

Core Strategy
Options for Growth 2009

Appendix 2: Summary of Consultation

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1 Options for Growth

In September 2008 Cherwell District Council undertook consultation on the Options for Growth Document.

The document sought opinions on the best ways to accommodate future housing development in Cherwell. As we are required to consider alternative approaches to providing new housing over the period to 2026 in preparing a Core Strategy for the District, the consultation invited comments to help us decide what the “reasonable alternatives”, or options we need to examine more closely, were.

We sought comments on the following areas

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

1.1 How did we consult?

The consultation ran for eight weeks from 29 September 2008 – 24 November 2008.

1.1.1 Distribution

The Options for Growth consultation document and its supporting Executive report were available online to view and make comments at www.cherwell.gov.uk/localdevelopmentframework . A summary leaflet was also produced.

Notices were placed in the Banbury Guardian and Oxford Times for the week prior to, and the first week of, the consultation. A ‘wrap’ was produced for the Banbury Cake (to cover the front and back page of the paper) and a full page advertisement was placed in the Bicester Advertiser.

Everyone registered on our mailing list (over 2000 people) was notified of the consultation either by email or letter.

Hard copies of the consultation document and posters highlighting the consultation were sent to all Town and Parish Councils, Council offices, main and mobile libraries and anyone who requested a copy.

1.1.2 Meetings

Planning Officers held/attended a number of meetings during the consultation period to highlight the Options for Growth Consultation.

Figure 1: Timetable of meetings

Date	Meeting
18 September	Cherwell Community Planning Partnership (LSP) (Presentation)
22 September 2008	Members Seminar on Options for Growth
25 September 2008	Press Briefing on Options for Growth
25 September 2008	Parish Workshop on Options for Growth
2 October 2008	Banbury Town Council on Options for Growth
14 October 2008	Bicester Vision Meeting (Display)

21 October 2008	Bicester Town Council on Options for Growth
22 October 2008	Banbury College Adult Course on Options for Growth
12 November 2008	Annual Parish Liaison Meeting (Display and presentation)
13 November 2008	Bicester Vision Symposium (Display and presentation)

1.1.3 Exhibitions

Four exhibitions were held at the following locations. These involved using display boards showing the locations of the reasonable alternatives and also village clustering maps and any interested member of the public could ask officers questions.

Figure 2: Exhibitions



Date	Venue
Friday 10 October 10 – 4pm	The Courtyard, Bicester
Saturday 11 October 9 – 5pm	Castle Quay Shopping Centre, Banbury
Saturday 25 October 9 – 12.30pm	Deddington Farmers Market
Friday 31 October 10 – 4pm	Exeter Hall, Kidlington

1.2 Responses

All responses made during the consultation period are on-line and available to view at <http://consult.cherwell.gov.uk/portal/ldf/cs/ofg>

All email or letter responses received have been placed under the question to which their comment is relevant.

1.2.1 Breakdown of Responses

We received a total of 343 responses to the Options for Growth consultation

Web	63
Emails	57
Leaflets	75
Letters	148

Some letters and emails did not state to which question/s the respondents comment relates and therefore the officers took the decision under which question it is applicable. Where necessary this means that the same comments are placed under a number of questions. If a response received did not relate to any specific question, these have been recorded under question 3.

These generated a total of **1775** comments which have all been stored under the relevant section of the document.

1.2.2 Classification of responses

Our online consultation portal asks whether a comment is a support, support with conditions, object or observation. Many representations made during the consultation did not specify which of these is applicable; therefore officers determined this. Where a respondent has not specifically said they object or support a proposal it has been included as an observation.

Supports	426
Objects	420
Observations	836
Support with Conditions	91

1.2.3 Summary of Response Rates to Questions

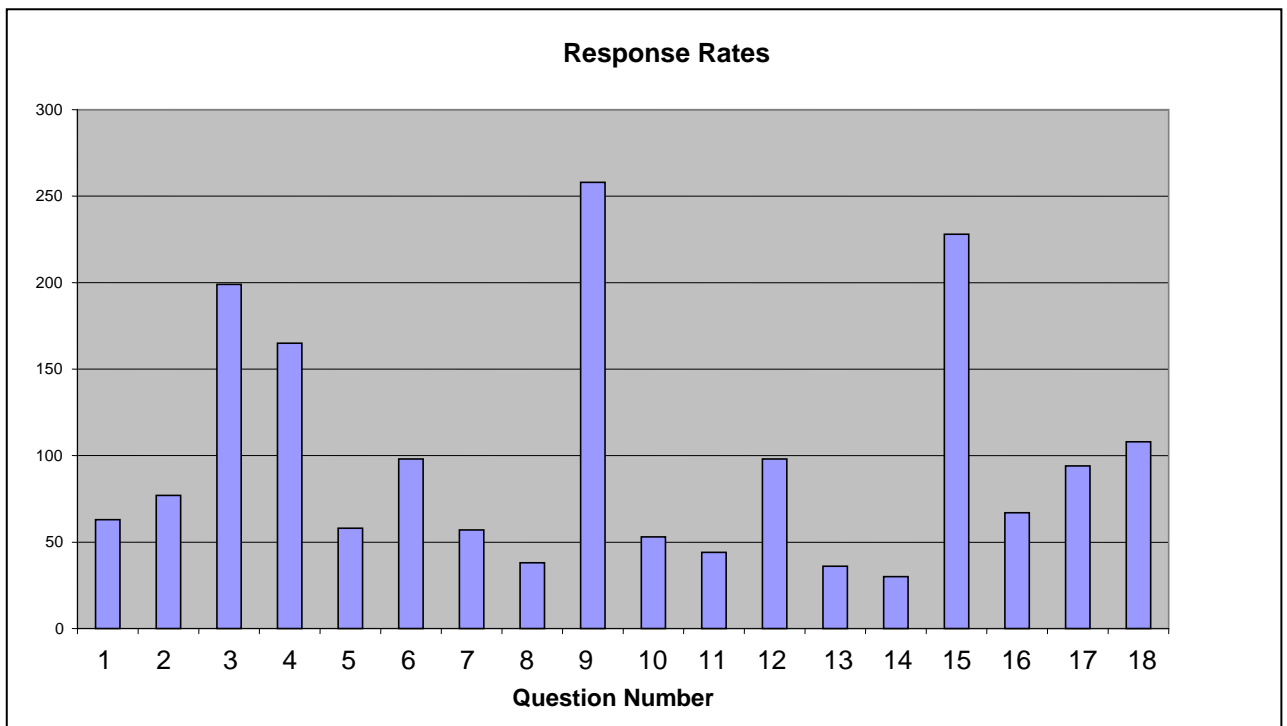


Figure 3: Representations per question

Figure 3 clearly shows that Questions 3, 4, 9 and 15 received the most representations.

Question 3 relates to factors affecting the distribution of housing across the District and was where any questions that were not specific to any other question so may be slightly skewed.

Question 4 relates to options for housing distribution in Banbury and North Cherwell.

Question 9 relates to major sites in Banbury.

Question 15 relates to distribution of housing to the villages.

2 Summary of Response to Questions

Below are the summaries of the main points made to each question. They are to act as a guide only and full responses to all the questions can be viewed at <http://consult.cherwell.gov.uk/portal/ldf/cs/ofg>.

Officers use the full responses as they prepare the next stage of the Core Strategy.

2.1 Question 1

Issues and Objectives

Are there any new issues and objectives or possible objectives you would like us to consider?

No of Responses	Object	Support	Observations	Support with conditions	Total
	9	10	35	9	63

2.1.1 Summary of Response

Main areas to consider include:

- Transport and Infrastructure
- Better public transport
- Better links between public transport and public services
- Biodiversity
- All villages being allowed some development if necessary
- Too much focus on Greenfield sites
- Reuse of vacant buildings
- Maintain Cotswold AONB
- Review of the Greenbelt
- Need to encourage more cycling and walking through protecting countryside
- A lot of reference to avoiding coalescence and protecting villages
- Protection of village identity
- Aim for sustainable communities, supporting the growth of sustainable villages
- Aim for reduced car usage
- Aim to reduce need to travel
- Energy and Climate Change and resource efficiency
- RAF Upper Heyford
- Encourage long term stewardship and community engagement within all development schemes
- Greater consideration of heritage assets
- Greater consideration of a Banbury sub-region
- Delete references to Oxfordshire Structure Plan

Government Office for South East would like to see some “place specific” objectives. Natural England would like reference to provision of green infrastructure networks.

Officers Response

Many of the comments received emphasised the importance of issues already referred to in the draft objectives, rather than suggesting new objectives (for example reducing private travel and increasing cycling/walking). Other respondents did not necessarily criticise the draft objectives but highlighted areas of apparent conflict between the draft objectives and local circumstances (such as the closure of a local shop) or between the strategic sites

proposed. A general theme of most of the comments (the complete representations, rather than the summaries above) was the need for our objectives to be more meaningful, measurable and specific. For example, respondents referred to the need for transport improvements at specific locations, the need to recognise the particular circumstances of the district and the varying rural, semi urban and urban locations, the need to recognise the valued historic environment of the district, the presence of the Cotswolds AONB, and also the issue of coalescence between settlements.

2.2 Question 2

Evidence Gathering

Is there any information you wish to provide to help us determine where development should go?

No of Responses	Object	Support	Observations	Support with conditions	Total
	11	5	60	1	77

2.2.1 Summary of Response

Responses to this question divide broadly into the following groups:

Firstly, comments discussing the advantages and disadvantages of greenfield vs brownfield development, rural vs urban development, or the advantages and disadvantages of rural growth in larger vs smaller villages (as well as the need to plan for Kidlington in a similar way to Banbury and Bicester, rather than the rural areas).

Secondly, comments relating to local evidence supporting or undermining the case for development on specific sites in both urban and rural areas, and comments questioning why a particular village has been grouped in a particular category, or why it has been clustered with other villages.

Thirdly, listing the kinds of issues to be considered in determining locations for growth including:

- Traffic implications
- Public transport availability
- Road access in adverse weather
- Detailed understanding of infrastructure provision and future requirements
- Coalescence
- Agricultural land quality
- Local topography and landscape
- Flooding
- Protection of Battlefields
- Education provision
- Archaeology
- Geology and hydrology (detailed local knowledge submitted)
- Suitability for burial ground use

Fourthly, some comments were very specific on suggested sources of information that the Council should refer to in selecting locations for development, including:

- Parish Plans
- Survey the parking standards of existing developments to identify whether there are serious problems resulting from them where there is inadequate public transport as an alternative
- Survey those who live in new developments to find out if housing is of an adequate quality and scale
- Survey smaller villages to test the willingness to accept further modest housing growth and the extent to which it could make the local school pub church etc sustainable
- Research the level of development that has already taken place in villages
- Employment land study

- Specific studies required to inform future work include the Strategic Flood Risk Assessment (SFRA), the Strategic Housing Land Availability Assessment (SHLAA), and the Strategic Housing Market Assessment (SHMA)

Finally, some comments were critical that decisions had not been made on a complete evidence base but instead on an emerging evidence base.

Officers Response

This question generated some important local information relating to the particular circumstances of villages (responded to against Q15). A number of the generic issues suggested have already provided an important steer in selecting the locations for growth or in identifying a categorisation of villages. Many of the studies referred to were underway at the time of producing the report. The identification of reasonable alternatives was based on an emerging evidence base but what had already emerged was sufficient to discount some of the options not taken forward. Additionally some of the decisions had already been made and 'tested' outside of the Cherwell Local Development Framework (i.e. the urban focus for development was set out in the South East Plan).

2.3 Question 3

Factors affecting the distribution of housing across the District

Are there any other factors that should be taken into consideration?

No of Responses	Object	Support	Observations	Support with conditions	Total
	11	5	60	1	77

2.3.1 Summary of Response

The main issues that were raised to this question are:

- Affordable housing
- Need housing to let youngsters stay local and older people downsizing
- Against ribbon development in villages
- Previous development in villages should be considered
- Proximity to existing facilities
- Provision of good infrastructure
- Traffic and road infrastructure
- Existing commitments such as Bankside should be considered
- Support for review of the Greenbelt
- Keep Greenbelt
- Brownfield should be priority
- Fewer houses on more sites rather than vast estates
- Coalescence
- Kidlington's economic potential should be considered
- Employment should be considered.
- Provision for gypsies, travellers and travelling show people
- Flooding
- Bicester needs a Greenbelt, green corridor or green plan
- Capacity of Junction 9 of M40
- Deliverability of sites
- Proposed housing numbers are too low and should be revised to reflect NHPAU guidance

Officers Response

This question asked whether there are any other factors that could inform the distribution of development across the district (i.e. an urban/rural split), further to the factors set out in Table 3 of the Options for Growth document. Issues such as coalescence and Green Belt were listed in Table 3 as having already influenced the options set out in the Options for Growth document. Many of those listed above are factors that would not necessarily affect the split of distribution between Bicester and Banbury or between the 'Rest of Central Oxfordshire' and the 'Rest of North Cherwell' but rather are district wide, strategic level issues. Important issues raised in response to this question relate to the economic potential of Kidlington and the impact this may have on the distribution of growth to that part of the district.

2.4 Question 4

Options for housing distribution in Banbury and North Cherwell (BNC)

Do you agree with the range of options identified for further examination for housing distribution in Banbury and North Cherwell?

Which option or combination of options do you prefer?

	BNC(a)	BNC(b)	BNC (c)	BNC(d)	BNC(e)	BNC(f)	BNC(g)
Support	21	50	13	18	10	17	19
Object	6	3	3	9	9	8	8

2.4.1 Summary of Response

The most supported option for housing distribution was BNC (b): redistribute some development from the rural areas (villages) to Banbury to provide about 42% (2810 homes) at Banbury and 10% (670) homes in rural area.

Many respondents had similar concerns, and these are summarised below. They include:

- Focus on Brownfield sites
- Many respondents would like an urban focus in order to protect rural villages
- Employment should be near houses
- Existing infrastructure should be a major consideration
- Concerns about loss of green land
- Considered more opportunity for large development around Bicester than Banbury
- Want development near existing transport
- Options a, b, c are in conformity with South East Plan
- Each village has different needs and should be considered as such
- Some however would like more development in rural areas to ease pressure on Banbury
- Some villages don't want just affordable houses, would like smaller homes for youngsters and older people
- Comment that if in towns it would increase urban sprawl and put a huge strain on infrastructure
- Others comment that houses in larger villages helps sustainability
- Use up old stock first

2.4.2 Other Comments

One developer comments that distribution should be based on a percentage split between the two areas rather than a district wide split as set out. Various organisations, landowners, agents and other respondents suggest different figures for distribution.

Cotswold Conservation Board disagrees with this approach of distribution of growth. They comment that Local Authorities should positively plan to meet the defined local needs of rural communities for small scale affordable housing, business and service development and that each community should identify through Parish Plans and Village Design Statements.

