

**Cherwell Local Plan 2011 – 2031 (Part 1) Partial Review –
Oxford's Unmet Housing Need**

Proposed Modifications

November 2019

**Addendum to
Statement of Consultation**

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Introduction

1. Cherwell District Council is consulting on modifications to the Submission Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need, including modified Policies Maps and an update to the Sustainability Appraisal. The documents are being published for consultation from 8 November 2019 to 20 December 2019 prior to submission to the Secretary of State for Housing, Communities and Local Government.
2. The Draft Partial Review of the Cherwell Local Plan was submitted to the Secretary of State for public examination on Monday 5 March 2018. The Council submitted the Proposed Submission Local Plan (July 2017) accompanied by Focused Changes and Minor Modifications (February 2018). The Submission Policies Map was included within the documents.
3. The Submission Local Plan was also accompanied by a Statement of Consultation (CD PR93) which detailed previous stages of consultation undertaken in preparing the Plan. The Statement remains part of the Local Plan evidence base and is available online at <https://www.cherwell.gov.uk/info/112/evidence-base/369/local-plan-part-1-partial-review---evidence-base>. A separate Duty to Cooperate Paper (February 2018) (CD PR90) was also submitted. An Addendum to the Duty to Cooperate Paper (CD PR115) was prepared in September 2019 which supplements, and should be read alongside, the Duty to Cooperate Paper. It provides details of the further work undertaken by the Council subsequent to the Inspector’s Post Hearings Advice Note (Document PC5).
4. A Preliminary Hearing took place on 28 September 2018. Main hearings were held between 5th and 13th February 2019.
5. The Inspector’s Post-Hearings Advice Note (Document PC5) was received on 13th July 2019. In the Note the Inspector confirmed his preliminary conclusions that:
 - the 4,400 dwellings figure that represents Cherwell’s apportionment of Oxford’s unmet housing need provides a sound basis for the Plan;
 - the approach of locating the housing and infrastructure required as close as possible to Oxford, along the A44 and A4165 transport corridors, is an appropriate strategy;
 - the pressing need to provide homes, including affordable homes, to meet the needs of Oxford, that cannot be met within the boundaries of the city, in a way

that minimises travel distances, and best provides transport choices other than the private car, provide the exceptional circumstances necessary to justify alterations to Green Belt boundaries;

- on density, whilst some additional capacity may be possible, the Council has struck a broadly sensible balance between the extent of land proposed to be removed from the Green Belt, and the need to accommodate development that respects its context; and
 - in transport terms, the principle of siting the required allocations along an established transport corridor is a sound one.
6. The Inspector also advised that, with the exception of site PR10 (land South East of Woodstock), he considers the site allocations and the process by which they have been arrived at as being sound in principle.
 7. The Inspector indicated that the major change required to make the Plan sound is the deletion of Policy PR10, Land South East of Woodstock.
 8. Following the receipt of the Inspector's Advice Note the Council has engaged with a range of key stakeholders, interested parties and site promoters in the preparation of the proposed modifications.
 9. This addendum provides an account of the consultation undertaken since the February 2019 hearings. It also explains how the Proposed Modifications are being publicly consulted upon.

Consultation post February 2019 Hearings

10. The Inspector requested that following the Hearings in February 2019 the Council submit a Transport Technical Note (CD HEAR 1) and a Housing Figures Note (CD HEAR 2). The two notes, together with Statements of Common Ground and other documents submitted during or following the Hearings were the subject of an informal consultation ending on 4th April 2019. Participants from the Hearing sessions were invited to make submissions and the Council was provided with an opportunity to respond to the submissions received by the Inspector.
11. A total of 38 submissions were received. Full copies of each submission and the Council's responses can be viewed online at <https://www.cherwell.gov.uk/info/83/local-plans/515/local-plan-part-1-partial-review---examination/9>.

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

Table 1 - List of Respondents

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

Duty to Co-operate

13. The Council received the Inspector's Post-Hearings Advice Note (PC5) on 13th July 2019 and published it on the Council's website on 15th July 2019.
14. The preparation of proposed Main modifications has been informed by further engagement with Oxfordshire County Council, the site promoters of all sites proposed for allocation in the Local Plan and the relevant 'prescribed bodies' for the purposes of implementing Section 33A of the 2004 Act.

