, bus stops, shops and green spaces. (PC02)
- All proposed commercial development must detail the number and types of new jobs envisaged and the resulting employment opportunities for those living within the MCNP area. (PC03)
- Decisions regarding the growth of Heyford Park Free School should be considered alongside the effect this may have on local schools. (PC04)
- A health centre will be supported at Heyford Park to serve that community and the adjacent ones. The range of services offered, and the design of the centre, shall be the subject of specific consultation with the MCNP Forum. (PC05)
- Subject to site suitability, an application for the provision of a cemetery at or adjacent to Heyford Park will be supported. (PC06)



THE COMMUNITY ACTION PLAN

Some of the aspirations of the Neighbourhood Plan can not be enforced through planning law. Instead, we aim to deliver them over time with our Community Action Plan, which will be the responsibility of the parish councils and the Neighbourhood Plan Forum. We are still preparing the Action Plan, but it will include:

- Campaigning to stop unwanted development of greenfield sites
- Actively encouraging developers to build to the Lifetime Homes Standard
- Persuading Cherwell District Council to adopt a housing allocations policy that gives priority to families of those already living in the village where homes become available
- Establishing a Community Land Trust to develop our own affordable housing schemes on rural exception sites. Approaching local landowners with a view to identifying and purchasing such sites
- Negotiating with local businesses that make extensive use of heavy goods vehicles to try to reduce flows on certain roads
- Developing an acceptable mitigation plan with Oxfordshire County Council that will deal with the worst of our highways and traffic problems
- Prioritising the provision of secondary school places at Heyford Park Free School for those within the Plan area
- Being proactive in procuring a health centre at Heyford Park through ongoing consultation with the Health Authority and developers
- Requiring utilities providers (water, drainage, electricity, mobile phones, etc) to improve their services to our community.

**PLEASE COME TO ANY OF THE MEETINGS LISTED BELOW
TO SEE AND HEAR THE DETAIL OF THE PROPOSED PLAN POLICIES
AHEAD OF FINAL SUBMISSION
AND TO TELL US WHAT YOU THINK ABOUT THEM**

or CONTACT US via www.mid-cherwell.org.uk

Saturday, 14th January, 2.00 - 4.00pm, Reading Room, Upper Heyford

Sunday, 22nd January, 10.00am - 12.00pm, Village Hall, Ardley

Tuesday 24th January, 7.30 - 9.00pm, Village Hall, Steeple Aston

**Wednesday, 25th January 7.00 - 9.00pm, Nicholson Orchard Barn,
North Aston**

Thursday 26th January, 7.00 - 8.30pm, Village Hall, Somerton

**Saturday, 28th January, 10.00am - 12.00pm, St. Mary's Church,
Lower Heyford**

**Saturday, 28th January, 10.00am - 1.00pm at Heyford Park
Community Centre**

Saturday, 28th January, 3.00 - 5.00pm, Village Hall, Kirtlington

Monday, 30th January, 7.30 - 9.00pm, Village Hall, Fritwell

Produced by



52 Camp Road, Upper Heyford,
Oxfordshire OX25 5HD

Leaflet distributed December 2016

Questionnaire used at January 2017 engagement meetings

**PLEASE COMPLETE THIS SHORT QUESTIONNAIRE BEFORE YOU LEAVE THE ROOM AND KINDLY HAND IT TO
ONE OF THE PRESENTERS. THANK YOU.**

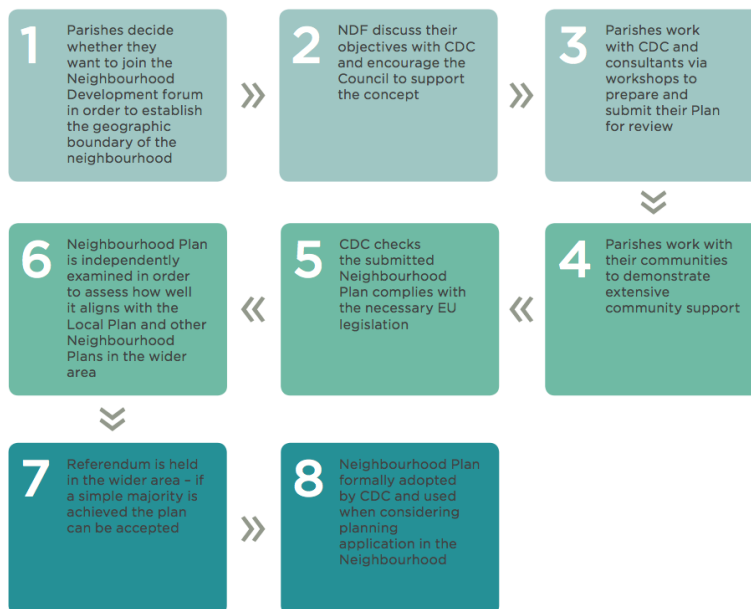
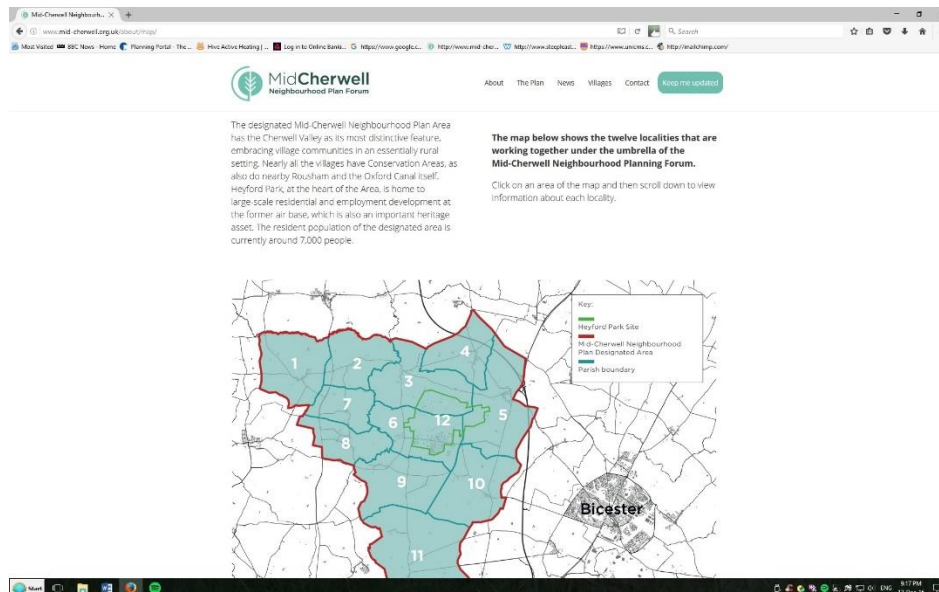
1. What is the name of your parish/village?.....
2. Do you understand all the policies within the draft Neighbourhood Plan? YES NO
3. If NO which policies are unclear, and why (even if you have raised your concerns today)?
.....
.....
.....
4. Within the constraints of Cherwell's Local Plan, are you satisfied that the Neighbourhood Plan should protect the Mid-Cherwell area from unsustainable development?