A respondent comments that there is more scope for development around Bicester than there is around Banbury.

Another respondent remarks that the definition of sustainability is clearly flawed if villages such as Hook Norton and Cropredy are considered Type A. There is inadequate infrastructure in these locations, in particular Hook Norton.

A respondent has concerns about the traffic implications for Banbury with all development planned for the area and comments that there are no clear proposals to deal with the traffic bottlenecks including Bloxham Road/South Bar, Bankside, Oxford Road and Cherwell St/Bridge Street.

Another respondent comments that reliance on Banbury for housing will not be feasible in the future due to topography and other reasons.

One developer comments that it should be made explicit that not all housing in Banbury will be able to be accommodated within the confines of the existing urban areas, and that additional Greenfield land is needed.

No information on economic growth over the plan period. This should be included.

Concern over the artificial distinction between North Cherwell and Central Oxon. Larger villages close to the boundaries ought to be capable of receiving a development allocation from either side of the boundary.

One site promoter comments that there is no evidence to support suggested options. Development should be in urban areas to promote economy and should also be allowed in rural areas to promote sustainability. Rural development should be focussed in sustainable villages as opposed to scattered generally across rural areas.

Kidlington Parish Council comment that Kidlington should not be in the general village category.

2.4.3 Specific Comments

Highways Agency support BNC (b).

Oxfordshire County Council have some concerns about option (b) as these levels may be inappropriate in view of the environmental and landscape constraints around the town and possible transport and other services. In land use policy terms we have no preference for one single option. However in all cases Cherwell District Council need to address any concerns about transport implications. Option BNC (b) would make it easier to provide efficient infrastructure economies of scale. Options BNC (a) BNC (e) and BNC (g) for Banbury appear consistent with SE plan. However Option BNC (e) would put pressure on the remaining villages that lay outside of the Green Belt as could Option BNC (f). Although consistent with urban concentration policy SP3 in SE Plan we question whether highest level of development for Banbury is appropriate given concerns about constraints around Banbury and possible transport implications. Relatively low growth at Banbury under option BNC (d) is a concern if high level of growth at Bicester is not accompanied by significant job growth so as not to increase out commuting. However should additional land be provided at Bicester for employment purposes as outlined by policy CO2 of the SE plan then this should go some way to addressing this issue.

English Partnerships supports BNC (b).

Banbury Civic Society objects to the extra 1000 homes from the SE Plan.

Thames Water broadly supports the housing distribution for Banbury and North Cherwell. Also comment that there is limited capacity for foul drainage and network upgrades would be required as will be required in the smaller villages.

Banbury Town Council would have supported option BNC (a) if it had not included additional 1 000 homes option. BNC (d) would work and the eco-suburb idea should be investigated further to accommodate more housing in Bicester.

Banbury School Trust agree with the options.

South Northants District Council prefer (d) and that (e), (f) and (g) are worthy of further investigation. In accordance with SE Plan.

West Northants Planning Unit do not consider the percentage distribution appropriate. Consideration should be given to sustainability of key Type A villages and catchments outside of the two main towns.

Officers Response

The Options for Growth paper considered whether there might be some flexibility within the South East Plan's housing distribution for Cherwell; for example, for a greater level of housing in urban as opposed to rural areas, or between the north and south of the district. These were expressed as a series of 'reasonable' options. The Options for Growth paper calculated the residual amount of housing required in each area of the district taking of existing supply and a small amount of additional housing potential.

Since that time, the Government has published (in July 2009) a Planning Policy Statement on Eco-Towns as a supplement to PPS1. In doing so, it identified North West Bicester as one of the first four locations for an eco-town. The Council supports the inclusion of the NW Bicester location (as defined and presented through the council's NW Bicester Eco-Town Concept Study – Draft February 2009) in the Government's Eco-Towns Programme and Planning Policy Statement subject to ten published caveats (the 'ten-point plan'). The Council considers that such an eco-development is the most sustainable way of delivering major growth in the district and making an adjustment to the district's housing distribution as specified in the South East Plan to reflect this would be appropriate. The officer responses to Questions 5 and 6 outline further the case for Bicester and considers the implications for the rest of Central Oxfordshire.

In north Cherwell, there are also potential implications and reasons to support redistribution to Bicester. The Council disagrees with the Panel Report's conclusion that the town "lack(s) ... any serious environmental constraints". A draft Landscape Sensitivity and Capacity Assessment (Halcrow, 2009) demonstrates that the potential for large scale development around Banbury is more constrained than at Bicester in landscape terms and an emerging transport assessment (BaniTLUS) raises major issues in terms of potential traffic congestion. Nevertheless, Banbury has needs which need to be addressed, including canal-side regeneration close to the town centre (which has general public support), economic growth, developing its skill-base, affordable housing, making market housing more affordable, and providing new community infrastructure such as a ground for Banbury United Football Club. It has a role in achieving the South East Plan's goals of an urban focus and urban renaissance, and in meeting the needs of its own hinterland, and is of course assisted by its existing role as a major service centre with concentration of existing infrastructure, public transport, employment opportunities and, to some extent, redevelopment opportunities.

In the rural north, there is concern that the level of development that would need to be accommodated to meet residual South East Plan requirements would be too great in view of the likely number of potential villages that could sustainably accommodate significant growth and the pressure that would be placed on the rural environment. Whilst it is important that the Core Strategy seeks to address the local needs of villages in this area,

including by providing a reasonable level of growth that will widen housing opportunities, provide affordable housing and contribute in sustaining local facilities and services, it is also considered that an 'urban focus' is the most sustainable way for meeting the district's needs and planning for future growth.

It is therefore considered that there needs to be some distribution away from the rural north to Bicester to protect the character and environment of rural areas whilst ensuring sufficient development to meet rural needs. Although there remain concerns about the level of growth that Banbury faces, it is considered that retaining an urban focus and relieving the pressure on the rural north would be the most sustainable approach. It is also noted that there has been continued housing delivery at Banbury since 2006 which together with the good supply of deliverable and developable sites has lowered the residual requirements for the town. The emerging strategy will be kept under review as the Council continues to develop its evidence base.

2.5 Question 5

Options not selected for housing distribution in Banbury and North Cherwell (BNC)

Do you agree with the range of options NOT being selected for further examination for housing distribution in Banbury and North Cherwell?

Are there any other options that should be considered?

2.5.1 Summary of Response

Some of the issues raised within this section include:

- Failure to take account of individual village needs
- Should include Upper Heyford
- Some support was given to the inclusion of site H as the only way to prevent all the larger villages turning into towns
- Couple of respondents would like to see J included so that these villages do not stagnate, whilst others support it not being included
- Some respondents would like to see K included
- Some support given for further investigation of possible Eco Town at NW Bicester

2.5.2 General Comments

One respondent comments that isolated hamlets and small villages may be able to support modest growth which could in turn improve sustainability.

Nature of the proposals fails to take into account the needs of the population with regards to food production, natural environment services and a whole host of other functions provided by green areas. We should conserve natural resources and limit the actions that would diminish them.

One respondent comments that its very difficult to comment on the merits of any of the other options as generic.

One developer supports not including these options and that all these proposed options would be contrary to the provision of the South East Plan proposed changes and would result in unsustainable patterns of development changing the character of the rural areas and failing to support the role of Banbury and Bicester.

Developer proposes new option, from a revised methodology.

2.5.3 Specific Comments

Banbury School Trust comments that they will soon be selling off some of the sites could offer a development site.

Oxfordshire County Council comment that little or no development at villages would be contrary to PPS3 which highlights the need to provide housing in rural areas in order to enhance or maintain their sustainability. Agrees with not including H-M as would suggest extreme development.

Officers Response

The Council is required to seek out and evaluate reasonable alternatives promoted by themselves and others. The Core Strategy must also be in general accordance with the South East Plan. Very compelling evidence would be needed to support a significant departure from the South East Plan. Table 3 of the Options for Growth consultation briefly outlines the factors which influenced the identification of reasonable alternatives.

The district has over 90 villages and hamlets and directing significant development to isolated settlements with very limited or no services and facilities and/or small populations would not be sustainable. Development in such locations would be overly reliant on travel by private car to access services, facilities and employment and would have a greater impact on the rural environment. Further work on village policy is on-going with the benefit of a Cherwell Rural Areas Integrated Transport and Land Use Study (CRAITLUS). This will enable further consideration to be given to village categorisation and the concept of village clustering, and to which villages would be best placed to receive allocations of land for housing to help meet rural needs. Village categorisation policy will also be used to identify groups of villages that are potentially suitable for some 'organic' growth such as the conversion of buildings and other small-scale development within village boundaries. The Draft Core Strategy will also need to consider the approach to rural exception sites which allow, as an exception to policy, small scale affordable housing schemes to meet local needs.

The former RAF Upper Heyford is already allocated for enabling development through saved policy H2 of the Oxfordshire Structure Plan 2016 which was not replaced when the South East Plan was published in May 2009. An planning application for development of the site has been made and was considered at a local inquiry in 2008 and 2009. Planning permission has recently (January 2010) been granted by Secretary of State. The Core Strategy will need to reflect this decision; focusing on the delivery of the site rather than the principle of development.

Minimum development at Bicester is not reasonable or realistic in view of South East Plan sub-regional strategy for Central Oxfordshire and the needs of the town. North West Bicester will continue to be considered through the Core Strategy process but as an eco-extension to Bicester and not as a freestanding development. This will ensure mutual benefits are secured for the development and in meeting the emerging vision for Bicester. A freestanding new town would not accord with the South East Plan, would draw investment away from Cherwell's existing settlements and would not achieve the same benefits for Bicester. An urban focused approach will help maximise appropriate opportunities for developing on previously developed land and minimising greenfield releases.

2.6 Question 6

Options for housing distribution in Bicester and Central Oxfordshire (BCO)

Do you agree with the range of Options identified for further examination for housing distribution in Bicester and Central Oxfordshire?

Which option or combination of Options do you prefer?

No of Responses	Object	Support	Observations	Support with conditions	Total
	15	42	37	4	98

	BCO (a)	BCO (b)	BCO (c)
Support	26	35	12

2.6.1 Summary of Responses

Two most popular responses were for BCO (b) followed by BCO (a), which shows a strong preference on an urban focus within the Bicester area rather than the rural areas of Central Oxfordshire.

BCO (b) is to redistribute some of the remaining housing requirement from the remaining areas (villages) to Bicester to provide about 43% at Bicester and 5% in remaining areas.

BCO (A) is to focus about 35% at Bicester and 13% to remaining areas of Central Oxon and BCO (C) is to redistribute some development from Bicester to the remaining areas (villages) not in the Green Belt to produce about 32% at Bicester and 16% in remaining areas.

2.6.2 Reasons for supporting A:

- The main reason for respondents supporting BCO (a) was that it focussed and was in accordance with the Central Oxon Strategy in SE Plan

2.6.3 Reasons for supporting B:

- Land to the west and south west is free from flood zones, does not risk coalescence issues and is supported better by recently developed drainage and road infrastructure around Bure Park and the completed ring road. Housing developments could be better engineered on sites in vicinity of existing road links. Avoids disproportionate expansions of the villages in the remaining areas
- Trying to incorporate into Four Type A villages would damage social cohesion and identity and ruin quality of life for all villages and roads are already unsuitable for current traffic volumes
- Bicester needs growth and development
- Distribution conforms with the principles of the South East Plan to concentrate development in major urban areas and as such is highly sustainable
- Keep growth in villages to a minimum
- Suitable due to existing and proposes services infrastructure and accessibility. Further housing will be compatible and will support existing and proposed employment uses to ensure a balance between houses and jobs
- Has been earmarked as a major regional focal point for development within the sub-region
- In accordance with PPS3
- Good opportunity to improve public transport in Bicester

2.6.4 Reasons for supporting C:

- Current towns and villages should be allowed to maintain their current status. A larger housing allowance will enable the provision of much needed affordable housing in villages which isn't currently available
- Bicester is already overdeveloped
- Should have some new housing in villages to cater for the community and allowing people to live and work where they want to and to encourage young people and facilities

2.6.5 Other Comments

One responded supports development of Bicester but important to make it more self contained with diversified employment and improved leisure and social facilities.

One commented that development should be ring-fenced within town areas and not to enter rural and green belts whilst another respondent commented that another option should be considered. They proposed that one third of total housing allocation should be allocated in the villages of North Cherwell and Central Oxfordshire by brush approach (i.e. Village categorisation and clustering).

A question is raised as to why Bicester cant take more development given proximity to Oxford and current services and facilities.

A developer raises a fundamental objection that the document completely ignores the option for an eco town settlement, which is contrary to both national and regional policy. A new settlement should be considered.

Kidlington Parish Council reject all the options as they do not allow for 1300 new homes in Kidlington that are needed. CPRE Also comment that need to be more specific about intentions for Kidlington as warrants special case.

2.6.6 Specific comments

Oxfordshire County council comment that BCO(a) is as good as anything but should be entirely conditional on the provision of adequate infrastructure, particularly J9, and wholesale improvement of the poor quality industrial estates in Bicester, and measures to improve the attainment in Bicester secondary schools.

West Northants Joint Planning Unit do not consider it appropriate to use percentages in distributing development. Consideration should be given to the sustainability of a limited number of Type A villages and the catchments outside of the two towns.

The Highways Agency supports (b) as the most sustainable option in transport terms. Urban areas are better served by public transport and more accessible to services and facilities. A balance between housing and employment development should be sought to encourage the use of sustainable modes of transport.

Oxfordshire County Council comments that BCO(a) accords with the SE Plan and the provision of infrastructure is easier to implement. However higher levels of growth would only be acceptable if significant additional job growth can be ensued so as not to increase out commuting. Under BCO(b) implied provision in rural areas appears low. Under BCO(c) the District Council needs to be satisfied that higher provision for rural areas can be accommodated in smaller settlements sustainable.

BCO(b) is preferred option as it is easier to provide infrastructure when settlements are larger.

Thames Water comments that the Council should seek to distribute housing throughout Central Oxfordshire (excluding Green Belt) in order that the sustainability of these important communities is maintained and enhanced. Option BCO(c) strikes a careful balance between the sustainability merits of focussed centralised development at Bicester with the benefits to the sustainability of better served rural communities. Options B and C do not make appropriate or sufficient use of the central Oxfordshire Communities ability to absorb additional housing. Option C strikes an appropriate balance.

Thames Valley Police supports BCO (b) as it can deliver the policy objectives of the South East Plan. They would support the town's bid to become a new location for higher value and knowledge based business as promoted in the South East Plan proposed changes

South Northamptonshire District Council supports BCO(a) in that it reflects current requirements arising from South East Plan.

2.6.7 Sites

Land adjacent to A41 on approach to Bicester for small scale manufacturing and engineering uses.