Neighbouring Authorities	
Aylesbury Vale District Council	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters addressed:</p> <ul style="list-style-type: none"> • The Inspector’s post hearing advice note • How the 410 homes at the PR10 (Land south East of Woodstock) could be redistributed • Current timetable for the main modifications • without prejudice, Aylesbury’s initial thoughts <p>No cross-boundary strategic issues were raised by the proposed modifications.</p>
Buckinghamshire County Council	<p>Unable to make contact during September but will continue to attempt to engage during the consultation period.</p>
Northamptonshire County Council (West Northamptonshire Joint Planning Unit)	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters addressed:</p> <ul style="list-style-type: none"> • the Inspector’s preliminary advice note received following Hearings in February 2019. • the options being considered for modifications in light of the Inspector’s view that the strategy is sound but that one proposed housing allocation should be removed • the likely direction of travel for the main modifications having regard to changes in circumstances, new information and evidence • how the continued and endorsed strategy to locate development in south Cherwell is likely to have limited impact on Northamptonshire • the expected programme for the Partial Review going forward • how West Northamptonshire JPU are currently undertaking an Issues Consultation on a review of the West Northamptonshire Core Strategy in order to produce a new Strategic Plan for West Northamptonshire working with Daventry District and South Northamptonshire district.
Oxford City Council	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters addressed:</p> <ul style="list-style-type: none"> • the Inspector’s preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence; and how this relates to Oxford City • discussions with the County Council on infrastructure implications

	<ul style="list-style-type: none"> • the rationale for options being discounted • without prejudice, Oxford's initial thoughts • the expected programme going forward • timings of the Oxford Local Plan examination <p>Regular updates on modification preparation given at fortnightly liaison meetings for the Oxfordshire Plan 2050 and monthly Heads of Planning meetings which acts as the project board for the Oxfordshire Plan.</p>
Oxfordshire County Council	<p>Following receipt of the Inspector's advice note CDC sought detailed advice from OCC on the transport, infrastructure, and education implications of redistributing the 410 homes previously proposed at Woodstock.</p> <p>CDC and OCC have worked closely and iteratively on preparing the proposed modifications. This working is enhanced through regular monthly meetings where progress on the modifications is discussed in detail.</p>
South Northamptonshire	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters addressed:</p> <ul style="list-style-type: none"> • the Inspector's preliminary advice note received following Hearings in February 2019. • the options being considered for modifications in light of the Inspector's view that the strategy is sound but that one proposed housing allocation should be removed • the likely direction of travel for the main modifications having regard to changes in circumstances, new information and evidence • how the continued and endorsed strategy to locate development in south Cherwell is likely to have limited impact on Northamptonshire • the expected programme for the Partial Review going forward • how SNDC are currently undertaking an Issues Consultation on a review of the West Northamptonshire Core Strategy in order to produce a new Strategic Plan for West Northamptonshire working with Daventry District and South Northamptonshire district.
South Oxfordshire District Council	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters addressed:</p> <ul style="list-style-type: none"> • the Inspector's preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence

	<ul style="list-style-type: none"> • discussions with the County Council on infrastructure implications • the rationale for options being discounted <p>Regular updates on modification preparation is also given at fortnightly liaison meetings for the Oxfordshire Plan 2050 and monthly Heads of Planning meetings which acts as the project board for the Oxfordshire Plan.</p>
Stratford-on- Avon District Council	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters addressed:</p> <ul style="list-style-type: none"> • The scope of the Plan (Oxford’s unmet housing needs) and where we are in the process • The basis of the 4,400 homes (countywide cooperative process) • The overall housing need arising from the Oxon SHMA 2014 (c. 100,000) homes which informed the cooperative process • The fact that the adopted Cherwell Local Plan (2015) meets CDC’s needs (22,840 2011-2031) in full and that the 4,400 homes (2011-2031) fully meets Cherwell’s apportionment of Oxford’s unmet needs • The distribution of the housing proposals as submitted in 2018 – all in the southern part of the district near to Oxford • The Inspector’s preliminary advice (July 2019) following main Hearings in February 2019 (including his concern about land next to Woodstock) • The options being considered to address the Inspector’s concerns – all in in the southern part of the district.
Vale of the White Horse District Council	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters addressed:</p> <ul style="list-style-type: none"> • the Inspector’s preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence • discussions with the County Council on infrastructure implications • the rationale for options being discounted <p>Regular updates on modification preparation is also given at fortnightly liaison meetings for the Oxfordshire Plan 2050 and monthly Heads of Planning meetings which acts as the project board for the Oxfordshire Plan.</p>

Warwickshire County Council	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters discussed included:</p> <ul style="list-style-type: none"> • the partial review of the local plan • the inspector’s request to reallocate the 410 homes at Woodstock • the 410 being redistributed to existing sites to the south of the district
West Oxfordshire District Council	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters addressed:</p> <ul style="list-style-type: none"> • the Inspector’s preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence; and how this relates to West Oxfordshire • discussions with the County Council on infrastructure implications • the rationale for options being discounted • without prejudice, WODC initial thoughts • the expected programme going forward <p>Regular updates on modification preparation is also given at fortnightly liaison meetings for the Oxfordshire Plan 2050 and monthly Heads of Planning meetings which acts as the project board for the Oxfordshire Plan.</p>