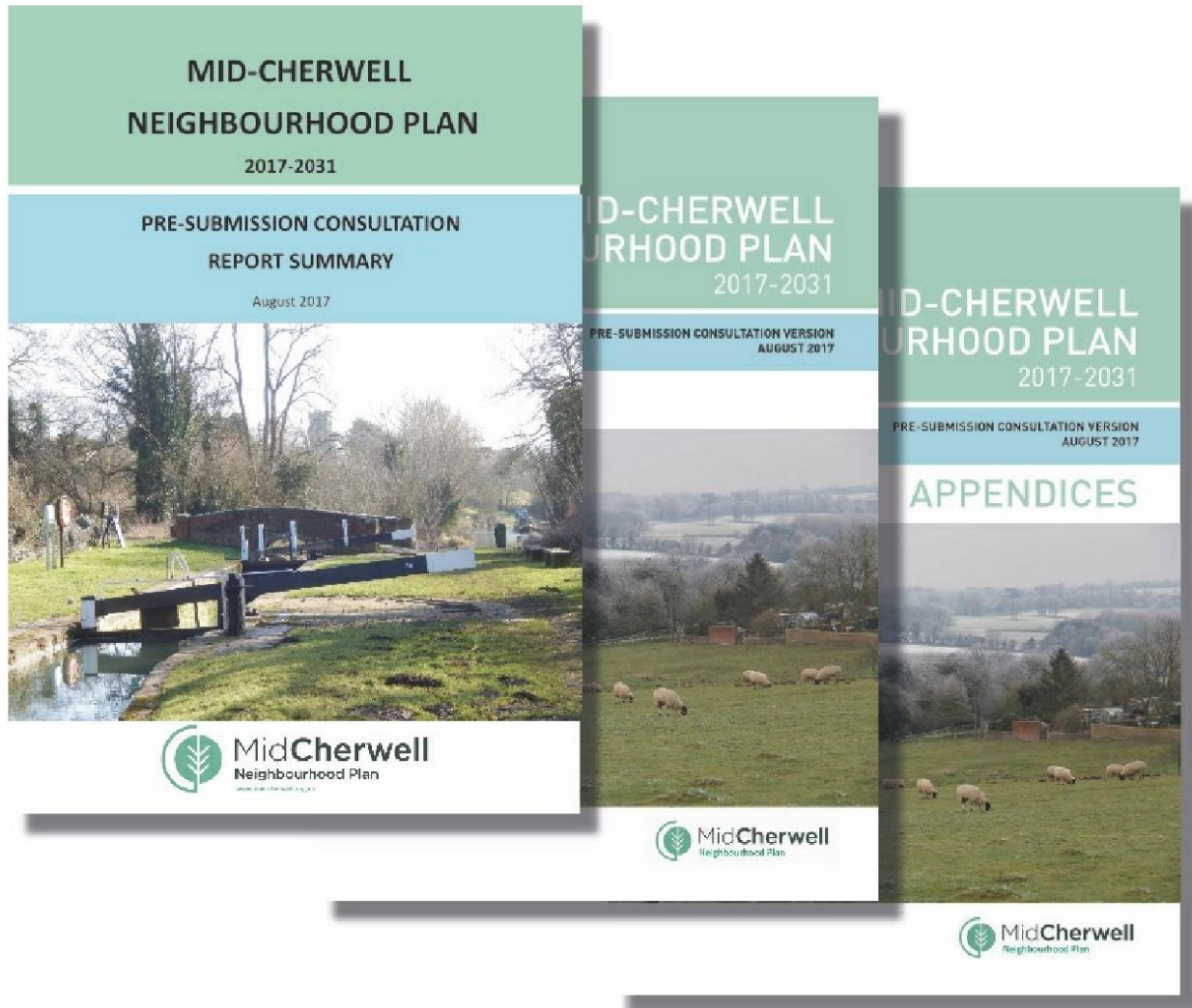
YES NO
5. What additional policies would you wish to see included?
.....
.....
6. Do you have any concerns about present or, possibly, future development in or near your own parish which you feel the Neighbourhood Plan fails to address? If so, what are they?
.....
.....
7. Do you have any other comments?
.....
.....
8. It would be helpful if you left your name and a contact email address.
.....

Thank you for your time and interest in *your* Neighbourhood Plan.

WHY NOT SUBSCRIBE *FREE* TO OUR NEWSLETTER AT WWW.MID-CHERWELL.ORG.UK

Website pages





Pre-submission documents as printed and made available online

Update email Newsletter example – first page



MidCherwell

Neighbourhood Plan Forum

FEBRUARY 2017 UPDATE

GREAT TURNOUT FOR ENGAGEMENT MEETINGS

Our nine events around the neighbourhood in January were a great success. Over 300 people braved often freezing weather to show their support for the Neighbourhood Plan and to ask many questions. Most of these were answered on the spot by Forum members, and all of them will influence the policies and the Plan document that is now being reviewed.

TRAFFIC REMAINS TOP ISSUE

Although questions ranged across infill housing, future schemes at Heyford Park, green spaces, and other topics, traffic-related issues were most commonly raised. Concerns about speeding, increasing volumes of traffic - especially HGVs on country lanes, and the need for more bus services, were raised at most of the events.

MCNP's Traffic and Transport working group has been gathering proposals from each of our parishes to develop an overall traffic mitigation scheme that can be included in our draft Plan. This will need to be successfully negotiated with CDC, OCC and major developers at Heyford Park if it is to have the desired effect.



APPENDIX 3: NPIERS HEALTH CHECK



Mid-Cherwell Neighbourhood Plan (MCNP) Health Check

Report 27th March 2017

Based on the MCNP Health Check version published on 19th March 2017.

Report by Andrew Matheson MRTPI DipTP MSc MPA FCIH

Summary of Recommendations (explained and justified in more detail in the table below) *(Healthcheck criteria shown in italics underneath each section):*

In completing the Consultation Statement it should be made clear where and how the pre-submission consultation comments have, where appropriate, been accommodated within the Plan and there should be specific references to input from the statutory consultees: Historic England, Natural England and the Environment Agency.

(Has there been a programme of community engagement proportionate to the scale and complexity of the plan?)

Ensure that the Basic Conditions Statement provides a complete picture of the SEA screening work once it has been completed.

(Has a Strategic Environmental Assessment (SEA) screening been carried out eg by the LPA?)

Ensure that the Basic Conditions Statement includes appropriate reference to HRA screening.

(Has a Habitats Regulations Assessment (HRA) screening been carried out eg by the LPA?)

Review the relationship between the objectives, written policies and their related rationale to ensure that the content to be Examined is clearly demarcated, thoroughly evidenced and/or justified (as appropriate) and is cross-checked within the Basic Conditions Statement.

I would highlight the following particular matters which require attention:

PD01: Review what is locally distinct about this policy issue and amend or delete the Policy as appropriate.

PD02 & PD03: Rigorously review what is locally distinct about this policy issue and amend or delete the related Policies as appropriate so as to ensure that the critical issue(s) is to the fore.

PD04: Review what is locally distinct about this policy issue and amend or delete the Policy as appropriate.

PD05: Review what is locally distinct about this policy issue and amend or delete the Policy as appropriate.

PD06: Rigorously review what can be evidenced about this policy issue and amend or delete the Policy as appropriate so as to ensure that the critical issue(s) is to the fore.

PD07: Proceed with caution in further detailing this Policy.

PD08: Proceed with caution in further detailing this Policy.

PD09: Review what is locally distinct about this policy issue and amend or delete the Policy as appropriate.

PD10: Review what is locally distinct about this policy issue and amend or edit the Policy as appropriate.

PD11: Delete the Policy.

PD12: Review what is locally distinct about this policy issue and amend or edit the Policy as appropriate.

PD13: I have addressed the need for a more specific type of justification for the Local Green Space designations below: *Are there any obvious conflicts with the NPPF?*.

PH01-07 Review what is locally distinct about this policy issue and amend, edit or delete the Policies as appropriate.

PT01-02: Delete these Policies or move them into the Community Action Plan.

PC01-06 & PI01-02: Delete these Policies or move them into the Community Action Plan.

(Are policies appropriately justified with a clear rationale?)

Revisit the potential for site allocations within the Plan to meet the modest levels of housing growth that the MCNP may now be expected to address.

Tabulate and review the proposed Local Green Spaces against the full NPPF and associated Guidance expectations; reassure and note that quality control has been applied.

(Are there any obvious conflicts with the NPPF?)

The Basic Conditions Statement should bring together compelling evidence that sustainability cross-checks have been undertaken with thoroughness.

(Is there a clear explanation of the ways the plan contributes to the achievement of sustainable development?)

Ensure that the wordings designed to assure “general conformity” with the strategic policies of the District Local Plan are compelling and positive or risk challenges by prospective developers that might exploit any perceived differences.

(Is there consensus between the local planning authority and the qualifying body over whether the plan meets the basic conditions including conformity with strategic development plan policy and, if not, what are the areas of disagreement?)

Ensure that all of the material that constitutes Plan proposals is fully incorporated within the content and Policies of the Plan document. Add a Policies Map section to the Plan and incorporate with this (as appropriate) inset maps for each of the individual communities. *(Are there any obvious errors in the plan?)*

Delete the use of relative terms such as “strongly” from all Policies and review to ensure that the actual basis for Plan support is stated.

In redrafting Policies ensure that they take a positive stance on what is being sought locally rather than cataloguing what might not be acceptable.