Mr Derrer of South Lodge, Caversfield

Officers Response

The majority of responses support option (b) for redistributing some of the housing requirement from the remaining areas to Bicester. Various reasons are given in support for this approach including focussing development in urban areas and the need to protect the character of rural villages. The council agree with these points. It is agreed that rural areas should receive some development to address future local needs, but significant development in these locations would place pressure on the rural environments and would encourage vehicular use. A key evidence base document on rural areas is the CRAITLUS, and this will inform us which villages are the most sustainable and could accommodate future development.

The general principle within the district is that development should be focussed within the urban areas, close to various services and facilities

Concerns have been raised that Bicester is already overdeveloped. The council understands the concerns however minimum development in Bicester is not realistic in view of South East Plan sub regional strategy for Central Oxfordshire, Bicester must be viewed as a main centre in which growth should be directed.

In addition to this, the government has since published an Ecotown supplement to PPS1 which identifies NW Bicester (area comprising BIC 2 and BIC3 identified in this *Options for Growth* document and further adjoining land) as one of the four locations in the country for an Ecotown. It is anticipated that the Ecotown could accommodate up to 5000 homes, where a significant proportion is considered deliverable by 2026. This has implications for the housing distribution originally set out in this document and is likely to allow for a reduced distribution toward rural areas. The revised figures will be set out in the draft Core Strategy.

In relation to the growth of Bicester, many comments highlight their concern in relation to the vulnerability of road infrastructure. The Council recognise that meeting infrastructure requirements is essential for the creation of sustainable communities and the comments regarding suitable infrastructure provision are acknowledged. The draft Core Strategy will set out a policy to address necessary infrastructure provision in the district.

Other comments include concerns about housing provision in the rural areas, with specific objection being raised by Kidlington Parish Council who believes there is not enough residential going to Kidlington. In response to these comments, the Council will undertake further work on housing distribution within the rural villages to determine which villages are best placed to receive housing to meet local needs. Village clustering will be explored further and evidence from the 'Cherwell Rural Areas Integrated Transport Study' (CRAITLUS) will help to inform the choice of suitable villages. The draft Core Strategy will also set out its proposed approach to affordable housing in rural areas to meet local need.

2.7 Question 7

Options not selected for housing distribution in Bicester and Central Oxfordshire

*Do you agree with the above options not being selected for housing distribution in Bicester and Central Oxfordshire? Please give your reasons
Are there any other options that should be considered?*

Question 7: Options not selected for housing distribution in Bicester and Central Oxfordshire

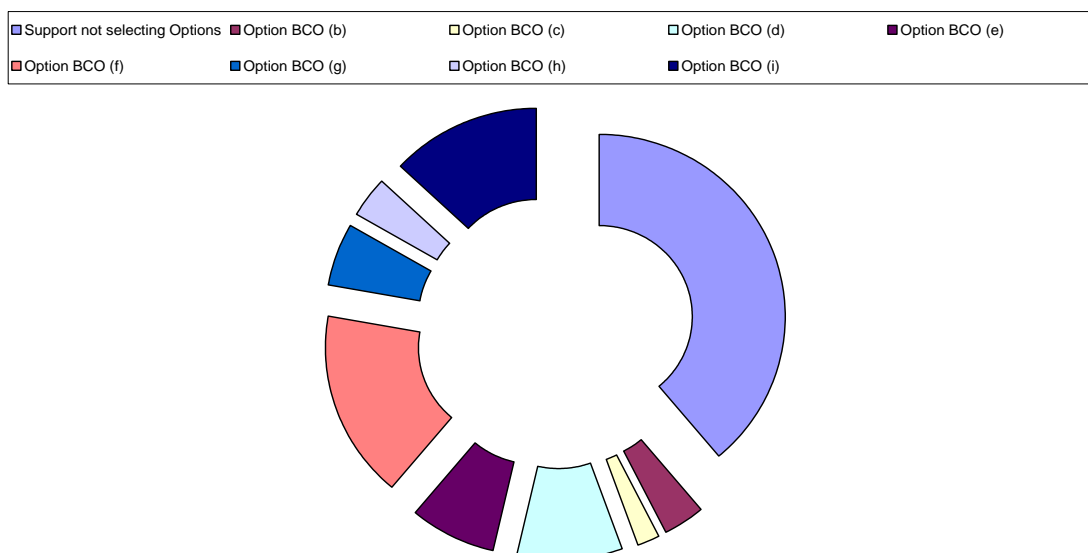


Figure 4: Response to question 7

2.7.1 Summary of Responses

As Figure 4 shows; 42% of respondents support the approach of not selecting the options BCO (d) – BCO (l)

The Option BCO (d) *redistribute some of the remaining housing requirement from Bicester to Banbury or the rural north* has received some support for inclusion as an Option from some respondents as has BCO (f) *a review of the Green Belt to accommodate growth at villages in the Green Belt*.

A couple of respondents including Thames Valley Police support all the other options not being considered as they propose unsustainable levels of development which would change the character of rural areas and fail to acknowledge the role and status of Bicester and Banbury as main foci for development within the District.

Oxfordshire County Council agrees with not including any of the other options as do not follow the strategy in the South East Plan. Bulk of housing should remain in Bicester and Green Belt should be maintained where possible unless the Council can demonstrate an exceptional circumstance.

Others support not including these options. One of the reasons given for supporting the non inclusion is that attempting to integrate large numbers of homes solely in Type A villages would damage those settlements social cohesion and identity and damage the quality of life in those villages. Also traffic demands of new housing should be in proximity to existing road links of urban centres, rather than villages.

Another supports this approach as these sites are contrary to the South East Plan and other broader national planning objectives.

Banner Gleeson and Timms Homes comment that it is inappropriate to redistribute development from North Cherwell to Central Oxfordshire. It does not accord with the Regional Spatial Strategy.

Oxford Green Belt Network support BCO (f) not being included. This view is supported by CPRE who believe that the bulk of any new development should be focussed on existing large settlements.

Another respondent comments that there should be no building in the floodplain.

A couple of respondents comment that BCO(d) and BCO(e) should be considered if their equivalent is getting considered for BNC. Others would like (d), (e) and (i) to be included where proportionate and appropriate development can help sustain village environments.

The Highways Agency comment that according to the workplace statistics data, trips originating from Banbury have less impact on the already heavily congested M40/J9 and junctions surrounding Oxford on the A34. Consequently disagree with not considering Option BCO(d) which would redistribute some of the remaining housing requirement from Bicester to Banbury or the rural north.

West Northamptonshire comment that issues affecting growth at Banbury and landscape constraints around Banbury may support the argument for the redistribution of development between the towns with more development directed to Bicester, therefore should include BCO (d).

Another respondent comments that some merit in (e) to the extent that some villages in Central Oxfordshire have their service centre village in North Cherwell and it may be applicable to provide for the necessary growth in the sustainable service centre village.

South Northamptonshire District Council agree with not including the options with the exception of BCO(f). The Council considers there should be a review of the Green Belt as pressure increases for development in the sub region. This opinion is shared by a number of respondents who would like to see a review or partial review of the Green Belt and others consider Option BCO(f) should be included and that small scale development in the Green Belt should be considered.

South Newington Parish Council consider that BCO(i) should be considered. Another respondent agrees with this inclusion as previously developed land located in least sustainable locations should be considered as it is more sustainable to redevelop brownfield land than develop greenfield land. They consider that such sites could secure much needed housing provision and provide other benefits to these villages.

Some support of not including the options with the possible exception of BCO (j) as they consider we should not discount options which promote the regional role of Bicester as an area for increased housing growth.

Other options suggested including a new further option of more than 4900 houses to Bicester and developers Parkridge Holdings Ltd made representation that the alternative option of a freestanding eco town settlement at Weston Otmoor should be included, and sets out detailed background information on this option. Banbury Town Council comments that an Eco-suburb should be investigated.

Keith Mitchell, Leader of Oxfordshire County Council, comments that no settlement wishing to take development should be dismissed, in particular Heyford.

Officers Response

The comments received generally support the council's decision to discount numerous options in relation to housing distribution in Bicester and Central Oxfordshire. However since the publication of the *Options for Growth* document, circumstances have changed which will impact on the housing distribution set out in the document- this is explained in responses to earlier questions.

The council will revise its figures appropriately in the Draft Core Strategy, and in response to comments suggesting redistributing some requirement from the Central Oxfordshire sub region to North Cherwell area; It is likely that the rural areas will receive a reduced requirement than originally identified. Further work will be undertaken to determine the level of redistribution. This will consider the evidence base on transport, landscape sensitivity as well as other factors e.g. the Green Belt boundary.

The main objections raised here relate to the decision to dismiss options to revise the Green Belt boundary to allow for sustainable development. The South East Plan does not identify a need for strategic review of the Green Belt boundaries in the district, therefore it has been discounted as a potential option.

2.8 Question 8

Identifying options for major development at Banbury and Bicester

Do you have any comments on how we have identified options?

2.8.1 Summary of Responses

Many of the comments that were raised to this question included comments that have also been recorded against Questions 1, 2 and 3. The main points have been summarised within this section:

Some respondents comment that the development of Alcan should be considered as an area for growth.

Many comment that the idea of non-car use is unrealistic and comment that there is a need to improve public transport. Also need to consider information on traffic and highways. One respondent commented that flood plains, drainage and holding tanks should be a consideration.

A developer comments that the main focus should be the reuse and redevelopment of previously developed land in advance of green field sites and object to the scale of such large strategic greenfield sites at Bicester, in preference to smaller scale urban extensions that are more sustainable in terms of their landscape, visual implications and relationship to existing facilities.

Others comment that brownfield sites should be used first. Hanwell Parish Council comment that this should be the approach and only once these are exhausted that greenfield sites on their fringe should be used, on a top down pyramid basis and that infrastructure should be improved.

One respondent comments that there should be no more building to the south of Banbury as this would have a catastrophic effect on traffic system.

Many respondents comment that non-coalescence should be a major consideration.

A developer comments that there should be a further strategic distribution option which recognises the special relationships between Banbury and Bicester. Bodicote, Adderbury, Ambrosden and Launton have the potential to accommodate development as related to Banbury and Bicester.

Another developer considers that the identification of a significant urban extension to Banbury to meet housing need is the correct approach.

Some respondents have concerns over the way the information has been summarised and lack of detailed information on how sites were chosen. Whilst some of the developers comment that the planning assessments are not available to interested parties and consider that the Council has not undertaken a robust evaluation of the sites and consider it contrary to the Strategic Environmental Assessment Regulations 2004.

Another comments that it would be useful to have the SHLAA finalised in order for the assessment to be transparent and a credible evidence base. Should also consider spare capacity in existing infrastructure and location of physical boundaries.

One developer comments that similar identification and consultations should be undertaken in relation to Banbury at smaller scales of individual development.

One of the respondents comments that the consultation documents contain misleading representation of planning issues, in particular land North of Hanwell fields and the recent planning refusal.

2.8.2 Specific Consultee Comments

Banbury Town Council comment that developers and promoters of the sites have had too much significance placed on their wish lists. Have not looked at the regeneration of previously developed land in the centre or east of town. Many would lead to further cross town traffic with housing to the west and industry to the east.

Banbury Civic Society comment that an urban focus is wholly appropriate but disagrees that strategic sites must be a minimum of 400 homes. Sites with fewer homes are still equally strategic.

Oxfordshire County Council comment that they agree the emphasis on the urban areas provided it can be matched by necessary infrastructure provision and employment growth.

Kidlington Parish Council comment that the strategy needs a separate and parallel site map for Kidlington, as Kidlington can deliver over 400 houses.

The Government Office for the South East has no comments on the merits or otherwise of particular sites or areas put forward or not in this document.

2.8.3 Sites

Braemore Ltd Promoter of site directly north of Caversfield and Airfield discuss site in detail.

Officers Response

Some comments received found that the council's approach to identifying major sites in Banbury and Bicester were not justified by sufficient evidence. It has been criticised that details of assessments were not available and there are concerns that robust evaluation of sites were not undertaken and that this is contrary to SEA regulations.

The main document did contain short commentaries for each *reasonable option* and set out the key reasons for discounting other sites. The council undertook initial detailed assessment for sites considered *reasonable* for this paper based on the evidence available to us at this time. The paper outlined the council's initial conclusions but understood that further analysis would be required. The detailed assessment undertaken were not contained in full within the published document but were available in a supporting report; reference to this report were made on numerous occasions within the main document (e.g. paragraph 5.12, 6.6). Further details on why sites were discounted were also outlined in this supporting report.

Within the supporting report the council recognises the need to include a formal sustainability appraisal (SA) to justify its approach, a draft SA will be published with the draft Core Strategy document.

Other comments received highlight the need for a robust evidence base. The LDF evidence base has grown since the publication of this paper and continues to be reviewed. These will enable the development of the detailed policies for the draft Core Strategy and will support the production of other Development Plan Documents.

One comment criticises the paper as misleading planning issues. The council does not intend to be misleading. Development Plan Documents (DPD) are subject to rigorous and statutory procedures involving public consultation and formal testing; Core Strategies must be *'justified'*-founded on a robust and credible evidence base and be the most appropriate strategy when considered against reasonable alternatives; *effective*- deliverable, flexible and able to be monitored and *consistent with national policy*; therefore, if the council do not meet these test then the plan can be found unsound.

Some site specific comments were received. These may not have been considered at this stage as they're not considered to be *strategic* sites. The nature of a Core Strategy is a high level strategic document; assessment of smaller sites will be considered further in a later site specific allocation document 'the Delivery DPD'. For the Core Strategy the council must indicate where development should go *in broad terms*. For the purpose of this document a strategic site refers to sites capable of accommodating 400 or more dwellings.

A comment highlighted a need to consider the 'special relationships' between various towns and villages. Village clustering is explored in this and future documents.

Kidlington Parish Council is concerned that a strategic site has not been identified for its parish. Although the council recognise that Kidlington is the third largest urban area in the district, the village edge is constrained by the Oxford Green Belt with limited space within the built up limits to accommodate a strategic site. This does not however preclude any housing development in Kidlington in the future. Kidlington is a very sustainable location with a range of services and facilities and is close to Oxford City. Further work will be undertaken to determine which villages will receive housing in the future and the distribution will be set out in the Draft Core Strategy.

2.9 Question 9

Options for Major Development at Banbury

*What are your views on the Options that are being suggested?
Do you support or object to any of these sites in particular?*

No of Responses	Object	Support	Observations	Support with conditions	Total
	111	42	102	3	258

Breakdown of site responses

	BAN1 Canalside	BAN2A West of Bretch Hill	BAN3 North West Banbury	BAN4 Wykham Park Farm And South of Salt Way	BAN5A West of Bloxham Road	BAN6A East of Southam Road
Support	49	26	25	31	14	18
Object	8	37	48	40	28	7

2.9.1 Summary of Responses

The table above shows that BAN1 – Canalside was the most popular site, with the most support and least objections. BAN3 – North West Banbury received the most objections followed closely by BAN 4 Wykham Park Farm and BAN2A West of Bretch Hill.