Prescribed Bodies & Other Bodies	
Civic Aviation Authority (CAA)	Spoke with CAA’s Planning department in September. Advised to speak to London Oxford Airport directly.
London Oxford Airport	Unable to make contact during September but will continue to attempt to engage during the consultation period.
Environment Agency	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters discussed:</p> <ul style="list-style-type: none"> • The Inspector’s preliminary findings contained in his Post Hearings Advice Note, recommending deletion of site PR10 Woodstock and the re-distribution of 410 houses • The options being considered • The likely content of the main modifications • The testing of options through preparation of additional evidence base including Sustainability Appraisal <p>A degree of caution was expressed in terms of flood risk and the need to avoid flood risk areas in considering</p>

	<p>increased densities/extending developable areas. CDC confirmed that it would have the opportunity to comment on the proposed modifications when published in the usual way. Without prejudice, no other concerns raised.</p>
Homes Agency (previously Homes and Communities Agency)	<p>Regular updates on plan making in Oxfordshire are provided through quarterly Oxfordshire Growth Deal meetings of which Homes England is a participant. Unable to make contact during September but will continue to attempt to engage during the consultation period.</p>
Highways England	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters discussed:</p> <ul style="list-style-type: none"> • the Inspector’s preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence • discussions with the County Council on infrastructure implications • the rationale for options being discounted • without prejudice, HE’s initial thoughts • the expected programme going forward <p>Without prejudice, no concerns were raised.</p>
Historic England	<p>Unable to make contact during September but will continue to attempt to engage during the consultation period.</p>
Natural England	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters discussed:</p> <ul style="list-style-type: none"> • The Inspector’s preliminary findings contained in his Post Hearings Advice Note, recommending deletion of site PR10 Woodstock and the re-distribution of 410 houses • The options being considered • The likely content of the main modifications • The testing of options through preparation of additional evidence base including addendums to the Habitats Regulations Assessment, Water Cycle Study and Ecological Advice on Cumulative Impacts <p>NE expressed a degree of caution in terms of any air quality implications from the re-distribution of 410 dwellings in relation to Oxford Meadows SAC. CDC confirmed that there would be the opportunity to</p>

	comment on the proposed modifications when published, in the usual way. Without prejudice, no other concerns were raised.
NHS England South East Commissioning Board	<p>OCCG cover the majority of functions with exception of dentistry and ophthalmology.</p> <p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters discussed:</p> <ul style="list-style-type: none"> • the Inspector’s preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence • discussions on infrastructure implications • the rationale for options being discounted • without prejudice, initial thoughts • the expected programme going forward <p>Without prejudice, no concerns were raised.</p> <p>Regular liaison meeting between CDC and OCCG where updates on Partial Review are given. Last meeting August 2019.</p>
Office of Rail and Road (Office of Rail Regulation)	Unable to make contact during September but will continue to attempt to engage during the consultation period.
Oxfordshire Clinical Commissioning Group (OCCG)	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters discussed:</p> <ul style="list-style-type: none"> • the Inspector’s preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence • discussions on infrastructure implications • the rationale for options being discounted • without prejudice, OCCG’s initial thoughts • the expected programme going forward <p>Without prejudice, no concerns were raised.</p> <p>In addition, regular liaison meetings take place between CDC and OCCG where updates on Partial Review are given. Last meeting August 2019.</p>
Oxfordshire Local Enterprise Partnership	Frequent updates on progress of the Modifications to the Plan through regular liaison meetings for the Oxfordshire Plan 2050 and monthly Heads of Planning meetings which acts as the project board for the Oxfordshire Plan.

The Oxfordshire Environment Board	Unsuccessful attempts to make contact during September but will continue to attempt to engage during the consultation period.
Sport England	Meeting in August 2019. Briefed on Inspector's advice note and the needs to reassess options for 410 dwellings.
Scottish & Southern Electric	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters discussed:</p> <ul style="list-style-type: none"> • the Inspector's preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence; and how this relates to infrastructure • discussions with the County Council on infrastructure implications • the rationale for options being discounted • without prejudice, SSE's initial thoughts • the expected programme going forward and future engagement
Thames Water	<p>Informal notification of preliminary Main Modifications preparation and discussions in September 2019.</p> <p>Main matters discussed:</p> <ul style="list-style-type: none"> • the Inspector's preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence; and how this relates to Thames Water • discussions with the County Council on infrastructure implications • without prejudice, TW's initial thoughts • the rationale for options being discounted • the expected programme going forward (Main Mods consultation) <p>Without prejudice, no concerns were raised.</p>

15. CDC officers contacted by email the main promoters of sites proposed for allocation inviting them to update the Council on their latest position, including any supporting information, and any changes in circumstances the Council should take into account having regard to the Inspector's advice note.