In redrafting Policies use wording/phrases that help to dovetail the local policy together with but do not duplicate the related higher level policy provisions. Identifying site-specific approaches rather than area-wide policies would probably help with this endeavour. *(Are the plan’s policies clear and unambiguous and do they reflect the community’s aspirations?)*

See also my review comments provided against the body of the draft Plan text.

Responses to the specific points you raised:

- 1. It is perfectly reasonable to avoid repetition and keep the Plan as readable as possible. You simply need to say that the Plan should be read as a whole and policies should not be addressed in isolation. However, in fairness to the reader you need to avoid splitting or duplicating pertinent points**

about the same topic across more than one policy; disaggregating topics down into numerous sub-topics each with their own policy may not always be helpful (and has led you into cross-referencing at some points). I have made more detailed comments above and in the text comments.

2. You must include in each Policy everything on which you want the local planning officer to rely when determining planning applications; therefore a list of criteria for a decision is a very common way to set down Policy content (demonstrated in the Local Plan). Do not repeat or paraphrase Local Plan content; that will avoid potential for confusion and keep content manageable. The rationale below the Policy should build to a compelling justification of the local detail that your Plan is adding to the Development Plan. The Appendices are the place to put the material/analyses on which the Plan and Policies wish to draw. I have made more detailed comments above and in the text comments.

3. You must be in “general conformity” with every strategic policy in the Local Plan; but the “general” part indicates that you may vary some of the detail to make it more appropriate for Mid-Cherwell. I think CDC has addressed that requirement reasonably; in some respects you are being invited to prepare your own Part2 to their Part1. As noted above, the NPPF para 17 says: neighbourhood plans should “plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan”. If you want to add or vary the local detail then the obligation falls to you to justify with appropriate evidence why Mid-Cherwell needs a different policy from Cherwell as a whole; *there is no invitation merely to disagree with CDC*. Your rationale needs to show how you have respected the spirit of a strategic policy whilst adding justified local Mid-Cherwell detail; the Basic Conditions Statement can then merely confirm that the approach adopted has been appropriate. Many neighbourhood plans have successfully adapted strategic policies to promote/allocate specific locations/sites; you seem to have chosen to concentrate on blanket policies for the whole of your Neighbourhood Area and it is probably more challenging to come up with convincing evidence at this scale (CDCs own data collection might help?) – but if you don’t the Plan will face challenge from developers who may have a different agenda. I have made more detailed comments above and in the text comments.

On PD01 I don’t see that the policy as written actually adds anything to what is already the approach in both the NPPF and the Local Plan. The NPPF does not provide for a ‘sequential test’ in this area of policy. But, as I note above, you could give practical effect to the strategic approach by actually identifying and allocating as many brownfield sites as you can satisfactorily identify. If there are no or insufficient such sites then a developer will be able to press the case for a greenfield site as being the only sustainable route to meeting identified needs.

On PD02 there is need for greater clarity on the actual and intended relationship between PD02 and the related Local Plan Policy – some content appears to duplicate whilst other parts appear to be in conflict.

On PH01, as noted above, it needs to be made clearer how the figures provided as evidence in the rationale inform the decision, on appropriate detail for the Plan area (as distinct from Cherwell’s existing Local Plan). CDC make the point that variance from the Local Plan provisions needs to be absolutely clear and justified. Tweaking the range of house types will have a modest impact just because your proposed scale of housing provision is modest; more direct influence could be achieved through the Rural Exception programme where, by definition, you are providing for what the market is not.

4. In the particular instance of the ‘wishlist’ for S.106 obligations, as I have noted, this would be more appropriate for inclusion within the Community Action Plan and the content could be kept up-to-date on the Plan website. Within other Policies it is reasonable to require that

development proposals must demonstrate regard for current data on...x...; the sources of your data (rather than the data itself) within the Policy rationale then become essential reference points for those preparing proposals.

(Other content issues)

Part 1 – Process

	Criteria	Source	Response/Comments
1.1	Have the necessary statutory requirements been met in terms of the designation of the neighbourhood area?	Plan document, Basic Conditions Statement and Cherwell DC website.	Confirmed (although I note that the designation process was not without challenge).
1.2	If the area does not have a parish council, have the necessary statutory requirements been met in terms of the designation of the neighbourhood forum?	n/a	
1.3	Has the plan been the subject of appropriate pre-submission consultation and publicity, as set out in the legislation, or is this underway?		Not yet underway.
1.4	Has there been a programme of community engagement proportionate to the scale and complexity of the plan?	Draft Consultation Statement	It is clear from the Consultation Statement that extensive and intensive efforts have been made to engage with the several communities within the Plan area and to ensure that the Plan addresses all the appropriate issues shown to be of concern. The

			<p>timeline diagram is a helpful summary of the ways in which the consultation has benefitted the Plan. As you note, there is important content yet to be added.</p> <p>Recommendation:</p> <p>In completing the Consultation Statement it should be made clear where and how the pre-submission consultation comments have, where appropriate, been accommodated within the Plan and there should be specific references to input from the statutory consultees: Historic England, Natural England and the Environment Agency.</p> <p><i>Reason: The Neighbourhood Planning (General) Regulations 2012 Regulation 15 sets out the content required in the Consultation Statement.</i></p>
1.5	Are arrangements in place for an independent examiner to be appointed?		Not applicable at this juncture.
1.6	Are discussions taking place with the electoral services team on holding the referendum?		Not applicable at this juncture.
1.7	Is there a clear project plan for bringing the plan into force and does it take account of local authority committee cycles?		Not applicable at this juncture.
1.8	Has a Strategic Environmental Assessment (SEA) screening been carried out eg by the LPA?	Plan document.	Not formally, but as the MCNP has been prepared on the tail of the Cherwell District Local Plan and the Plan does not allocate sites there are unlikely to be issues. However the Guidance says that the screening ought to be at an “early stage” and your Basic Conditions Statement should explain the steps taken to obtain an early assurance on the matter of SEA as well as a later confirmation, and

			<p>include the formal Statement of Reasons if no SEA is undertaken.</p> <p>Recommendation:</p> <p>Ensure that the Basic Conditions Statement provides a complete picture of the SEA screening work once it has been completed.</p> <p><i>Reason: "To decide whether a draft neighbourhood plan might have significant environmental effects, it must be assessed (screened) at an early stage of the plan's preparation" Planning Guidance Reference ID: 11-028-20150209.</i></p>
1.9	Has a Habitats Regulations Assessment (HRA) screening been carried out eg by the LPA?	Plan document.	<p>Not formally but from the Plan content and consultation responses to date it would not appear that there are habitats' issues.</p> <p>Recommendation:</p> <p>Ensure that the Basic Conditions Statement includes appropriate reference to HRA screening.</p>

Part 2 – Content

	Criteria	Source	Response/Comments
2.1	Are policies appropriately justified with a clear rationale?	Plan document and the Basic Conditions Statement.	<p>The Plan objectives are clearly and succinctly stated but they do seem, in some instances, to have led to a relatively artificial division between policies eg 'Development' and 'Housing'. Some are more clearly related to land-use issues than others; I believe it would be helpful at the outset to note those that will exclusively be addressed through the Action Plan.</p> <p>The format of outlining the objective, setting down the Policy and then providing the rationale with evidence works well generally but often the rationale gives extensive attention to the context provided by higher level plans at the expense of vital local evidence/justification that grounds the specific MDNP policy.</p> <p>Recommendation:</p> <p>Review the relationship between the objectives, written policies</p>