In response to this question, promoters of the suggested sites provided further evidence in support of their sites. This information has not been included in the summaries below, although they will be considered and can be viewed online.

2.9.2 BAN1 - Canalside

Respondents support the site due to proximity to services and facilities, rejuvenation, and the possibility for linking green spaces. Chiltern Railways support the site as there is the possibility to improve the train station. Others support the site's potential to reduce car movements due to the proximity to good transport links. Oxfordshire County Council also supports the site as long as sufficient infrastructure is provided, particularly in relation to transport and education. They also comment that the site may have archaeological deposits. Banbury Town Council considers this site the best option in terms of sustainability and regeneration.

The main objections to Canalside relate to flooding. The Environment Agency is concerned about the housing numbers suggested here, due to flood risk. They quote PPS25 in that the Council should steer new development away from areas at medium or high risk of flooding if alternatives are available. They will continue to object unless the Council can demonstrate an acceptable sequential test has been applied.

2.9.3 BAN2A – West of Bretch Hill

This site received local opposition on the grounds that it would ruin the landscape and access to the countryside. It would also have an impact on services and transport. People were sceptical of the capabilities of this site to improve the area. Residents of Drayton object on the grounds of coalescence and the impact it would have on the rural setting of the village.

Oxfordshire County Council's comments refer to landscape, archaeology and mineral issues (although there is unlikely to be an objection on minerals sterilisation grounds). They comment that further work is required to fully assess this site.

Banbury Town Council feels that this site is the most appropriate site for greenfield development and could probably be larger to provide more homes and infrastructure (although not to include Withycombe Farm or to be extended as far south as the Broughton Road).

2.9.4 BAN3 – NW Banbury

Hanwell residents object strongly to this site on the grounds of coalescence, visual amenity, transport and facilities and refer to the previous appeal on the site. Oxfordshire County Council considers the site to be reasonably sustainable due to its proximity to education and employment facilities, and they also comment on mineral deposits (unlikely to be an objection on minerals sterilisation grounds) and ecological potential.

Banbury Town Council considers that the recently completed Hanwell Fields development should have time to settle in, and there is a need to maintain Hanwell's separate identity.

Natural England would like assurances that the SSSI would be protected.

2.9.5 BAN4 – Wykham Park Farm and South of Salt Way

Residents of Bodicote and the Leader of Oxfordshire County Council strongly object on the grounds of coalescence with Bodicote, traffic impact, and the detrimental effect on Salt Way. Comments were made relating to the already permitted Bankside development and

the impact that will have on the area. Oxfordshire County Council comments on the site's proximity to the town and existing facilities and services, however they also comment on potential coalescence with Bodicote and on archaeological potential.

Banbury Town Council comments that Salt Way should be protected. They are concerned over coalescence with Bodicote. They also have traffic concerns and consider that the higher density proposed for this site is unacceptable.

2.9.6 BAN5A – West of Bloxham Road

Apart from BAN6A, East of Southam Road, this site received the least amount of comments and the comments that were made were in relation to the impact on Salt Way and traffic. Oxfordshire County Council comments that the site is reasonably close to existing facilities and has the potential for integration. They also comment on the potential for minerals deposits, ecological and archaeological value. Banbury Town Council refers to the same issues expressed relating to BAN4 (that Salt Way should be protected, concerns over coalescence with Bodicote, over traffic impacts, and that the higher density proposed for this site is unacceptable).

2.9.7 BAN6A – East of Southam Road

This site received the least number of comments. Comments related mainly to traffic implications, and some people commented that it would be more suited to industrial uses rather than residential. Oxfordshire County Council commented on the site's archaeological value. Banbury Town Council considers that this site could provide housing close to employment. They would wish to see an extension of Hardwick cemetery if this was to go ahead. The Highways Agency comment that BAN6A's proximity to the M40 may encourage commuting from locations outside Banbury and consequently have an adverse impact on the motorway junction.

2.9.8 General comments on all the Banbury sites

Banbury School was pleased to see development sites within the area as they need to maintain around 1800 children to maintain government funding.

Oxfordshire County Council would like a number of transport factors to be taken into account including the use of BanITLUS2. They express conditional support for a number of the sites particularly BAN1, BAN3 and BAN4.

Banbury Town Council supports (in terms of priority) BAN1, BAN2A then Site D (Thorpe Way) and then BAN6A. They have serious objections to BAN3, BAN4 and BAN5a.

Natural England comments that the sites are close to either County Wildlife Sites or ecologically important landscapes, and they therefore wish to be consulted at every stage (as well as BBOWT). They would support the maintenance of green infrastructure networks through the town and the use of development to improve areas of wildlife interest with particular regard to Conservation Target Areas.

Thames Water comments that for Banbury town there is limited capacity for foul drainage, and network upgrades would be required.

Officers Response

All of the sites identified as reasonable alternatives received some level of support, and this is encouraging in moving forward with the Core Strategy. In most cases however, the Banbury sites received more objections than support (with the exception of BAN1 Canalside and BAN6A East of Southam Road, although BAN6A received a relatively low response overall) and this perhaps reflects the higher level of strategic constraints affecting growth in Banbury (compared to Bicester). There is evidence of strong public

support for seeing the Canalside site redeveloped to help meet Banbury's needs. Additional work will need to be undertaken to explore the development potential of this site in more detail, given the complexities of the site.

The strongest opposition related to NW Banbury (BAN3) and land at Wykham Park Farm (BAN4) although these sites did also receive a measure of support. Concerns related to landscape and coalescence issues. Additional work on landscape issues will be undertaken to provide evidence on these issues and inform the preparation of the draft Core Strategy.

2.10 Question 10

Reasons for not suggesting other options for major development at Banbury

*Reasons for not suggesting other options for major development at Banbury
Do you have any comments on these conclusions?*

Other Options for Major Development at Banbury

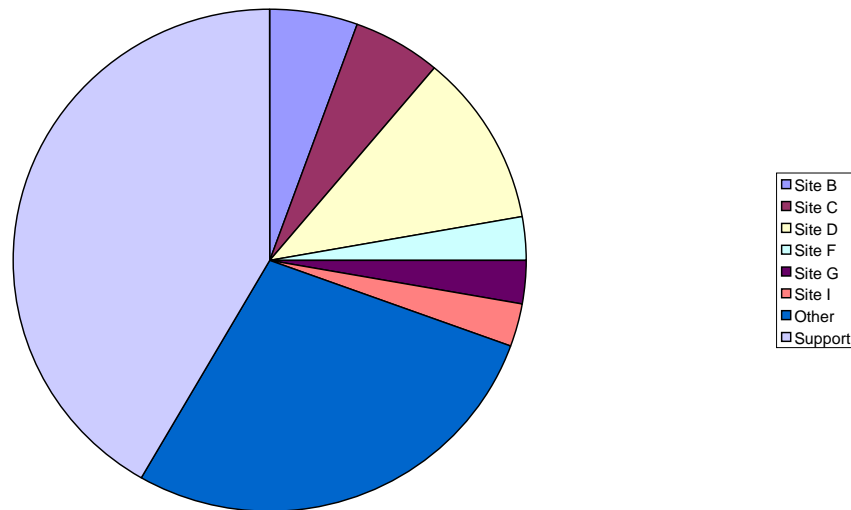


Figure 5: Response to question 10.

No of Responses	Object	Support	Observations	Support with conditions	Total
	11	12	20	2	45

2.10.1 Summary of Responses

Responses to this question overlapped with responses to Question 11.

Figure 5 and the accompanying table show a number of 'supporting' comments for this question (i.e. support for the Council's rejection of the other options for major development not taken forward). The Council's rejection of these 'other' sites was supported for many reasons including concerns over landscape, coalescence and integration issues.

However, there was also some support expressed for the sites not taken forward as reasonable alternatives (in particular sites B, C, D, G, and I), which disagreed with the reasons we had set out for not taking these sites forward as 'reasonable alternatives'. These comments are labelled as 'objections'.

A number of comments were made in relation to site D:

- Site D would provide a good location due to its close proximity to the M40
- Site D could be regenerated to deliver housing and employment
- Site D (and E) has good links with existing and future infrastructure and employment opportunities

- Site D is not part of the high quality landscape value of the Cherwell Valley, and is a brownfield site
- Disagreements with the rejection of site D for reasons of noise/pollution and adjoining industrial works
- Site D may bring a south east relief road

However, comments were also received which supported the rejection of site D (and C) including:

- South Northamptonshire District Council strongly objects to any proposals to development east of the M40 and shares the Council's concerns regarding sites D (and F)
- The Environment Agency comments that flood risk is a strong reason for not identifying the other areas of land in particular sites C and D
- West Northamptonshire Joint Planning Unit comments that D should be used for employment only and makes comments relating to severance, rural impacts and development in the flood plain on Site C
- Oxfordshire County Council comments that sites C and D are possibly being looked at for Waste Management Development and should therefore not be put forward. They also highlight that part of D is in flood zone 2
- The Highways Agency supports not developing east of the motorway (site C)

Comments were also received in relation to site H (and BAN5A) – development of these sites would render the tenant's farm totally unviable and would cause loss of livelihood. Other reasons put forward for not developing this site including loss of agricultural land, listed building, archaeology, wildlife and biodiversity.

Banbury Town Council provided detailed comments on each of the sites, summarised below:

- Site A could result in coalescence with Hanwell and have adverse impact on Hanwell fields
- Site B – Might offer scope for regeneration –ask if planning gain can assist with extension of Hardwick Hill cemetery. Concerns if identified for housing as land prices would mean extension to cemetery not possible. Cemetery extension needed
- Site C – Could be a village type extension. Easy car access. Potential for relocating sports facilities. Also high quality B1 and B2 use
- Site D – (comments incorporated above)
- Site E: See comments on Canalside
- Site F: Should not be considered – would create further coalescence with Banbury/Bodicote and landscape impacts on Cherwell Valley. See comments on BAN4 and BAN5A
- Site I: Parts of this should be considered as outlined for 2A but not so far south as Broughton Road
- Site J: Comments for BAN3

Some comments were quite general and did not relate in particular to any of the specific sites, as follows:

- A new motorway junction south of Junction 11 (or alternatively to the north of Banbury) should be considered
- A ring road is needed to bypass the centre of town
- The landscape and visual impacts study is out of date and that decisions have not been made on a sound evidence base
- The protection of high quality landscapes and features is supported, as is safeguarding the sensitive settings of settlements

- Agreements that in general Banbury is constrained

2.10.2 Site specific details from site promoters

Agents and landowners representing the 'other' sites that had not been taken forward as reasonable options have objected to the rejection of their sites including:

- Sites G Wykham Park Farm and South of Salt Way and Site H Between Bloxham Road and Broughton Road (the full extent of these sites, parts of which were identified as 'reasonable alternatives')
- Site F Land South of Bankside (also supported by the County Council)
- Glebe Land as an extension of BAN4 (site not included in the 'all other options' list)
- Land at Cotefield Farm (site not included in the 'all other options' list)

The promoter of Site F comments that the site as shown in the consultation paper is not what they have previously submitted – the area shown extends further to the east towards the Cherwell Valley and the Oxford Canal. The site that they promote does not extend as far to the east and so would be less critical in landscape terms.

The promoter of Site H is critical of the subjective conclusions reached compared to the objective assessment required under PPS12. They submit more information that updates their evidence on the site including a detailed landscape and visual impact assessment which addresses the site's suitability for development.

Officers Response

The responses show much support for site D, which includes an existing industrial estate and allocated employment land at the Thames Water site adjoining the motorway. There is clearly support for some development on this land, although the supporting report for the Options for Growth document identifies that housing development on this location would need to be fully justified taking into account the loss of employment land.

The comments received did not really respond to this issue. Additional work will be undertaken on employment land supply and demand in the district to provide evidence on this. The responses to this question also identify support for some other sites not taken forward as reasonable alternatives in particular sites F (South of Bankside), G (Wykham Park Farm and South of Salt Way), and H (Between Bloxham Road and Broughton Road) and there are some objections to the process through which the reasonable alternatives were selected. Again, the supporting report to the Options for Growth consultation document explains in more detail why the sites were rejected. The supporting report and the Options for Growth document identify that additional work is ongoing and that the evidence base is still emerging. This includes a landscape study that will inform the final selection of directions of growth set out in the Core Strategy. A more detailed response to this point has been made in response to Question 8.

2.11 Question 11

Other options for major development at Banbury

Do you consider that any other areas of land shown on Map 3 are more appropriate than the options for Banbury listed in Table 4? Please give your reasons.

2.11.1 Summary of Responses

There is some overlap with the responses to Question 10, above, which identified that people felt a number of sites including B, C, D, F, G, H and I to be appropriate for development.

Additionally there is support for site E (which was taken forward within the BAN1 Canalside site identified as a reasonable alternative).

Support was also expressed for sites I and J (iterations of which were taken forward as reasonable alternatives, BAN2A West of Bretch Hill and BAN3 NW Banbury respectively).

Support (3 separate comments) was expressed for sites A and B 'to take the pressure off western Banbury'.

As with Question 10, support was expressed for land to the south of Broughton Road (included within site H; part of which was identified as a reasonable alternative); and conditional support for site G (Wykham Park Farm and South of Salt Way).

Beyond these, the following sites were also proposed for consideration. Some representations included detailed information on the particular site and this has not been summarised within this section.

- Alcan
- Former RAF Upper Heyford
- In light of a Radon report issued by the Council, future development should be in the areas of A361 Huscote Farm, Overthorpe, and Nethercote (not site specific)
- Glebe Land within Option G should be included within BAN4
- Shipton Quarry should be considered for mixed use redevelopment
- The Grundons Site (old gasworks) to be delivered alongside with Canalside and Bankside to ensure infrastructure is provided at the same time.
- Grimsbury Green site (at Banbury Reservoir)
- Land south of Broughton Road Site
- Land north of Broughton Road
- Land at Bretch Hill could be expanded out to the west and to the south
- Cemex Site at Merton Street Banbury

Officers Response

Many of the site specific comments, which suggested sites not identified in the consultation paper, have identified 'non strategic' sites which will be considered within the Delivery DPD rather than the Core Strategy (for example Alcan, Glebe Land, Banbury Reservoir, Shipton-on-Cherwell Quarry). The development at RAF Upper Heyford is already being taken into account, and there is a need to identify further greenfield sites. Some of the comments were not site specific. Some of the comments related to sites which were rejected as reasonable alternatives for the reasons set out in the supporting report to the consultation paper including emerging work on landscape constraints.

Additional work on landscape issues is being undertaken and will inform the final directions of growth set out in the Core Strategy.

2.12 Question 12

Options for Major Development at Bicester

*What are your views on the options that are being suggested?
Do you support or object to any of these sites in particular?*

No of Responses	Object	Support	Observations	Support with conditions	Total
	20	15	58	5	98

	BIC1 South West Bicester	BIC2 Howes Lane	BIC3 Lords Lane	BIC4 South East Bicester
Support	21	20	16	11
Object	8	8	6	8

2.12.1 Summary of Responses

Site promoters have put forward further evidence in support of their sites. This information has not been included within the summaries below; however they will be considered and can be viewed online.