16. Engagement with site promoters included:

Site	Promoter	Engagement	Considerations
PR6a – Land East of Oxford Road	Savills (Christ Church, Exeter & Merton Colleges and Oxford University)	<ul style="list-style-type: none"> Request for information sent following receipt of Inspector's advice note. Meeting held in August 2019 	<ul style="list-style-type: none"> 40 more units could be accommodated in PR6a as a result of lower school land take requirements. No other change of circumstances. CDC to consider within the context of Inspector's Note (PC5).
PR6b – Land West of Oxford Road	Savills (Christ Church, Exeter & Merton Colleges and Oxford University)	<ul style="list-style-type: none"> Request for information sent following receipt of Inspector's advice note. Meeting held in August 2019 	<ul style="list-style-type: none"> Arboriculture assessment leading to 18.4 net developable hectares and provision of c.740 new dwellings (40dph) CDC to sense check density information. CDC to consider within the context of Inspector's Note (PC5).
PR6c- Land at Frieze Farm	Turnberry (Exeter College)	<ul style="list-style-type: none"> Request for information sent following receipt of Inspector's advice note. Meeting held in August 2019 	<ul style="list-style-type: none"> Allocation of PR6c for up to 410 new dwellings. No change of circumstances. CDC to consider within the context of Inspector's Note (PC5).
PR7a – Land SE Kidlington	Pegasus (Barwood Development Securities Ltd) Hill Residential Ltd	<ul style="list-style-type: none"> Request for information sent following receipt of Inspector's advice note. Meeting held in August 2019 	<ul style="list-style-type: none"> Concept masterplan for c.430 new dwellings on 11.4ha of residential area at 37.5dph CDC to sense check density information within the context of Inspector's Note (PC5).
PR7b – Land at Stratfield Farm	Carter Jonas (Manor Oak Ltd)	<ul style="list-style-type: none"> Request for information sent following receipt of Inspector's advice note. Meeting held in August 2019 	<ul style="list-style-type: none"> Site layout illustrating a scheme for c.165 new dwellings CDC to sense check density information within the context of Inspector's Note (PC5).
PR8 – Land East of the	DLA (University)	<ul style="list-style-type: none"> Request for information sent 	<ul style="list-style-type: none"> No change in circumstances CDC to consider within the

Site	Promoter	Engagement	Considerations
A44	of Oxford, Merton College and a private landowner: The Tripartite)	following receipt of Inspector's advice note. <ul style="list-style-type: none"> Meeting held in August 2019 	context of Inspector's Note (PC5).
PR8 – Land East of the A44	Carter Jonas (Newcore)	<ul style="list-style-type: none"> Request for information sent following receipt of Inspector's advice note. Meeting held in August 2019 	<ul style="list-style-type: none"> No change in circumstances CDC to consider within the context of Inspector's Note (PC5).
PR8- Land East of the A44	Carter Jonas (Mr M Smith and Mr G Smith)	<ul style="list-style-type: none"> Request for information sent following receipt of Inspector's advice note 	<ul style="list-style-type: none"> No change in circumstances CDC to consider within the context of Inspector's Note (PC5).
PR9 – Land West of Yarnton	Gerald Eve (Merton College)	<ul style="list-style-type: none"> Request for information sent following receipt of Inspector's advice note. Site visit and meeting held in August 2019 	<ul style="list-style-type: none"> 3 development concepts submitted increasing numbers on extended developable areas. CDC to sense check density information CDC to consider within the context of Inspector's Note (PC5).
PR10 – Land South East of Woodstock	Blenheim Estates	<ul style="list-style-type: none"> Request for information sent following receipt of Inspector's advice note. Meeting held in August 2019 	<ul style="list-style-type: none"> Updated development concept (500 new dwellings) CDC to consider within the context of Inspector's Note (PC5).

Consultation on Main Modifications

17. The Main Modifications will be made available for public comment for a period of six weeks before they are formally submitted to the Secretary of State. A number of minor modifications are also being made at the same time. Comments made must relate to the proposed modifications only. The Council is not consulting on other aspects of the Plan.

Responses to Consultation

18. Representations received on the modifications will be published on the Council's website. They will be reviewed and analysed in order to identify the key issues. These will be considered in finalising the Main Modifications and will be summarised in the final Statement of Consultation. They will also be reported to full Council when Members receive the final, 'Submission' version of the proposed modifications for formal approval for submission to the Secretary of State.

19. Once approved, the modifications, together with the representations received and other supporting documents, will be submitted to the Secretary of State. The appointed Inspector will consider representations and relevant evidence and complete the Local Plan Examination before issuing a report with recommendations to the Council.