			<p>and their related rationale to ensure that the content to be Examined is clearly demarcated, thoroughly evidenced and/or justified (as appropriate) and is cross-checked within the Basic Conditions Statement.</p> <p>I would highlight the following particular matters which require attention:</p> <p>PD01: the rationale for the Policy suggests there is no local value in repeating what is expressed in higher level policies more completely. If you wish to highlight the local benefits of brownfield re-use the I believe a more practical approach would be site specific rather than trying to find a general policy which is (respectful of higher level policies and) locally distinct. At the very least you must be sure and be able to demonstrate that there actually is brownfield capacity whilst accommodating other legitimate concerns about heritage, townscape, etc; remember that the consequence of brownfield reuse within a tightly constrained boundaries is that densities will increase.</p> <p>Recommendation: Review what is locally distinct about this policy issue and amend or delete the Policy as appropriate.</p> <p>PD02 & PD03: The rationales here fail to clarify the actual and intended relationship between PD02 and the related Local Plan Policy – some content appears to duplicate whilst other parts appear to be in conflict. The Local Plan restrictions on development seem to achieve your objectives whilst your wish for defining tight boundaries may make the task of re-using brownfeld land in acceptable locations more constrained. If the main concern is to keep the sizes of new housing sites appropriate to the sizes of the settlement (which seems to mean sites of 10 or fewer dwellings) then that is where local policy making should concentrate. The first Neighbourhood Plan to be</p>
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			<p>made addressed this issue successfully for its area: Upper Eden Neighbourhood Plan.</p> <p>Recommendation: Rigorously review what is locally distinct about this policy issue and amend or delete the related Policies as appropriate so as to ensure that the critical issue(s) is to the fore.</p> <p>PD04: There is no need nor value in repeating as policy the Local Plan provisions – the information relating to the village categories can and should be included in the introduction.</p> <p>Recommendation: Review what is locally distinct about this policy issue and amend or delete the Policy as appropriate.</p> <p>PD05: The rationale says that “One of the core elements of the strategy in the Neighbourhood Plan is to maintain the rurality of the countryside”; but those are also the stated aims of the NPPF & the Local Plan. What is the evidence that there are <i>specific</i> issues that demand attention in Mid-Cherwell; specific issues might then be made <i>location specific</i> such that the MCNP adds important local detail to the more general provisions of the Local Plan eg a noncoalescence zone might be defined between some villages where there is a <i>realistic</i> prospect of two joining, or maybe there are sites that are ripe for enhancement to benefit the countryside? See the Swindon Local Plan that defines an area of non-coalescence with neighbouring Wroughton: Swindon Borough Local Plan 2026 ‘Indicative Non-Coalescence Area’ described at Policy NC1g: “The character and identity of Wroughton will be protected by a principle of non-coalescence between the settlements”.</p> <p>Recommendation: Review what is locally distinct about this policy issue and amend or delete the Policy as appropriate.</p>
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			<p>PD06: The policy rationale says: “there is concern from local people about the possibility that, over time, what is perceived as a small town growing in the midst of the rural neighbourhood might spread to wider surrounding land beyond its currently agreed boundaries”. The speculation upon speculation here does not justify a policy. However, the suggested provision of a green “buffer zone” to Upper Heyford village might be addressed as I have suggested at PD05 above.</p> <p>Recommendation: Rigorously review what can be evidenced about this policy issue and amend or delete the Policy as appropriate so as to ensure that the critical issue(s) is to the fore.</p> <p>PD07: In the absence of detail it is difficult to comment but you will diminish the currency of view protection if you do not limit the number of “important” views protected (beyond the existing extensive protections). There are numerous examples of successful policies but one that I am aware of is within Framlingham NP.</p> <p>Recommendation: Proceed with caution in further detailing this Policy.</p> <p>PD08: It is unclear from the detail provided whether the areas to be defined here merely replicate the Local Plan content or add local detail; assuming it is the latter – to justify MCNP inclusion - it will be important to ensure clear dovetailing with the higher level provisions/maps.</p> <p>Recommendation: Proceed with caution in further detailing this Policy.</p> <p>PD09: The rationale says: “this policy aims to provide additional protection to important features of the historic landscape of the Plan</p>
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			<p>area”; the distinct aspect appears to be the mapping of the hedge etc features to be afforded special protect. Since <i>ancient</i> hedgerows and <i>ancient</i> woodlands have specific national meanings, the mapping may more appropriately be for information than “additional” protection?</p> <p>Recommendation: Review what is locally distinct about this policy issue and amend or delete the Policy as appropriate.</p> <p>PD10: In the absence of the Heritage and Character Assessment it is difficult to see just how significant the local guidance is as compared with the more general district & national requirements which are themselves quite stringent. This is certainly an area where local understanding can come to the fore provided, as said in the NPPF, the guidance avoids over-prescription and is kept pertinent, not repeating the guidance already given at higher levels but certainly illustrating how that should appropriately be applied locally.</p> <p>Recommendation: Review what is locally distinct about this policy issue and amend or edit the Policy as appropriate.</p> <p>PD11: The justification shows this to be a procedural rather than a land-use matter better taken up privately with CDC rather than through the medium of the MCNP.</p> <p>Recommendation: Delete the Policy.</p> <p>PD12: This appears to be a blanket policy motivated by a discrete issue: “Commercial users at Heyford Park already present a challenge [to this policy] because their night-time requirements for lighting are substantial”. Given that there are already national and district policies that recognize that there will be different ‘dark sky’</p>
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			<p>considerations for different uses, I believe that you could only justify a selective policy on this topic, particular to local rather than general issues.</p> <p>Recommendation: Review what is locally distinct about this policy issue and amend or edit the Policy as appropriate.</p> <p>PD13: I have addressed the need for a more specific type of justification for the Local Green Space designations at 2.3 below.</p> <p>PH01-07: I think it unfortunate that PH01 – 03 are separated out because, in reality, you indicate that you want various types of housing provision on each site (even the Rural Exception Sites may include (exceptionally) some market housing); a single policy with locally critical sub-elements would probably be more helpful. It needs to be made clearer how the figures provided as evidence in the rationales inform the decision, eg on house sizes, for the Plan area (as distinct from Cherwell’s existing Local Plan). CDC make the point that variance from the Local Plan provisions needs to be absolutely clear and justified.</p> <p>Given the nature of the comments I have made to various parts of the content in this section you may wish to consider one consolidated ‘Local Housing Priorities’ Policy (say) which would bring together the <i>special, local</i> aspects of housing provision to which developers should have regard when making applications for sites within MC.</p> <p>Recommendation: Review what is locally distinct about this policy issue and amend, edit or delete the Policies as appropriate.</p> <p>PT01-02: As noted in the comments of CDC these are not land use matters suitable for the Plan – matters of procedure are generally set</p>
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			<p>down in law and applied by the County Council. You may wish to set out a liaison improvement plan in your Community Action Plan.</p> <p>Recommendation: Delete these Policies or move them into the Community Action Plan.</p> <p>PC01-06 & PI01-02: These appear to be procedural matters or matters for another competent authority outside of the scope of a land use Plan.</p> <p>Recommendation: Delete these Policies or move them into the Community Action Plan.</p>
2.2	Is it clear which parts of the draft plan form the 'neighbourhood plan proposal' (i.e. the neighbourhood <i>development plan</i>) under the Localism Act, subject to the independent examination, and which parts do not form part of the 'plan proposal', and would not be tested by the independent examination?	Plan document and its 'Community Action Plan (CAP) content.	Confirmed; by devoting a separate section to the Community Plan content and explaining its purpose in the introduction, appropriate separation has been achieved. I have addressed above individually matters that seem to cross or blur the line between the two sections.
2.3	Are there any obvious conflicts with the NPPF?	Plan document and Basic Conditions Statement.	1) At the heart of the NPPF is the 'golden thread' of the presumption in favour of sustainable development. It is therefore challenging to that principle for the Plan to include a suggested "presumption <i>against</i> " residential development (outside of settlement boundaries) even before the sustainability credentials of proposals have been established (whilst this is largely about use of terms it is none-the-less important because it can present a gift to lawyers for developers). A plan-led system aims positively to provide for