There is a mixed response to development within Bicester. There are concerns that the existing infrastructure will be unable to cope with the increase in homes, whereas others felt development could benefit Bicester as long as it is delivered with the improvement of facilities and services. The leaflet responses identified mixed support for the various sites though overall there appeared to be more support, or fewer objections, to development in Bicester as a whole.

Some of the surrounding Parish Councils object to development on the grounds of transport and infrastructure concerns and the possibility of coalescence. However many of the national and local organisations supported the growth within BIC2 and BIC3 as do many individuals as long as it is delivered alongside adequate infrastructure.

The site with the least number of objections was Lords Lane.

2.12.2 Specific Consultee Comments

The Town Council comment that they would like to see a holistic and integrated approach to development within Bicester. They have also submitted a report on the pressing need for a cemetery in Bicester. They have not given specific comments on any of sites within their response to the Options for Growth paper.

Caversfield Parish Council does not want houses around the north of the town due to concerns of traffic, infrastructure, sewage, impact on urban fringe and loss of farmland.

Chesterton Parish Council has concerns over traffic, services, facilities and overall infrastructure (in particular the M40 and the bridge at the end of Howes Lane).

Middleton Stoney Parish Council does not favour increased housing in areas around Bicester and states that the town must first cope with the housing developments already in the planning system but not yet built.

Epwell Parish Council prefers BIC4.

Launton Parish Council objects to BIC 1 and BIC 4 on grounds of coalescence.

Wendlebury Parish Council supports growth and development in Bicester.

Steeple Aston Parish Council supports BIC2 as long as good infrastructure is provided.

Thames Water states that there would be a requirement for major network provision if development is concentrated to the North West and North East of the town. Their preferred location is therefore the south of Bicester.

CPRE considers BIC1, BIC2 and BIC 3 the “least worst” options.

The Environment Agency would need BIC3 to be set back from the water course as it is designated a main river due to the flood alleviation functions it performs. They are also aware of a historic landfill site within the BIC2 site which may need further research.

Natural England state that BIC3 is within approximately 0.7km of on Ardley Cutting and Quarry SSSI, notified for its geological interest. The suggested option would not appear to directly impact on the SSSI, but Natural England would require assurance that the SSSI would be protected from any adverse indirect impacts in any housing allocations near the site. BIC 1 and 2 are close to ecologically important landscapes at the District level. It is therefore recommended that the County / District Ecologist, as well as the Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust are consulted concerning the suggested options.

The Highways Agency support the identified site identified but reiterate the importance of developing employment uses alongside residential uses in an effort to create sustainable, balance communities.

Launton Environmental Group - All the options seem reasonable (noting the comments in Table 6), with the provisos (a) that the gap between BIC4 and Launton to the north must be maintained at approximately the level shown on Map 4, to avoid the threat of coalescence, and (b) that BIC2 and BIC3 should remain at the level suggested here, not in the massively enlarged "eco-sub" form recently proposed by CDC, which would threaten the identity of Bucknell.

2.12.3 General Responses

Other responses expressed concerns over traffic implications and lack of traffic infrastructure. Comments were made that Bicester needs an infrastructure upgrade and this could be facilitated through the housing growth, however other comments noted that Bicester already has both good infrastructure and good facilities.

One comment stated that Howes Lane, Lords Lane and South East Bicester seem ideal sites for building new homes, particularly the former two sites as they would be an extension of a new part of town and have reasonable road access.

Many commented that housing proposals and road structure should be considered together. One respondent commented that the town needs a 'loop' on the east side to relieve the congestion on the only two crossings over the railway lines. This needs to be part of the plans, not part of a wish list.

Officers Response

All of the sites identified as 'reasonable' in the Options for Growth document appear to have some support. The responses do not seem to identify a clear 'front runner' although BIC 1 (SW Bicester Phase 2) and BIC 2 (Land at Howes Lane) appeared to receive more detailed comments of support. BIC 2 and BIC 3 appeared to receive support, but also objections in relation to the (separate) identification of the North West Bicester eco development site. The problems of developing on the 'outside' of the ring road were identified in relation to BIC 2 and BIC 3 as well as BIC 4. One comment objected to all four sites identified. Overall the site with least support was South East Bicester, and this is the site that the Options for Growth document identified as the 'most complicated'. Concerns relating to this site include its biodiversity value, the integration problems posed by the ring road and 'inward facing' development on the opposite side, and threat of coalescence with Launton.

2.13 Question 13

Reasons for not suggesting other sites for major development at Bicester

Do you have any comments on these conclusions?

No of Responses	Object	Support	Observations	Support with conditions	Total
	7	8	21		36

2.13.1 Summary of Responses

Some support, including from CPRE, is given to excluding these other sites on grounds such as flooding, impact on conservation areas and coalescence, including with Launton, Bignell Park and Chesterton. One respondent supports not including land to the east of the A41 (E) as this land should be reserved for employment use, whilst another believes site C (East of Bicester) should be reserved for employment use.

One respondent highlighted that residents of Launton do not want large scale estates in or near their village; they only want small scale development.

Many comments were received in relation to Bicester Airfield. Natural England would wish to maintain and enhance the SSSI if Bicester Airfield was to be developed. Some respondents and South Newington Parish Council ask why preservation of the airfield at RAF Bicester takes precedence over development on open countryside and argue that it should be built on. Steeple Aston and Sibford Ferris Parish Councils think the airfield should be reassessed and not discounted. Defence Estates want RAF Bicester to be explored as a suitable location for future growth and set out detailed reasons why it should be.

However Oxfordshire County Council comments that Bicester Airfield is a possible site for Waste Management Development and agrees that it should not be taken forward.

Chesterton Parish Council comments that they understood South West Bicester Phase 2 (site G) had already been agreed for 650 houses and Land East of Chesterton (site F) being community woodland.

The promoters of land 'South and West of Caversfield' (site K) want to see it included as a site for growth and submit evidence to address the concerns set out in our supporting report.

One respondent supports the land south and west of Caversfield as they believe it would minimise encroachment and form a logical progression.

Lower Heyford Parish Council's preferred development areas are sites A, B, C, D, E and G with C linking to a new train station to ease traffic congestion.

Bicester Town Council supports the possibility of an Eco-suburb.

One respondent commented that the Council should look at merits of releasing previously developed land before greenfield extensions.

Finally, some respondents would have liked more detailed commentary on why a site was not taken forward.

Officers Response

Where comments have been recorded as 'support' against this question, this means that they support the Council's rejection of the other alternative sites. Where they 'object', this means they object to our rejection of these sites.

There are few actual objections to this question. The 7 'objection' comments actually translate to only 1 objection, as follows:

1 comment was incorrectly categorised as an 'objection' by the Council when the comment actually they support our rejection of these sites, in particular Bignell Park.

1 comment was incorrectly categorised as an 'objection' by the Council when the comment is simply 'no comment'.

1 comment was incorrectly categorised as an 'objection' by the Council when the comment actually supports our rejection of site C.

1 comment was incorrectly categorised as an 'objection' by the Council when the comment actually supports our rejection of site B.

1 comment was incorrectly categorised as an 'objection' by the respondent but they actually comment that their parishioners would only support small scale developments on sites within the broader areas identified as C and D (i.e. they agree with the rejection of these areas).

1 comment was incorrectly categorised as an 'objection' by the respondent (i.e. they are actually agreeing with the rejection of these sites).

The single actual 'objection' comes from Defence Estates who object to the rejection of Bicester Airfield (site B). They criticise the lack of evidence used to form this judgement, and argue that some development can be accommodated on the site.

In response, the Options for Growth supporting report notes that Bicester Airfield has significant heritage constraints. It refers to research undertaken on the Council's behalf in 1996 and the outcome of a subsequent English Heritage thematic listing survey. It concluded that in heritage terms, RAF Bicester is important in the national context. Work commissioned to inform the Non-Statutory Cherwell Local Plan showed that there is little scope for new building within the Conservation Area. Incursion into the flying field, or the loss, or subdivision and enclosure of parts of it, would be unacceptable.

2.14 Question 14

Other options for Major Development at Bicester

Do you consider that any other areas of land shown on Map 5 are more appropriate than the Options for Bicester listed in Table 6? Please give your reasons.

No of Responses	Object	Support	Observations	Support with conditions	Total
	6	5	18	1	30

2.14.1 Summary of Responses

The following sites were promoted against this question. Some were attached to Question 13 as well, or instead.

Green Lane, Chesterton (Chesterton Parish Council)

Could be home to a new community building/sports facility, parking for 36 cars and then the rest could be used for housing and supporting facilities. They would like this to be limited to 40 with 30% affordable.

Land off Middleton Stoney Road (Savills for Mrs Pain)

Site is already being promoted through the LDF. Suggests the site should be considered as an extension to site BIC 2.

Land at Skimmingdish Lane (Carter Jonas for Michael Deeley)

Site is already being promoted through the LDF. Comments state that the site should not be ruled out just because the larger site 'C' has been ruled out as a strategic site through Options for Growth.

South West Bicester Phase 1 (Terence O'Rourke for Countryside Properties)

Suggest an increase of density at Phase 1

Several respondents, including Defence Estates, promote RAF Bicester.

One comment supporting site D (including BIC4)

(Promoters of Weston Otmoor submitted a report supporting a new free standing eco settlement at Weston Otmoor.

Promoters of Stratton Audley Quarry site submitted further information.)

Officers Response

The sites suggested relate primarily to the consideration of 'non strategic' sites in the Delivery DPD, rather the strategic site allocations of the Core Strategy. RAF Bicester has been responded to against Question 13. The shortage of other 'new' strategic sites being suggested would appear to indicate that the 'reasonable alternatives' identified in Options for Growth represented a thorough consideration of the possible alternatives.

2.15 Question 15

Options for housing distribution to the villages

VIL (a) Locate nearly all of the rural housing development at Type A villages
 VIL (b) Redistribute some of the rural housing requirement to Type B villages

Do you agree that both of these approaches should be considered further?
 Which option do you prefer?

No of Responses	Object	Support	Observations	Support with conditions	Total
	66	56	91	15	228

Options for housing distribution to the villages

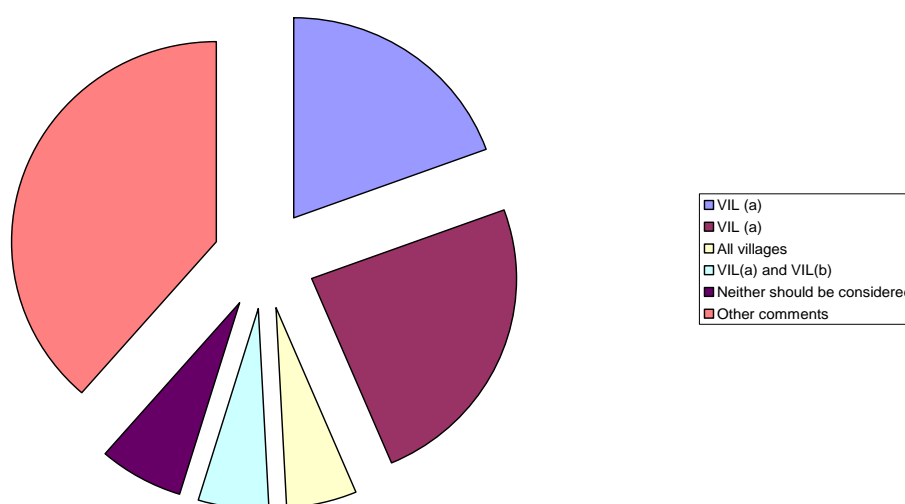


Figure 6: Response for housing distribution in villages

2.15.1 Summary of Responses

Many respondents believe that the approaches to distribute housing to the villages should be explored further and the ones identified are appropriate. Some however would like to see the full evidence base for how the villages were categorised and others comment that the allocations should be informed by the findings of the Strategic Housing Land Availability Assessment. Any decisions should be based on realistic decisions.

As Figure 5 shows, support for the options VIL (a) *Locate nearly all of the rural housing development at Type A villages* and VIL (b) *Redistribute some of the rural housing requirement to Type B villages* is very similar, with some joint support for both options.

Some of the reasons given for preferring distribution to Type A was that they already have the facilities and infrastructure to support further development and good transport links. Some developers would like all development in Type A villages and other respondents including CPRE support not building in the green belt and not developing in Type C villages. One respondent comments that most rural should go to Type A with provision for some to Type B primarily as affordable homes.

However some respondents do not want further development in Type A villages as they do not want them to get any bigger and turn into New Towns. Others also believe it would

help the economies in Type B and Type C if more houses were built in these villages. Comments received that if built in B it would help sustain village life. One respondent would like to see only infill and conservation of rural buildings only in Type B villages.

Some respondents supported some development to all the villages. The main reasons given for this approach was that many villages need some sort of affordable housing and therefore all should be considered. Another respondent comments that all villages should take some development as it would result in less need for large estates. There were a number of concerns that if Type C villages were left without development they could become unsustainable.

One point also raised was that local development should be for local needs only. One respondent supports rural exception sites and also supports limited release of Greenbelt land.

However, Figure 5 shows there are also a number of respondents who do not agree with these approaches and there are a proportion of respondents who do not want to see any development in any of the villages. Some respondents comment that they only want development to take place in urban areas. Others consider that villages should be assessed on a site by site basis and not categorised into groups. Respondents comment that village circumstances will change over the Plan period, for example shops shut and buses stopped and this should be accounted for. Another respondent comments that flexibility should be incorporated so that local conditions can be taken into account at time of application. A couple of respondents commented that villages within easy access to Oxford, Banbury or Bicester would be a good choice rather than Type A, B and C.

2.15.2 Specific Organisation General Comments

Banbury Town Council comment that both options should be considered and prefer Option B and that all villages need growth otherwise they could die.

British Waterways would like more growth near the canals to increase activity and another respondent believes we should build near railway lines to increase rail use instead of cars.

The Cotswold Conservation Board wants villages within the conservation area to be excluded in the same way that the Green Belt is.

English Heritage comments that the LDF should contain an appropriate framework for the historic environment.

Highways Agency comments that development should be in the best served and accessible villages and that residents should be given the option of public transport rather than solely rely on car.

Kidlington and District Historical Society want any development to be sympathetic to historical context of village, St Mary's church and views of the spire should be protected and developer contributions should go towards a museum.

Oxfordshire County Council comment that link modes other than cars should be taken into account, possibility of out commuting, capacity of local services, whether development would help services and support, diversify and improve local economy. Consider approach put forward by Cherwell is consistent with SE Plan. The concept of clustering could aid village categorisation. Also comments that all villages should have the opportunity to share in some modest growth where they wish it and where the housing can be affordable and firstly for local people. Also need to consider archaeology deposits.