			<p>development that is demonstrated to be sustainable so that any attraction of ‘speculative’ proposals is marginalised or removed. Ideally the Plan will quantify the objectively assessed need for additional housing and then make site provision for it; this is the invitation set out in Local Plan Policy Villages 2. Without a commitment of <i>deliverable sites</i> the local authority may be unable to demonstrate the required 5 year supply of housing land and then every part of the District is vulnerable to speculative proposals which claim to have sustainable credentials.</p> <p>Two basic steps would be involved for you to take up the Local Plan invitation and provide for new housing - as you say you want to do without the substantial effort of establishing and convincingly <i>justifying</i> an alternative approach:</p> <ul style="list-style-type: none"> • Disaggregate down the Local Plan requirement to each community following the approach adopted by the Council for the Public Inquiry at Kirtlington (as per your para AC3.1.3); for added security, agree the resultant figures with CDC. • Using the criteria set out in Policy Villages 2 (the starting point for which is stated in the Local Plan as: “The appropriate form of development will vary depending on the character of the village and development in the immediate locality), identify <i>deliverable</i> sites of sizes acceptable to each community which in aggregate meet, with a reserve, the total required and agreed with CDC and, as necessary, extend the settlement boundaries to include these. <p>(I should note in passing that the smaller and more disjointed the sites identified the less likely they are to deliver the low-cost housing that you desire since any economies of scale will have been compromised)</p> <p>This is the only effective way that you can gain control of how the villages expand otherwise, in default, CDC will have to do that work to sustain a credible 5 year supply. Subject to confirmation by CDC,</p>
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			<p>you may be able to avoid undertaking a Strategic Environmental Assessment (SEA) because the site allocations would be relatively modest and will probably have already been appropriately considered in the SEA work completed for the Local Plan.</p> <p>I appreciate that this would involve substantial effort from the Forum and delay anticipated progress with the Plan. A half-way option might be to limit the search and the potential boundary extension to only include brownfield land but only you will know the degree to which this could achieve a match with the needs to be met.</p> <p>Recommendation:</p> <p>Revisit the potential for site allocations within the Plan to meet the modest levels of housing growth that the MCNP may now be expected to address.</p> <p><i>Reason: Local Plan Policy Villages 2 provides a ready invitation and framework for such an initiative.</i></p> <p>2) Some quality control is needed on the designation of the Local Green Spaces. The spaces identified must be tabulated against the <i>full</i> set of criteria set out in the NPPF and related Guidance; once this is done I believe that it would be seen that not all areas or parts of areas can qualify eg extensive areas of tarmac, tracts of land which are extensive in relation to the size of the community and purely incidental rather than ‘demonstrably special’ green spaces. A particular expectation set down in the Guidance is: “If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space” (Ref: 37-011-20140306); there are numerous examples of sites where existing designations are probably of more secure benefit than the prospective LGS designation; at the very least you must show that this issue has been addressed.</p> <p>Recommendation:</p> <p>Tabulate and review the proposed Local Green Spaces against the</p>
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			<p>full NPPF and associated Guidance expectations; reassure and note that quality control has been applied.</p> <p><i>Reason: The NPPF (para 77) states that “the Local Green Space designation will not be appropriate for most green areas or open space”; it is therefore for the Plan to demonstrate that all of the designation criteria have been addressed conscientiously.</i></p>
2.4	Is there a clear explanation of the ways the plan contributes to the achievement of sustainable development?	Plan document and the Basic Conditions Statement.	<p>It is clear from the Plan text that sustainability considerations have been at the heart of the work (although see my point 1 in section 2.3 above). This is effectively cross-checked in the Basic Conditions Statement though this further needs to cross-reference with the SEA Screening once available and draw a conclusion that that the Plan, beyond the elemental, has successfully addressed sustainability in the round. Additional references to sustainability considerations in the rationales for Policies would help.</p> <p>Recommendation:</p> <p>The Basic Conditions Statement should bring together compelling evidence that sustainability cross-checks have been undertaken with thoroughness.</p> <p><i>Reason: The Independent Examiner will have close regard to the Basic Conditions Statement in assessing the Plan and its supporting evidence.</i></p>
2.5	Are there any issues around compatibility with human rights or EU obligations?		None is apparent.
2.6	Does the plan avoid dealing with excluded development including nationally significant infrastructure, waste and minerals?	Plan document.	Confirmed.

2.7	Is there consensus between the local planning authority and the qualifying body over whether the plan meets the basic conditions including conformity with strategic development plan policy and, if not, what are the areas of disagreement?	Letters from Cherwell DC dated 9th November 2016 and 23 rd March 2017.	<p>The local authority's main concern, naturally enough, is that the MCNP should work appropriately alongside and add important local detail to the Local Plan. It is evident that many matters of concern have been addressed in producing the current draft Plan with its supporting documents, but some remain. The rationale for each MCNP Policy shows clearly how it relates to the equivalent provision(s) in the Local Plan but the wording occasionally is unfortunate where it might be read as challenging the Local Plan content (and maybe the NPPF) eg the issue of '11 or more' vs '10 or more' when defining size for housing sites. Where the MCNP wishes to provide a different detail to that which has been justified in the Local Plan then the obligation to provide appropriate and compelling evidence in support is more onerous; NPPF requirements are more fixed.</p> <p>The local authority expresses a concern, shared in this healthcheck, that some policies in the MCNP unnecessarily duplicate the provisions within the Local Plan; even minor differences in wording can become confusing to planning applicants as they are inevitably unsure on which version to rely when preparing their application and wishing to hone it to gain a speedy approval. I included in 2.1 my comments on areas where more work is required and where the required local detail is lacking.</p> <p>Recommendation:</p> <p>Ensure that the wordings designed to assure "general conformity" with the strategic policies of the District Local Plan are compelling and positive or risk challenges by prospective developers that might exploit any perceived differences.</p> <p><i>Reason: The NPPF requires that Plan policies "provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency" (NPPF para 17). There should not be confusion in detail between the various levels of planning policy.</i></p>

2.8	Are there any obvious errors in the plan?	Plan document.	<p>I believe that the distinction between policy content, the related rationale and material in the appendices needs some review to be more consistent. The settlement boundaries and the defined Local Green Spaces, for example, are part of the policies and therefore the maps defining them need to be directly aligned with the Plan policies that designate them so that there is absolute clarity on the intent of that policy; the wording of the Policy and the key to the map can be aligned (although the background material on how the individual boundaries were set can be in Appendices). I appreciate that to provide these mapped designations at a scale which ensures absolute clarity of boundary will take some space; my suggestion is that (like the Local Plan) you bring all such designations together onto a Policies Map, as a final section to the Plan, and then incorporate inset maps for each of the separate communities that show the impact of all the designations together. Care is needed in defining the area of these insets so that they do not exclude any part of any designation (such as has happened with Local Green Spaces AF4, SN2, UH5 & UH6).</p> <p>Recommendation: Ensure that all of the material that constitutes Plan proposals is fully incorporated within the content and Policies of the Plan document. Add a Policies Map section to the Plan and incorporate with this (as appropriate) inset maps for each of the individual communities. Reason: <i>The NPPF requires that Plan policies “provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency” (NPPF para 17).</i></p>
2.9	Are the plan’s policies clear and unambiguous and do they reflect the		<p><i>Reason for the following recommendations:</i> <i>The NPPF requires that Plan policies “provide a practical framework</i></p>

	community's aspirations?		<p><i>within which decisions on planning applications can be made with a high degree of predictability and efficiency” (NPPF para 17).</i></p> <p>Policies should be written so as to define the basis/bases on which local authority officers and/or the District Planning Committee will determine planning applications – whilst also having regard to all other material considerations. The neighbourhood plan policies are an integral part of the development plan.</p> <p>Some of the policy statements use the words “strongly support/encourage”, “favour” or something equivalent, but this is not helpful. The policy statements – as I have attempted to identify above and with comments on the text - need to be explicit and clear about the basis on which development proposals will be supported; a developer can then see that the closer their submission is made to the requirements as set out (nationally, District-wide and locally) the greater the likelihood that a speedy consent will be forthcoming.</p> <p>Recommendation: Delete the use of relative terms such as “strongly” from all Policies and review to ensure that the actual basis for Plan support is stated.</p> <p>To accord with the NPPF expectation, policies should be written positively; as NPPF para 17 says, neighbourhood plans should “plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan”. The NPPF also requires (para 173) that the sites and the scale of development identified in a plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. Rather than deter a prospective developer with discouraging obligations, policy needs to guide what is acceptable <i>and</i> realistic.</p>
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			<p>Recommendation: In redrafting Policies ensure that they take a positive stance on what is being sought locally rather than cataloguing what might not be acceptable.</p> <p>As noted above and in my comments against the text, policy wording often risks confusing prospective developers through phrases/words that are different from and less nuanced than higher level policies but with no clues as to the reason for or significance, if any, of the differences of wording.</p> <p>Recommendation: In redrafting Policies use wording/phrases that help to dovetail the local policy together with but do not duplicate the related higher level policy provisions. Identifying site-specific approaches rather than area-wide policies would probably help with this endeavour.</p>
2.10	Other content issues	Plan document.	<p><i>Reason for the following recommendations: clarity.</i> See my review comments provided against the body of the draft Plan text.</p> <p>You raised the following specific points and rather than lose them in the general text I will address them here:</p> <p>1. Para. 3.0.4 of the draft Plan states our wish to avoid repetition in every policy of the general need to say that this policy must be read alongside, and be subject to compliance with, all the other relevant policies in the Plan. Is that an acceptable thing to say, or do you think it better practice to keep saying it throughout the document?</p> <p>Recommendation: It is perfectly reasonable to avoid repetition and keep the Plan as readable as possible. You simply need to say that the Plan should be read as a whole and policies should not be addressed in isolation.</p>

			<p>However, in fairness to the reader you need to avoid splitting or duplicating pertinent points about the same topic across more than one policy; disaggregating topics down into numerous sub-topics each with their own policy may not always be helpful (and has led you into cross-referencing at some points). I have made more detailed comments above and in the text comments.</p> <p>2. In order to keep the wording of Policies short, some of the detail is relegated to either the Rationale section that follows each Policy, or to an Appendix where much of the supporting evidence, maps and diagrams are located. Is this a satisfactory arrangement, or would you recommend that more detail is put into the Policies, or moved from the Appendices into the main Plan document?</p> <p>Recommendation:</p> <p>You must include in each Policy everything on which you want the local planning officer to rely when determining planning applications; therefore a list of criteria for a decision is a very common way to set down Policy content (demonstrated in the Local Plan). Do not repeat or paraphrase Local Plan content; that will avoid potential for confusion and keep content manageable. The rationale below the Policy should build to a compelling justification of the local detail that your Plan is adding to the Development Plan. The Appendices are the place to put the material/analyses on which the Plan and Policies wish to draw. I have made more detailed comments above and in the text comments.</p> <p>3. CDC have raised queries over a few of our draft policies, as you can see from the only letter we have had from them to date [now updated], attached here as part of the package. Please note that their comments relate to much earlier version of our policies, but the general point is still the same. We are aware that we have to be in "general conformity with strategic local policy" and believe that this</p>
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			<p>does not necessarily mean that each and every NP policy must conform. Can you comment on whether you think the particular cases of, for example, PD01 and PH01 are going to be problematical in this respect? Should we refer to such potential issues in the Basic Conditions Statement?</p> <p>Recommendation:</p> <p>You must be in “general conformity” with every strategic policy in the Local Plan; but the “general” part indicates that you may vary some of the detail to make it more appropriate for Mid-Cherwell. I think CDC has addressed that requirement reasonably; in some respects you are being invited to prepare your own Part2 to their Part1. As noted above, the NPPF para 17 says: neighbourhood plans should “plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan”. If you want to add or vary the local detail then the obligation falls to you to justify with appropriate evidence why Mid-Cherwell needs a different policy from Cherwell as a whole; <i>there is no invitation merely to disagree with CDC</i>. Your rationale needs to show how you have respected the spirit of a strategic policy whilst adding justified local Mid-Cherwell detail; the Basic Conditions Statement can then merely confirm that the approach adopted has been appropriate.</p> <p>Many neighbourhood plans have successfully adapted strategic policies to promote/allocate specific locations/sites; you seem to have chosen to concentrate on blanket policies for the whole of your Neighbourhood Area and it is probably more challenging to come up with convincing evidence at this scale (CDCs own data collection might help?) – but if you don’t the Plan will face challenge from developers who may have a different agenda. I have made more detailed comments above and in the text comments. On PD01 I don’t see that the policy as written actually adds anything to what is already the approach in both the NPPF and the</p>
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			<p>Local Plan. The NPPF does not provide for a ‘sequential test’ in this area of policy. But, as I note above, you could give practical effect to the strategic approach by actually identifying and allocating as many brownfield sites as you can satisfactorily identify. If there are no or insufficient such sites then a developer may be able to press the case for a greenfield site as being the only sustainable route to meeting identified needs.</p> <p>On PD02 there is need for greater clarity on the actual and intended relationship between PD02 and the related Local Plan Policy – some content appears to duplicate whilst other parts appear to be in conflict.</p> <p>On PH01, as noted above, it needs to be made clearer how the figures provided as evidence in the rationale inform the decision, on appropriate detail for the Plan area (as distinct from Cherwell’s existing Local Plan). CDC make the point that variance from the Local Plan provisions needs to be absolutely clear and justified.</p> <p>Tweaking the range of house types will have a modest impact just because your proposed scale of housing provision is modest; more direct influence could be achieved through the Rural Exception programme where, by definition, you are providing for what the market is not.</p> <p>4. What is the position with data contained in Appendices that may change over time? For example Appendix J - a wishlist for S.106 agreements. Is it acceptable for the Plan to say - "see Appendixtable.... which may be updated from time to time"?</p> <p>Recommendation:</p> <p>In the particular instance of the ‘wishlist’ for S.106 obligations, as I have noted, this would be more appropriate for inclusion within the Community Action Plan and the content could be kept up-to-date on the Plan website. Within other Policies it is reasonable to require that development proposals must demonstrate regard for current</p>
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			data on...x...; the sources of your data (rather than the data itself) within the Policy rationale then become essential reference points for those preparing proposals.
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Notes:

The report is meant to help qualifying bodies by identifying any possible problems so that they can address them prior to submission. It should be written in a clear, concise and accessible way. Recommendations should be practical and constructive.

APPENDIX 4: COMMENTS FROM CDC ON DRAFT SUBMISSION DOCUMENTS JAN-FEB 2018

Ref.	Document	Para.	CDC Comment	MCNP response
1	Draft Basic Conditions Statement	1.6	<p>Bullet point 1 – please consider adding the complete sentence in the legislation - ‘also advice contained in guidance issued by the Secretary of State’.</p> <p>Bullet point 3 – please also add in quotes - conformity with strategic ‘policies contained in the development plan for the area’.</p> <p>Two points missing from the list are:</p> <p>“(b) has regard to the desirability of preserving any listed building or its setting or any special features of architectural or historic interest</p> <p>(c) has special regard to the desirability of preserving or enhancing the character or appearance of any conservation area”</p>	<p>Done</p> <p>Done</p> <p>Done</p>
2		Section 2 Table 1	<p>The column under MCNP Policy is listing the policies in the MCNP. Please be aware that an additional column to provide reasons for how each policy meets the required basic conditions would be needed.</p> <p>The column of NPPF requirement is a useful and helps in relating to the policies in the plan. Please consider listing the NPPF requirement as a separate paragraph before the table or provide NPPF paragraph reference numbers. It is essential that justification on how each policy is in conformity with the NPPF is provided in the Basic Conditions Statement. A separate column for the justification this would be helpful.</p>	<p>Done</p> <p>NPPF para refs added</p> <p>We have - as requested - substituted the list provided and added an additional column.</p>

3			<p>My concern is that the justification in the column is insufficient to meet the requirements for Regulation 15 stage. The justification needs to be in full. It would really help you if you can provide justification against each policy. Please discuss how each policy is in conformity with National Policy.</p> <p>The details of the legislation for Basic Conditions are provided below:</p> <p><i>Basic Conditions</i></p> <p>Planning Policy Guidance states that, “A statement (a basic conditions statement) setting out how a draft neighbourhood plan or Order meets the basic conditions must accompany the draft neighbourhood plan or Order when it is submitted to the local planning authority (see regulation 15(1)(d) and regulation 22(1)(e) of the Neighbourhood Planning (General) Regulations 2012 (as amended))”</p> <p>https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum</p> <p>Only a draft neighbourhood plan that meets each of the ‘basic conditions’ can be put to a referendum. The basic conditions are that the Neighbourhood Plan:</p> <p>(a) has regard to national policies and advice contained in guidance issued by the Secretary of State</p> <p>(b) has regard to the desirability of preserving any listed building or its setting or any special features of</p>	<p>New columns added to Tables 1, 2 and 3 and justification now provided per policy.</p> <p>This list has been substituted in place of the previous list.</p> <p>Conditions b) and c) are now considered in a new section (Section 3) which shows how the MCNP gives regard to heritage assets.</p>
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			<p>architectural or historic interest</p> <p>(c) has special regard to the desirability of preserving or enhancing the character or appearance of any conservation area</p> <p>(d) contributes to the achievement of sustainable development</p> <p>(e) is in general conformity with the strategic policies contained in the development plan for the area</p> <p>(f) does not breach, and is otherwise compatible with EU obligations</p> <p>(g) meets and complies with prescribed conditions.</p> <p>Planning Policy Guidance - Paragraph: 068 Reference ID: 41-068-20140306" Revision date: 06 03 2014, provides guidance on the Basic Conditions Statement" – states what a qualifying body must do to demonstrate that its neighbourhood plan meets the basic condition.</p>	
4.			<p>Table 2 and 3 of the Basic Conditions Statement provides a list of policies. Narrative on how these policies contribute to achieving sustainable development and how they are in general conformity with the Strategic Local Policy is needed. In particular, as we have highlighted that Policies PD1 and PD2 are restrictive whereas policies in the adopted Local Plan are not. The reasons for why PD1 and 2 are restrictive would be required.</p>	<p>Both these tables now have a new column explaining how MCNP policies conform. Table 1 has also had a third column added for the same reason.</p> <p>Reasons why PD1 and PD2 are “restrictive” are provided (see below).</p>