South Northamptonshire District Council has concerns about putting development in villages that may have transport impact on villages in South Northamptonshire.

Thames Water comments that the development of smaller villages will require network improvements.

2.15.3 Village Type Specific Concerns

The largest number of responses to this question were actually in relation to the classification of their villages. These have been summarised below (in alphabetical order):

2.15.3.1 Adderbury: Adderbury Conservation Action Group comment that growth in villages should be to brownfield sites and proportionally sized. They also question Adderbury as a Type A and they feel growth to Category 2 villages to help spread the load more evenly. Adderbury Parish Council would like the housing to be equally shared amongst the Type As and have previously made comments as to which sites they find suitable in their village.

2.15.3.2 Ambrosden: The Parish Council are currently happy with the allocation but seek assurances that there concerns in relation to MOD funding, recent growth and infrastructure, in particular traffic, sewerage and water are addressed before any further development takes place.

2.15.3.3 Cropredy: We had responses from Cropredy residents, along with Bourton Parish Council, that the village can not take any more development, it has problems with flooding and also questions why it is a type A (should be a B). Lower Heyford Parish Council believe Cropredy should not be a Type A as does Bourton Parish Council.

2.15.3.4 Fritwell: Many residents of Fritwell do not want to see any further development in their village on the grounds that infrastructure is unable to cope, oversubscribed school and insufficient sewerage. They also feel they have had enough development recently. However one developer with a site in Fritwell wants development within the village and draws comparisons with Type A villages and points out it was a CAT 1 in the old local plan.

2.15.3.5 Hanwell: There was a significant response from Hanwell residents, including the Parish Council, who believe that Hanwell should be a Type C not a Type B. Strong objections raised on the grounds it is only a small village and does not have any of the facilities other B villages have and concerns over road capabilities. Consider that its only been classified B due to its proximity to Banbury. Some residents question why Drayton was taken out of Type B and Hanwell wasn't.

2.15.3.6 Hook Norton: Some respondents do not believe Hook Norton should be a Type A on the grounds its facilities and infrastructure are already overstretched.

2.15.3.7 Islip: Islip needs more affordable housing and has suitable brownfield sites – preferably 100 homes.

2.15.3.8 Middleton Stoney: Middleton Stoney Parish Council believes their village should be a C and for limited infill only and Lower Heyford Parish Council believe that Middleton Stoney, Bletchington and Weston on the Green should be C not B.

2.15.3.9 Shenington: Some Shenington residents believe it should be a Type C not B, due to lack of facilities and in comparison with other Type C villages. They consider that the village is unable to cope with any more development. Real concern over the lack of bus facilities to Shenington.

2.15.3.10 Sibford Gower: A resident of Sibford Gower considers it unsuitable for development.

2.15.3.11 Yarnton: Some residents feel they have had sufficient development recently, whilst a developer would like it removed from the Greenbelt and more development allocated.

2.15.4 Site Submissions

Some agents and land owners sent in information supporting their site submissions. Please note the Options for Growth consultation did not consult on site specific details within the villages and the information in relation to the sites below will be placed on the site files for when further work is undertaken on the Delivery DPD (Anticipated 2010).

Promoter of Fewcott Road, Fritwell.
Promoter of Land north of Aynho Road, Adderbury.
Promoters of sites at Bloxham and Hook Norton.
Promoter of Ambrosden Poultry Farm.
Promoter of site at Yarnton.
Promoter of Gosford Farm, Kidlington.
Promoter of site at Hook Norton.
Promoter of West End Launton.
Promoter of Western side of Station Road, Launton.
Promoter of Land at Park Farm, Tadmarton.
Promoter of Former B4031 Finmere.
Promoter of Yew Tree Farm, Station Road, Launton.

Officers Response

A certain amount of development is required in the rural areas to help maintain services and facilities such as shops and bus services, to meet local housing needs and to meet deficiencies in open space and recreation. Consultation with Parish Council's has highlighted that there is a need to address the lack of affordable housing in many villages. However high levels of development are not considered appropriate as it is important to protect environmental assets and minimise any increases in traffic. The Council's strategy is to focus development in the more sustainable villages in Cherwell. The Core Strategy proposes to locate allocated development and/or allow minor development in a fairly significant number of villages (Category 1 and 2 villages), not just in the most sustainable in order to achieve these aims. This will allow for needs to be met in category 2 villages and prevents too much development in category 1 villages.

The Council has undertaken evidence gathering to determine which villages are more sustainable to inform the allocation of development and the categorisation of each village. A number of factors have been considered including; population size, the range of services and facilities, local issues, accessibility and local employment opportunities.

Category 3 villages are in isolated locations and/or have limited or no services and facilities. Locating development here is more likely to lead to travel (and longer journeys) by private car.

All villages have the opportunity to accommodate new homes through the development of rural exception sites (hundred percent affordable housing) and through the conversion of

existing buildings. The current development plan also allows for the one for one replacement of substandard dwellings in all villages. The Council will also explore whether the same or a similar policy could be introduced through the Delivery DPD.

There are some more sustainable villages in the Green Belt which could accommodate minor development but protecting the Green Belt is the Council's main priority and therefore development is restricted to infilling and affordable housing schemes.

Suitable previously developed land within villages will be allocated first for development. However there is not enough previously developed land to meet housing needs. The suitability and allocation of sites in the rural areas will be assessed and set out in the Delivery DPD. The suitability of a housing scheme for a village can be further assessed through the planning application process.

The Council will work with infrastructure providers to ensure that infrastructure is adequate and/or can be provided.

Development in conservation areas will be required to preserve and enhance the conservation area, but conservation areas do not prevent development.

The Council will monitor the range and number of services and facilities in villages to allow for a potential review of a villages categorisation.

2.16 Question 16

Other Options for housing distribution to the villages

Do you agree that distributing development to Type C villages would not be a reasonable approach?

No of Responses	Object	Support	Observations	Support with conditions	Total
	16	25	16	10	67

2.16.1 Summary of Responses

The approach of not distributing development to Type C villages was met with similar amounts of support as it was with objections.

There were also some comments relating to the reclassification of villages from Type B to C.

Many respondents who supported the option to not allow development in Type C villages did not give detailed reasons for their answer. One respondent commented that Type C villages shouldn't have development given the high and unsustainable demands that this would place upon local and regional infrastructure. They consider that it would lead to unsustainable forms of development. Drayton Parish Council does not want to see any development in Type C villages. Kidlington and Lower Heyford Parish Councils also support no development in Type C.

However some supporters of no development in Type C would also like to see small amounts of infill. Hanwell Parish believe only small scale and infill should be allowed to allow villages to "tick over".

The main reasons that respondents believed the Type C villages should be allowed some growth are summarised below:

- Affordable housing should be considered for every village
- Allow natural gradual growth
- Provides choice
- Shortage and cost of housing
- Maintain communities
- To meet local need
- Allow windfall sites
- Provision for rural exception sites
- Encourage rural economic sustainability

Respondents comment that by allowing growth in Type C villages it would allow population growth which in turn could result in infrastructure improvements and assist in creating sustainable communities. Many agree to no strategic sites within the villages but would like smaller development. It was also considered by a number of respondents to be reasonable if there was an opportunity to redevelop vacant or underused land. Respondents also considered that some sympathetic development within or closely integrated with the boundaries should be planned for.

A couple of respondents, including South Newington Parish Council, considered that distance travelled to work by those in smaller and larger villages is not necessarily significantly greater. Therefore to use transport as an issue is not appropriate.

Some believe it should be looked at on a village by village basis and as long as they have good accessibility then development may be appropriate, including Launton, Sibford Ferris and South Newington Parish Council's.

Sibford Gower Parish Council considers it too prescriptive a policy and should be a flexible approach to assess individual proposals.

A couple of developers consider that development in Type C villages should be limited to conversions and affordable housing need where necessary but not contribute to SE Plan figures. They also comment that it should be in accordance with PPS7 and taking into account local circumstances. Small scale development in less sustainable locations.

Banbury Town Council comments that if Type C are in a cluster then they could benefit from facilities in nearby villages then some growth should be considered. Other respondents comment that Type C's could have some development if they are near larger villages or town.

2.16.2 Specific Organisation General Comments

Highways Agency comment that they agree distribution development to the least well served villages would lead to unsustainable travel patterns.

The leader of Oxfordshire County Council strongly disagrees and considers that all villages should have some growth if they wish and if its affordable and for local people.

Oxfordshire County Council agree with no development in Type C villages as this would be contrary to Structure Plan Policy G1 which looks to concentrate development where a reasonable range of services and community facilities exist and policy H1 which states that in settlements and villages housing development will be limited to that required to meet local needs.

2.16.3 Specific Village Classification Comments

As with Question 15 some local villages disagreed with the classification of their village. Respondents commented that Blackthorn, Horton cum Studley and Islip need more housing.

Hanwell and Shenington should be considered a Type C.

Defence Estates comment that Caversfield is a Type C and RAF Bicester if surplus to requirements could enhance the village.

2.16.4 Site Submissions

An agent sent in information supporting their site submissions.

Please note the Options for Growth consultation did not consult on sites specific details within the villages and the information in relation to the sites below will be placed on the site files for when we undertake further work on the Delivery DPD (Anticipated 2010).

Promoter at Letchmere Farm, Upper Heyford.

Officers Response

(See response to Question 15)

2.17 Question 17

Village Clustering

Do you agree with the clusters identified? If not, please give your reasons?

No of Responses	Object	Support	Observations	Support with conditions	Total
	25	39	26	4	94

2.17.1 Summary of Responses

There were similar amounts of support to the clusters as there were objections.

Some comments said that the absence of an evidence base to demonstrate the interdependence of these settlements means its not possible to comment.

Many comments were made in supporting the principle of clustering and some specific clusters in particular are set out in the following paragraphs.

One respondent commented that clustering lends viability to some of the smaller villages which lack facilities. They also consider that these clusters could in time form the basis for new enlarged Parish Councils which could offer better services than is currently possible. Others support the general concept and comment that that they have been well chosen and don't seem unreasonable. Another respondent made the comment that using clusters would avoid the loss of identity and isolationism, comment that it should help bring people together and save the village shops. One respondent considers the North Cherwell clusters to be the most feasible ones. A couple of respondents comment that there should be more clusters.

Another representation received commented that they would add an objective to help local transport opportunities, particularly sustainable transport opportunities whilst another commented that clusters are probably a good idea but they now come with baggage created by Cherwell planning policy and decisions.

Somerton Parish Council asks for clarity on what clusters are and what the implications of being left out of one are.

A comment is made as to why Bodicote is not clustered with Adderbury.

2.17.2 Comments of support and general observations on the clustering approach

A respondent agrees with the large (Bodicote, Broughton and Bloxham) villages as there is a case for affordable housing and village links.

The Ambrosden cluster is fully justified.

One respondent commented that Shenington, Fritwell, Fringford and Finmere are Type B and their relationships with Type C should flag them up as potential clusters.

Another respondent comments that there is an omission of a cluster centred on Fritwell to include Ardley and Fewcott.

Yarnton Parish Council and other respondents support the Yarnton with Begbroke cluster, whilst Kidlington Parish Council considers Yarnton and Begbroke should form a cluster with Kidlington.

A number of comments suggested that that Little Bourton could be in a cluster with Great Bourton, whilst a few other respondents question why Little Bourton and Williamscot are not clustered with Cropredy. This inclusion along with Prescote in the Cropredy cluster has also been suggested.

One notes that Begbroke links with Woodstock in West Oxfordshire District Council.

A respondent supports the Deddington cluster as it allows for development which combats the static housing market and supports the Local Service Centre function of the hub village while allowing the subordinate communities to grow in a corresponding and sustainable manner.

A respondent comments that the cluster containing RAF Upper Heyford is likely to be significant once it has been developed.

A couple of developers support using clusters to define the relationship between rural settlements and the sphere of influence of the Services centres is supported. They also comment that Bodicote is noted as not a service centre. This supports making it a Type B village status. Also the Sibfords and Steeple Aston are identified as service centres despite being B, must acknowledge limited scope to accommodate new development. They also comment that Adderbury, Bloxham, Cropredy and Deddington should be prioritised for new housing development.

Banbury Town Council considers that CDC should also consider North Newington and Broughton and Wroxton and Drayton as potential clusters.

Another developer comments that if Caversfield and Stratton Audley should be reclassified as a Type B then there is the potential to cluster Caversfield and Stratton Audley due to accessibility to Bicester.

Oxfordshire County Council comment that clustering is a subjective assessment but it can be used to understand common issues and needs of the villages. D appears to be the best option as it need not necessarily mean housing will be distributed to the villages or constrain information gathering.

2.17.3 Objections to the clustering approach

Some of the objections to the clustering approach were on the following grounds:

- Considered arbitrary
- Considers oversimplifies the task of identifying the needs of individual communities. Should be revised on each village individually
- Does not meet SE Plan requirements
- Should use Parish Plans
- Objects to ribbon development between villages as would be horrible
- Clustering has little effect for those on outskirts on Cherwell who are not clustered
- Lead to less sustainable development
- Not in accordance with PPS7

One respondent commented that four of the clusters do not contain Type A villages and that this is not consistent with a sustainable approach.

One comment received states that they do not agree with clustering in Adderbury, Bloxham, Bodicote or Cropredy as well as villages which will merge with Banbury and the villages will vanish.

2.17.4 Specific Cluster Objections

2.17.4.1 Adderbury Cluster

There are a number of objections to the Adderbury cluster. The reasons include no bus service to and from Milton and you cannot cycle and walk. Also all the facilities in Adderbury are outside what is recommended PPS15. There is a danger of coalescence between Milton, Adderbury and Bloxham. Adderbury Conservation Action Group also comment that there is no need for new housing to support current arrangement, whilst Adderbury Parish Council does not support clustering and consider it of no value. Some residents use facilities in both villages, others use other facilities in other places.

One respondent wonders why Milton is clustered with Adderbury and not Bloxham when it is equidistant between the two. Also suggests that South Newington residents may choose to get services at Banbury or Chipping Norton, not both.

Why is Bloxham with South Newington and not Milton? Further work is needed to define relationships between villages.

2.17.4.2 Ambrosden Cluster

Ambrosden Parish Council comments that Blackthorn and Arcott are both so close to Bicester that apart from obvious facilities such as the school and post office, Ambrosden would have to undergo considerable transformation to make them use it.

2.17.4.3 Bloxham Cluster

South Newington Parish Council comments that there is relatively little contact between the 3 villages in their cluster. However considers clustering has value for local service planning and provision.

2.17.4.4 Deddington Cluster

Deddington Parish Council comments that it does seem sensible to utilise the village cluster system to understand the issues but would not agree the clustering system currently presented reflects the complete picture.