5.		<p>As you are aware the difference in the wording is what needs clarification.</p> <p>Criteria in Policy Villages 2 requires sites to have regard <u>'to whether'</u> the land is</p> <p>Policy PD1 and 2 requires sites <u>'must have full regard to</u>the site should'</p> <p>It is the difference that you need to provide explanation for as part of general conformity. We have explained this in our letter of 17 Oct 2017. (see attached)</p> <p>It will help you if you can provide as much explanation as possible and cross refer it with the evidence to support the policy differences.</p> <p>Policy PD1 and 2 are also restricting the number of dwellings, whereas Policy Villages 2 does not have a number. It would be helpful if the explanation could be included in the Basic Conditions Statement on why the number is important to MCNP and link it with evidence base.</p> <p>Extract from the letter of 17 Oct....."The policy allocates a 'total indicative number of additional dwellings' either within the settlement areas or adjacent to them. Policy Villages 1 does not place a restriction on the number of dwellings that might be approved for minor development, infilling and conversions within the built-up limits of Category A villages but relies on the implementation of policy ESD15 and criteria (para. C.262) for the consideration of</p>	<p>An explanation of MCNP's choice of wording is given in Table 3, as follows:</p> <p>"The policy also supports possible development adjacent to the settlement areas subject to certain specific criteria. These are worded slightly more restrictively than the (similar) criteria in CDC's policy Villages 2, in order to provide emphasis on their importance in maintaining the character of the villages. This character is described in Appendix K.</p> <p>It is considered that this policy, whilst not in precise conformity with CDC's policy, is in general conformity, fully supports the spirit of that policy, and has the effect of providing specific local detail appropriate to the villages concerned, based on local knowledge and experience."</p> <p>An explanation of why PD1 and PD2 put indicative limits on growth is also given, as follows:</p> <p>"Supports policy Villages 2 with local detail specific to the three villages, which aims to limit the numbers of additional dwellings to a sustainable level proportionate to the size and nature of each village – supporting detail is given on p.29 of the Plan."</p>
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			<p>minor development. For the MCNP, It is suggested that a restriction would not be appropriate in the context of the adopted Local Plan's windfall allowance shown in its housing trajectory (754 dwellings for rural areas from 2014 to 2031) and the need for flexibility to respond to the market and local needs. Windfall development within built-up limits can help ensure effective and efficient use of previously developed land and contributes to district-wide land supply. If the Forum intends to press ahead with a restriction on the total quantum of windfall development within built-up boundaries, it would need to be very carefully evidenced."</p>	<p>The explanation also states: It is considered that the use of the word "indicative" allows flexibility in permitting windfall development within the settlement areas.</p>
6	Draft SEA Screening Opinion		<p>A brief introduction to the Submission MCNP would set the context for the report.</p>	<p>Done</p>
7			<p>Agree that the vision is to guide development, however the impact of the vision, objectives and policies needs due assessment because the plan is proposing housing within and outside the proposed settlement boundary. Although no sites have been identified in the plan, the policy is proposing development in the Category A and B villages. This needs to be assessed fully against the criteria in Appendix 1. The impact of these policies is 'unknown' at this stage as the plan does not provide any details on the location and size and scale of the development. Therefore, more detail may be required to assess the impact. It is unlikely that the impact is significant, however more detail may be required.</p>	<p>As regards Category A villages, the MCNP does nothing more than accept CDC's own policy of minor growth at such villages. It is true that policy PD1 gives an indicative maximum number of dwellings for such potential growth, but this is only for the purposes of guiding CDC with local opinion. Historic England (HE), in their SEA consultation response, did raise the possibility that such growth could harm the Conservation Areas, and suggested additional criteria for any development adjacent to the settlement areas. This wording has been added, and HE have stated that they are happy that an SEA is therefore not required. This information has now also been</p>

				added to Appendix 1.
8		Para 3.3	<p>Criteria for determining the significant effects relate to two main areas:</p> <p>Take in to account the criteria, the scope and influence of the document; and</p> <p>Determine whether the plan, programme or modification is likely to have significant environmental effects (and, accordingly does not require an environmental assessment), it shall prepare a statement of its reasons for the determination.</p> <p>A screening assessment has been undertaken using the criteria in Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004 and is presented at Appendix 1.</p>	More detail has now been incorporated into a new paragraph 3.4 which covers all these points.
9			Conclusion needs to be more substantial and include reference to Oxford Meadows SAC (European Site), its proximity to the MCNP area. The SSSI's within MCNP area need to be identified and assessed against the criteria. Provide reference to the policies in the plan.	Done
10			It is recommended that prior to consulting the three statutory bodies the Forum consider liaising with Thames Valley Environmental Records Centre (TVERC) to identify the locations of NERC ACT S41 grass land habitats and other biodiversity data to establish whether any surveys or assessment that have already undertaken in the plan making process provide the evidence or if any further survey is needed.	The data for habitats and biodiversity has been checked on the DEFRA MAGIC maps website. Because of the scale of this neighbourhood plan, it is a considerable task to reproduce such mapping in the NP itself. Nevertheless, we consider that full account has been taken in the Screening Opinion of all relevant sites and associated data. Natural England, in its consultation response, has agreed that because no sites are allocated for development, an SEA is

				not required. They have recommended strengthening policies relating to biodiversity, and as a result Policy PD5 has been amended.
11			<p>Policy PD1 defines settlement boundary and proposes a figure for housing within or adjacent to the settlement area boundary.</p> <p>PD1 has a restrictive criteria for development, whereas Policy Villages 2 does not have a restrictive criteria</p> <p>PD1 requires preferably brownfield land, whereas Policy Villages 2 considers greenfield land for development.</p>	<p>As stated in item 7 above, policy PD1 gives an indicative maximum number of dwellings for such potential growth, but this is only for the purposes of guiding CDC with local opinion. That is why it is indicative.</p> <p>We were advised by yourselves at meetings in 2017 that our policy PD1 should include criteria. None of our criteria use the word “require”. We consider that our “restrictive” criteria still leave open to judgement decisions as to whether the criteria apply on a case by case basis. We have explained this further in Table 3 of the Basic Conditions Statement.</p>
12	Draft Mid-Cherwell Neighbourhood Plan – Submission Version Jan 2018	Policy PD1	Supports development in principle. The details of the settlement area any inclusion of sites within the area for development should be clarified. Appendix C, AC1.2 states that the criteria include proposed site allocations (if any). Policy PD1 should make it clear if there are any site allocations if not they should be removed from the settlement area.	A statement has been added to Appendix C, AC1.2, that the MCNP does not allocate any sites. There are therefore none to be removed from settlement areas.
13		Policy map Fig.11	<p>Steeple Aston – are these sites allocations? The two sites in question are:</p> <p>- Land to the South and adjacent to South Side – current planning application on this site for 6 dwellings – MCNP settlement area boundary would need justification to include it in the boundary.</p>	It is clear from these comments that the sites referred to in Steeple Aston might be interpreted as if they were site allocations. The two sites have therefore now been removed from Fig.11 Steeple Aston policies map, and from a text reference on p.29 of the Plan document.

			<p>- Land east of Heyford Road. This site is within Rousham Conservation Area and part of the site is an Existing Green Space</p> <p>- Similar check for all the villages in this policy would be helpful</p>	<p>The other settlement area maps have been reviewed and checked and some adjustments have been made. We are now satisfied that all the maps correctly show the areas considered by their respective parish councils to properly represent the areas within which there should be a presumption in favour of development, subject to other constraints. Fritwell PC has advised that the inclusion of a site queried by CDC as appearing to be allotments, is in fact a private garden, and is therefore included rather than excluded.</p>
14		Separate correspondence from Policy PD1	<p>RESPONSE TO QUESTION: With regards to the AMR figures, they are an indication of the developable and deliverable housing figures. These are likely to fluctuate. The AMR also includes a figure for housing that is actually delivered. Policy Villages 2 requires 750 dwellings to be delivered and the delivered figures would be considered by this Policy.</p> <p>In our letter in response to the MCNP Pre Submission Consultation, we have provided very detailed comments on Policy PD1 and we have also had discussions on this policy at the meetings. The positive approach adopted in the Policy in proposing housing is supported. The concerns raised in the letter are regarding combining Policy Villages 1 and 2; loosely drawn settlement boundaries, etc. Restriction is not considered appropriate in the context of the adopted Local Plan's windfall allowance, etc. I have attached the letter for info.</p>	<p>QUESTION: <i>We have just noticed that the 2017 AMR published in December now shows that the number of dwellings required to fulfil Policy Villages 2 has fallen to 86 (down from 179 in the 2016 AMR).</i></p> <p><i>Our MCNP policy PD1 was initially drafted in 2015 when the figure was 750, and we were advised that we had to show that the three Cat A villages in our neighbourhood plan could accommodate their fair share of that number.</i></p> <p><i>As you know, this resulted in our having indicative numbers of new dwellings for Fritwell, Kirtlington and Steeple Aston in our policy. However, with the greatly-reduced balance still outstanding, I'm not sure it makes sense for us to continue with this strategy. We could omit the final paragraph of policy PD1 completely, and probably revise Steeple Aston's settlement area</i></p>

			<p>As you are aware the NPPF supports housing provision and allocation in a Neighbourhood Plan. This gives Neighbourhood Plans an opportunity to consider and propose sites that the community considers suitable and meet the needs of the community.</p> <p>The housing figures should be based on the community need and what the settlements can accommodate to provide the facilities and services rather than the AMR figures.</p>	<p><i>map to omit the two sites which you have pointed out in earlier comments are anomalous.</i></p> <p><i>Do you see any issues if we were to do so?</i></p> <p>The policy has therefore been left as it was.</p>
15		Foreword	<p>identifies two issues:</p> <ol style="list-style-type: none"> 1.The effects of increased traffic on the whole neighbourhood; and 2.‘Green infrastructure’ replaces the importance of retaining the rurality of the villages within MCNP area. Suggest this is carried on through the document and included in the objectives. 	<p>The reference to green infrastructure has been re-worded. The reference here in the Foreword is about how perceptions have changed – it does not mean to imply that the titles of objectives and policies have also changed.</p> <p>We appreciate that CDC would have liked the MCNP to include a policy on green infrastructure. However, due to limitations on our resources we have instead dealt with biodiversity issues under the non-statutory Community Action Plan part of our document (see section 5.4 of the Plan).</p>
16		Introduction	<p>The following documents currently constitute the development plan for Mid Cherwell Neighbourhood Plan:</p> <ol style="list-style-type: none"> a. The Adopted Cherwell Local Plan 2011- 2031 Part 1– all policies in this Plan are strategic. Adopted Cherwell Local Plan 2011- 2031 (Part 1) Adopted Cherwell Local Plan 2011-2031 (Part 1) Cherwell District Council b. Oxfordshire County Council Minerals and Waste Local Plan – all policies in this Plan are strategic <p>https://www.cherwell.gov.uk/info/83/local-</p>	<p>The text of 1.1.5 has been amended accordingly.</p>

			<p>plans/216/interactive-adopted-policies-map</p> <p>c. Cherwell Local Plan 1996 (saved policies) – these policies are not strategic https://www.cherwell.gov.uk/info/83/local-plans/373/adopted-local-plan-1996-november-1996</p> <p>d. Cherwell Local Plan 2011 – non statutory – these policies are not strategic https://www.cherwell.gov.uk/info/83/local-plans/159/non-statutory-cherwell-local-plan-2011-december-2004</p> <p>e. Made – Bloxham Neighbourhood Plan – these policies are not strategic https://www.cherwell.gov.uk/info/221/neighbourhood-plans/395/bloxham-neighbourhood-plan</p> <p>f. Made - Hook Norton Neighbourhood Plan – these policies are not strategic https://www.cherwell.gov.uk/info/221/neighbourhood-plans/398/hook-norton-neighbourhood-plan</p> <p>HELAA The HELAA considers sites of 10 or more dwellings for Banbury Bicester and the Category A Villages in accordance with Policy Villages 1. Additionally sites of 2 hectares or more are considered across the district with a view to considering the opportunities</p> <p>HELAA is a technical study that determines the sustainability, availability and achievability of land for development. It is important evidence source to form plan-making, but does not in itself represent policy nor does not determine whether a site should be allocated for future development. Land allocations can only be made through the Local Plan and Neighbourhood Plan.</p>	<p>A reference to the HELAA has now been added to Appendix L: Evidence Base.</p>
17		1.8	<p>Population – include Heyford Park population in the list as Heyford Park is integral to the MCNP.</p>	<p>Done (although reliable separate population figures for Heyford Park alone are not currently</p>

				available)
18		1.11.3	Update (December AMR 2017). Final bullet point referred to the deleted table and clarify whether it is 'completions' or 'completions and projected completions', which is different from sites delivered.	The paragraph has been deleted.
19		2.2	Update objectives to include 'green infrastructure'.	As explained in item 15 above, this is not appropriate. The list of objectives given in 2.2 accurately reflects the time it was agreed through community engagement. Later discussions, especially where the ideas were not actually implemented, should not change the record of the earlier agreements.
20		3.2	Plan delivery section is very clear on how the plan is prepared – the two main routes could be highlighted or numbered to make it easy to read. Development Policies Objectives are repeated from Para 2.2.4 – First objective – Are there any brownfield sites in MCNP area that would support this objective? Or is this objective referring to Heyford Park as brownfield site - Needs clarification. Please bear in mind that the brownfield land within Heyford Park is of national and international heritage significance.	The two routes have been emphasised typographically. Para 2.3.4 now explains that the "brownfield first" objective D1 did not comply with the NPPF. However, there is now a reference to a "preference for brownfield development" at Heyford Park in the amended policy PD3, which is specifically about development adjacent to Heyford Park. The heritage significance is recognised in the wording.
21		3.2.3	refers to 'rurality' not 'green infrastructure'.	See item 15 for explanation.
22			I have looked at all the settlements in relation to the settlement boundaries areas. The concerns raised in our letter still stand. Please consider the existing constraints and ensure that the settlement boundary is consistent with the justification for why MCNP is proposing settlement boundaries. Please consider the comments in our letter of 17 October 2017 on Policy PD1.	The CDC letter of 17 October 2017 has been reviewed as requested. Please see response to item 11 above.

23			Fritwell Map is not clear.	The map has been improved.
24		3.2.6	Refers to 'emerging NPPF' and Cherwell District 'Issues Paper' for Local Plan Part 2. These documents are not material considerations. Up to date legislation, 2012 NPPF, PPG and the development plan should form part of the assessment.	The paragraph referred to is clearly a quote from CDC's own document. It is quoted to provide support for the approach taken by MCNP. If it is not a material consideration the Examiner will presumably ignore it. We do not rely on the statement as evidence, but it is there simply for information.
25		3.2.10	Update AMR figures.	Done
26		3.2.11	Refers to AECOM Report - please clarify if this refers to 2014 SHMA.	p.25 of the AECOM Report has a pro rata calculation of how CDC's figure of 750 dwellings across all Category A villages might impact on MCNP's three villages. There is no reliance placed on the 2014 SHMA or any other data source. The resulting figure of 48 does not anyway influence the indicative figures in Policy PD1, which are based only on parish council views. It is another case of providing information rather than evidence.