2.17.4.5 Steeple Aston Cluster

Lower Heyford Parish Council consider it not appropriate to cluster Lower Heyford with Steeple and Middle Aston. They have no dependence on each other, and no direct transport. Steeple Aston look to Banbury for services and Lower Heyford to Bicester. They are in different catchment areas, no church or health links.

Steeple Aston object to being in with Lower Heyford and Middle Aston. They comment that it appears to be an attempt to increase the potential of development in these villages. They question Steeple Astons credentials for true sustainability. Comment that its important to retain the identities of the two villages and the land between Middle Aston and Steeple Aston. Steeple Aston does not represent school catchment and therefore does not make sense.

Middle Aston see little sense in linking with Lower Heyford.

Middle Aston Annual Parish Meeting responded that the consultation document did not present a clear argument for clustering. They commented that clustering is only to promote villages from one Type to another. Comment that clustering makes no difference to sustainability of the individual villages. Comment that villages should retain their separate identities and preserve land from development.

2.17.4.6 Charlton on Otmoor, Merton, Fencott, Murcott, Oddington Cluster

Charlton on Otmoor Parish Council comment that it is difficult to fully understand the service centre concept and consider it all rather nebulous. Charlton on Otmoor is concerned with Merton being in its cluster. It is closer to Ambrosden. Otmoor villages are clustered round and inherently linked to Otmoor itself so there are close links between Charlton, Fencott, Murcott, Horton, Beckley, Elsfeld, Wood Eaton, Noke, Islip and Oddington. Acknowledge that there are administrative divides between Cherwell and SODC but villages work together. The current cluster only has primary school providing wider service. The Parish suggest Merton is dropped from the Charlton Cluster.

2.17.4.7 Kirtlington Cluster

Kirtlington Parish Council considers them artificial and not particularly helpful in the case of Kirtlington.

2.17.4.8 Sibfords and Burdrop Cluster

Sibford Gower Parish Council comments that they do not agree with the clustering approach. 6 clusters in North Cherwell 4 have a type A village as the service centre and Type C villages as the satellites – most of which are clearly away from the service centre. As are other clusters. For the Sibford Ferris and Sibford Gower proposed village cluster only Burdrop is identified as a satellite. Burdrop is part of the Gower and doesn't bear comparison to other satellites in village clusters. If Sibfords are to be a service centre then they believe that Swalcliffe, Swalcliffe Lea, Tadmarton, Lower Tadmarton and possibly Epwell should be considered as satellites and therefore be considered for housing distribution. This means Sibford cluster currently stands out as an anomaly as being the only village cluster which is both a service centre and a satellite. They set out further detailed concerns in relation to facilities, transport and infrastructure. Also they question how Sibford is a village cluster and not Shenington.

Sibford Ferris Parish Council comment that you cannot force people to use facilities in a particular village. Most are too far apart to be practical. They consider the Sibford cluster is too small and has limited employment opportunities.

2.17.4.9 Cropredy Cluster

An objection was made to the North Cherwell cluster – Wardington, Mollington and Claydon are too far out. Bourton Parish Council comments that Cropredy is not a cluster centre for the Bourtons.

Officers Response

The clusters have been determined by the distance between villages and views from the Parish Council's. The aim of clusters is to allow for development to be located close to more sustainable villages supporting services and reducing the need to travel. A number of representations state the Council does not and should have a comprehensive understanding of links between villages. There will be many relationships between villages and patterns in terms of how local people use different villages for different purposes such as for social events. Some villages may also have physical similarities in terms of their appearance and surrounding landscape. It is not the role of the Core Strategy to understand or determine clustering policies based on these. Clustering allows for the most important local issues and needs to be understood in a group of villages and for the potential sharing of resources/developer contributions.

There are concerns clustering will lead to new political boundaries and coalescence. Clustering does not aim to affect the political boundaries in Cherwell in any way. The Council does not support the coalescence of villages and the scale of development proposed in the rural areas will not lead to this.

Some representations suggest different clusters, often covering more villages than proposed. There are some small and medium size villages located close to each other, but these villages individually and collectively do not contain enough services and facilities to support minor development. New development on the small scale proposed in the Core Strategy is also unlikely to bring new services and facilities. Medium size villages with some services and facilities will already receive some development through the other village policies.

The proximity of villages to Banbury, Bicester and Kidlington has already been considered through evidence gathering to inform the categorisation of villages.

2.18 Question 18

Village Clustering

What are your views on the idea of village clustering? Which option do you prefer?

VIL (d) to use clustering to help inform housing distribution to the villages

VIL (e) not to use clustering to help inform housing distribution to the villages

VIL (f) to use clustering to understand the common issues and needs of villages but not to help inform housing distribution

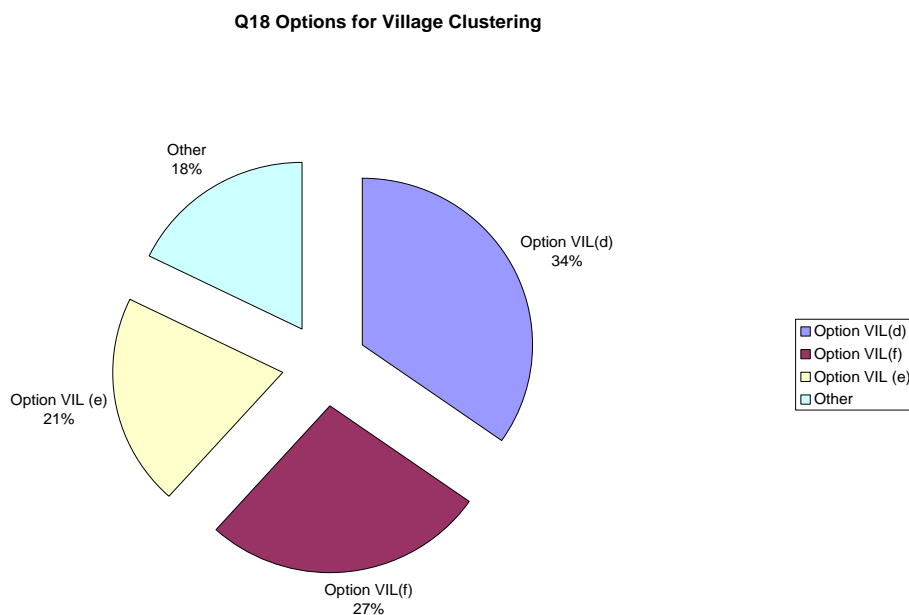


Figure 6: Response to village clustering

2.18.1 Summary of Responses

There was mixed reaction for the idea of village clustering. Option VIL (d) has the most support, closely followed by Option VIL (f). Some responses have been classified as “other” when it has not been clear whether the comment supports or objects to the clustering approach. For example the Oxford Green Belt Networks response of not using clustering as an opportunity for development in the Green Belt has been classified as other.

2.18.2 General Comments

Many commented that clustering should be used to understand village needs and not to help distribution. Should be used for the planning and provision of local services. One respondent comments that it provides more flexibility to the Council and house builders to allow growth in all villages. Others support this approach providing infrastructure is capable of coping with the additional development.

Some respondents comment that there is no justification or evidence included for this approach. Another respondent comments that there is no data presented on levels of affordable housing currently available, where services referred to will be supported only by the population or will use Council financial resources. Sibford Gower Parish Council have concerns that those villages not in clusters will have services that are vulnerable, and also that there is no evidence on impact on environment of the clusters.

One respondent comments that each cluster should contain a Type A village whilst another comments that the places that don't currently have the services should be given the infrastructure and then the houses.

A developer comments that the approach should be extended to the relationship between the main service centres of Banbury and Bicester and their satellite Type A villages.

One respondent considers that if clustering is used then possible employment development should be considered as well as housing and community facilities and that clustering could be extended to employment development. They also consider that the main service areas in relation to Type A should also be considered. RPS considers that the relationship between Banbury, Bodicote and Adderbury and between Bicester, Ambrosden and Launton should be recognised.

South East England Regional Assembly considers that clustering is a reasonable approach but needs to take into account local evidence from Strategic Housing Market Assessment and Parishes.

West Northamptonshire Joint Planning Unit consider that walking and cycling between villages are not reasonable criteria for defining sustainable village clusters and the aim should be to create a cluster which meets the daily needs of its population locally.

2.18.3 Supporting comments on using Clustering

One of the respondents considers it an important concept which should not be underestimated. Housing should be directed towards the settlements that have a greater level of services and facilities in order to ensure sustainable development. This sustainability is supported by Duns Tew Parish Council. Another respondent comments that it provides more flexibility to the Council and house builders to allow growth in all villages.

One respondent considers clustering a sound idea but of limited value for anything other than the provision and planning of local services. Another respondent comments that this can help in identifying the relationships between settlements and importance of service centres.

It is considered that this approach provides a sustainable way of distributing housing in already established locations. Can also help revive and sustain these existing settlements.

Kidlington Parish Council comment that clustering will help inform housing distribution whilst Banbury Town Council support clustering approach.

Hanwell Parish and other respondents support D as local clusters have linkages in social and economic terms, as it seems sensible to consider housing provision and distribution in addition to general village issues and needs. Also comments made that affordable homes may be provided in the larger schemes in the cluster to support local need.

Fritwell Parish Council considers D preferable as this would help distribute houses to Type C as well as to A and B.

Many people support the approach VIL (f) and consider it good idea for understanding the common issues and needs of villages within the cluster. Kirtlington prefer option VIL (f) to use clustering to understand the common issues and needs of villages but not to help inform housing distribution.

Charlton on Otmoor also comment that VIL (f) is their preferred Option on the understanding that to access common issues, as far as Otmoor as concerned, you must widen the net to include the other Otmoor villages (this was the original purpose of the formation of the Otmoor Group). If this is restricted to Cherwell then they would add Hornton, Noke and Islip.

Another respondent considers that this method of assessing and understanding settlements and their relationships provides a clear methodology for allocating residential development.

It is considered that this approach provides a sustainable way of distributing housing in already established locations. Can also help revive and sustain these existing settlements.

Natural England supports the clustering to assist sustainable development where this will allow acceptable access to shared local services.

CPRE comment that this merits further consideration to understand the common issues and needs of villages.

British Waterways support Option VIL (f), particularly if supports transport issues.

2.18.4 Objections to Clustering

Many respondents comment that all villages should be considered on their own merits. It is commented that the current clustering does not reflect accurately the way in which villages relate to each other in all cases and can't be considered reliable.

Concerns were raised that village clustering could lead to village amalgamation and coalescence as housing spreads in between. It has been suggested that a clear policy supporting or rejecting this possibility should be stated including from Epwell Parish Council.

It is also commented that it may lead to undesirable changes to the housing composition and character of the smaller villages in the cluster.

Swalcliffe Parish Council do not see the point of clustering, they comment that its not appropriate if you need to use transport to get from one to another. Others are concerned that real alternatives to the motor car are not provided.

A developer comments that they do not see the need for this as the Council have already sought to categorize villages and thereby determine their suitability for further development.

A respondent also asks for a boundary review of all ward villages and hamlets so as to record where potential development could be considered/positioned.

A developer considers it inappropriate to have affordable housing in any one of the cluster villages to meet the needs of the other villages within the cluster.

Not all identified service centres are the same and therefore if clustering is used in distributing housing then it should be in conjunction with the categorisation to Type A, B & C.

Ambrosden Parish Council considers the relevance and application of the concept of clustering is not workable.

Lower Heyford Parish Council do not support the idea as bears no relationship to the characteristics of the communities that are in the cluster.

Bourton Parish Council comments that clustering proposals do not help Cropredy's sewage, school and doctor problems. They consider that clustering exacerbates this problem. Also consider that S106 payments should be used to improve facilities in affected village not another village in their cluster. Should not use clustering to decide where development should be distributed in villages.

Officers Response

(See response to question 17)

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Appendix A

Questionnaire Example

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Options for Growth
Cherwell District Council
Freepost SCE14162
Bodicote House
Whitepost Road
Bodicote
Banbury
OX15 4BR



Appendix B Leaflet

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Cherwell Local Development Framework

Options for Growth

September 2008



your place • your space • your say

Cherwell

DISTRICT COUNCIL
NORTH OXFORDSHIRE

Cherwell District will need to accommodate significant levels of housing growth up to 2026. This leaflet explains briefly the options for where development may go. We would like to know your views on these options.

We would like your comments on the following areas:

- Distribution of development across the District
- Sites for major development at Banbury and Bicester
- Distribution of growth to villages

As you read this leaflet, please remember the following:-

- This leaflet provides a brief summary of the work we have done in looking at options for directions of growth and major sites. It sets out a number of options that were approved by Cherwell District Council's Executive on 4 August 2008. Please read the full consultation document and the Executive Report at www.cherwell.gov.uk/localdevelopmentframework
- We are keen to know what you think about the options and if you have any other ideas. Further details are on the back page or you can complete the questionnaire in the centre of this leaflet.

Options for accommodating housing growth

We have identified three groups of options:

- **Distribution of development across the District** This first group of options focuses on the broad distribution of housing across the District as a whole.
- **Major sites for development** This group of options considers major sites for accommodating housing at Banbury and Bicester.
- **Distribution of growth to villages** This third group focuses on the broad distribution of development within the remaining areas i.e. the rural areas and Kidlington.



How many homes do we need to provide?

Cherwell is required to provide new housing to meet national and regional requirements. The South East Plan requires the District to provide some **13,400 new homes between 2006 and 2026**, an average of 670 per year. The South East Plan divides the District in two, and sets separate figures for the northern part of the District (Banbury and North Cherwell) and for the southern part (Bicester and

Central Oxfordshire). As part of the total figure, 4,900 are identified at Bicester and an estimated 4,800 for Banbury*.

Some of these homes have already been built and other land has already been identified for housing development. The remaining number of homes for which we estimate land will need to be found is as follows:-

Area	Estimated Total Number of New Homes
Bicester	2,340 (35%)
Rest of Central Oxfordshire	881 (13%)
Bicester and Central Oxfordshire Total	3,221 (48%)
Banbury	2,237 (34%)
Rest of North Cherwell	1,235 (18%)
Banbury and North Cherwell Total	3,472 (52%)
Total	6,693

* Please note that the South East Plan has not been finalised. However, it is not expected that these figures will change greatly.

Eco Towns

The Government has announced an 'eco-towns' programme and a site at Weston on the Green is being promoted by developers. The Council is opposed to the location

of the Eco Town in the district. However if the Government allow it, a reconsideration of Core Strategy issues and housing figures will be necessary.

Distribution of Development across the District

How might we distribute development across the District?

This first group of options focuses on our proposed options for the broad distribution of housing between Banbury and Bicester, between the towns and remaining areas, and between villages in

North Cherwell and villages within the Central Oxfordshire sub region. Some of these options are interdependent and a combination of approaches may be appropriate. We are seeking your views on these options.

Options for Banbury and North Cherwell

BNC (a) focus most of the remaining housing requirement (about 34% or 2,237 homes) at Banbury and some (about 18% or 1,235 homes) in the rural areas in North Cherwell to meet the needs of villages (*these percentages generally reflect the distribution in the South East Plan*).

BNC (b) redistribute some development from the rural areas (villages) to Banbury to provide about 42% (2,810 homes) at Banbury and 10% (670 homes) in rural areas.

BNC (c) redistribute some development from Banbury to the rural areas (villages) to provide about 30% (2,010 homes) at Banbury and 22% (1,470 homes) in rural areas.

BNC (d) redistribute some development from Banbury to Bicester to provide about 24% (1,610 homes) at Banbury and 45% (3,010 homes) at Bicester.

BNC (e) redistribute some development from the rural areas (villages) in North Cherwell to villages not in the Green Belt in Central Oxfordshire, to provide about 14% (940 homes) in North Cherwell and 17% (1,140 homes) in remaining areas of Central Oxfordshire.

BNC (f) redistribute some development from Banbury to villages in Central Oxfordshire (excluding Green Belt villages) to provide 31% (2,075 homes) at Banbury and 16% (1,070 homes) at villages in Central Oxfordshire.

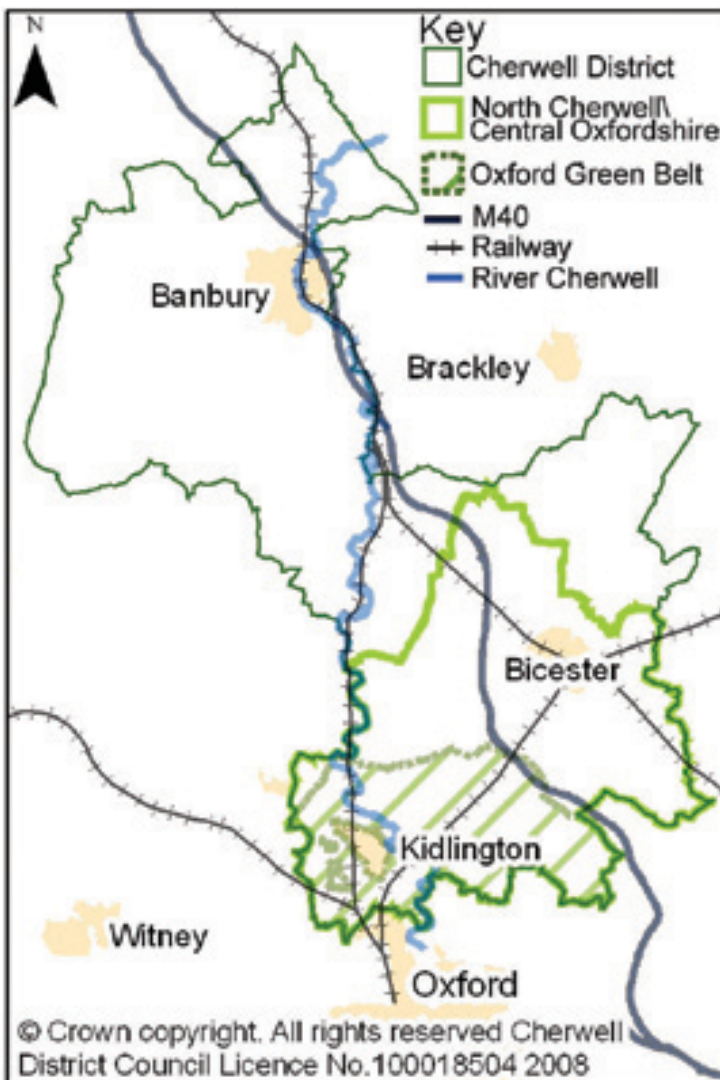
BNC (g) redistribute some of the residual dwelling requirement from rural areas in North Cherwell to Bicester to provide 10% (670 homes) in rural areas of north Cherwell and 43% (2,880 homes) at Bicester.

Options for Bicester and Central Oxfordshire

BCO (a) focus most of the remaining housing requirement (about 35% or 2,340 homes) at Bicester and some (about 13% or 881 homes) in the remaining areas of Central Oxfordshire to meet the needs of villages (*these percentages generally reflect the distribution in the South East Plan*).

BCO (b) redistribute some of the remaining housing requirement from the remaining areas (villages) to Bicester to provide about 43% (2,880 homes) at Bicester and 5% (335 homes) in remaining areas.

BCO (c) redistribute some development from Bicester to the remaining areas (villages) not in the Green Belt to produce about 32% (2,140 homes) at Bicester and 16% (1,070 homes) in remaining areas villages not in the Green Belt).



Map of Cherwell District and area boundaries

Other Options for Distribution

Other options were considered for strategic development in the District however they are now not being suggested for consideration as an option. These can be seen in the full consultation document.

Options for major development in Banbury and Bicester

As part of this consultation we need to consider possible major sites for housing at Banbury and Bicester. Major sites are those which could take at least 400 homes (We will also, at a later date, need to consider smaller sites in both of these towns).

What are our suggested options for major development in Banbury?

These are the sites we are suggesting should be examined further for major housing

development at Banbury. More information on the sites and the summaries on why they are being suggested are found in the main consultation document.

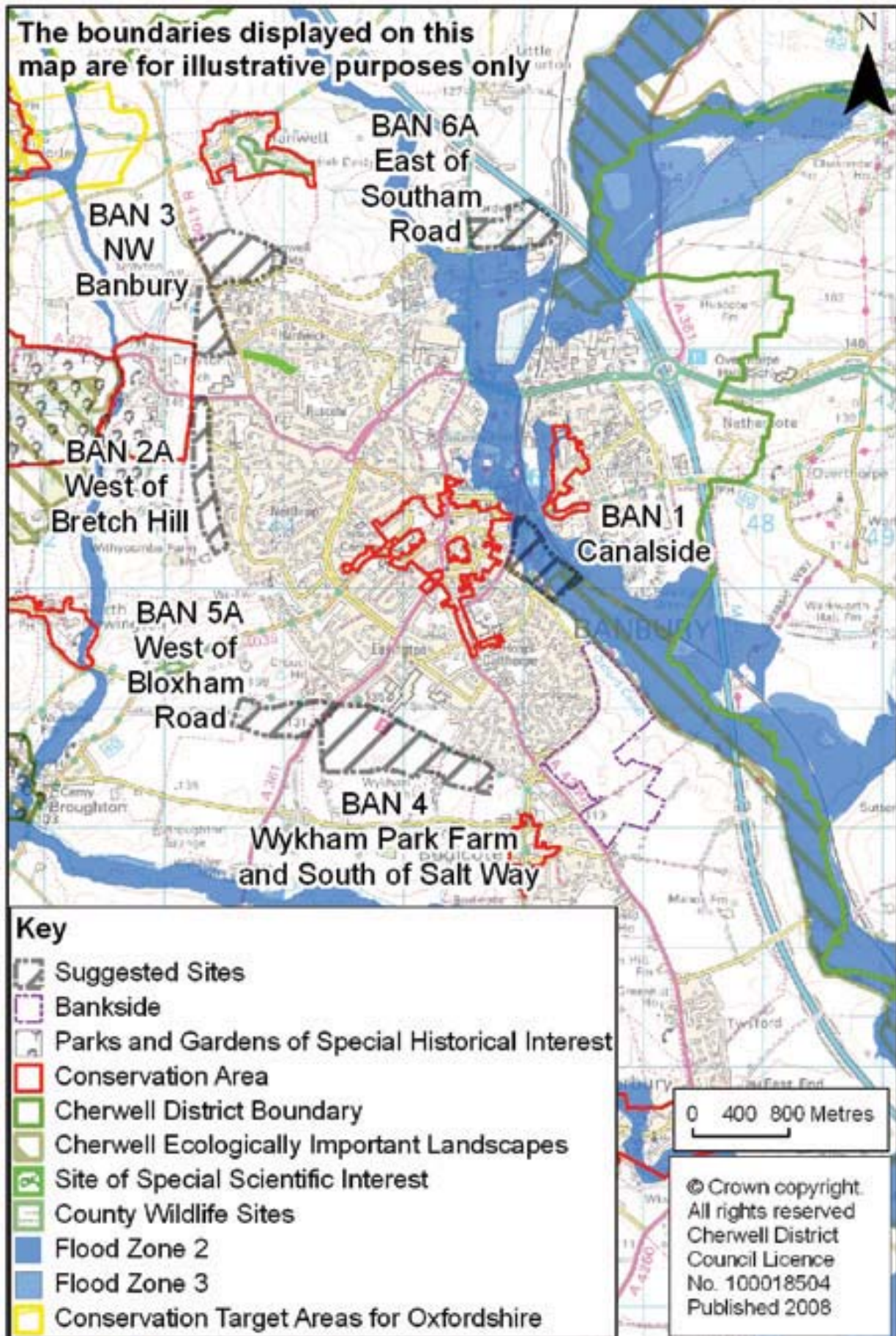
The main consultation document also includes the major sites that are not being suggested for further examination.

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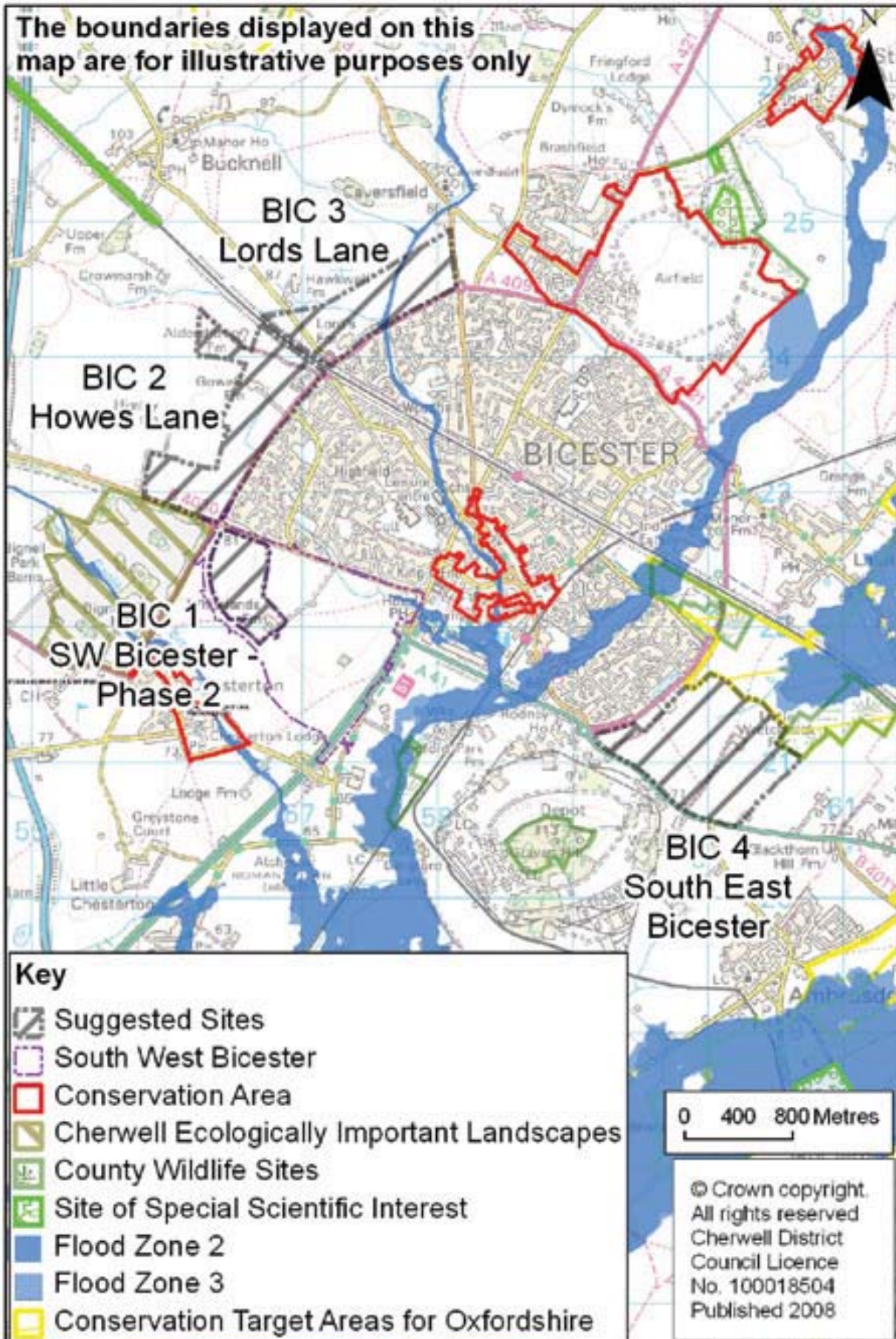
Option	Site Name	Approximate number of homes
BAN1	Canalside	485
BAN2A	West of Bretch Hill	400
BAN3	North West Banbury	700
BAN4	Wykham Park Farm and South of Salt Way	1,600
BAN5A	West of Bloxham Road	400
BAN6A	East of Southam Road	400

* Please note that if all the above sites were developed with the number of houses suggested, this would produce 3,985 homes. This is significantly more than Banbury will need to find under the table set out on page 2. There are therefore some choices available to us for where major development should go. We would therefore like to know your opinion on these sites.

Options for major development in Banbury



Options for major development in Bicester



What are our suggested options for major development in Bicester?

These are the sites we are suggesting should be examined further for major housing development at Bicester. More information on the sites and the

summaries on why they are being suggested are found in the main consultation document.

The main consultation document also includes the major sites that are not being suggested for further examination.

Option	Name	Approximate number of homes
BIC1	South West Bicester (Phase 2)	650
BIC2	Howes Lane	1,600
BIC3	Lords Lane	1,000
BIC4	South East Bicester	1,000

* As with the site options at Banbury, if all the above sites were developed with the number of houses suggested, this would produce 4,250 homes. Again this is significantly more than Bicester will

need to find under the table set out on page 2. There are therefore some choices available to us for where major development should go. We would therefore like to know your opinions on these sites.



Village Types

As considered earlier, some growth will need to take place in villages. In order to decide where growth may go, we have classified the

villages according to their size and the number of services and facilities they offer. This classification is as follows.

Type	North Cherwell	Central Oxfordshire
Type A Villages (Highest level of sustainability)	Adderbury, Bloxham, Bodicote, Cropredy, Deddington, Hook Norton	Ambrosden, Kidlington, Launton, Yarnton
Type B Villages (Medium level of sustainability)	Hanwell, Finmere, Fringford, Fritwell, Shenington, Sibford Gower, Sibford Ferris, Steeple Aston, Wroxton	Arcott, Begbroke (East), Bletchingdon (part Green Belt), Chesterton, Kirtlington, Middleton Stoney, Wendlebury, Weston on the Green (Part Green Belt)
Type C Villages (Low level of sustainability)	All other villages	All other villages (or parts of villages) that do not form part of the Green Belt

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Our suggested Options for housing distribution to the villages

VIL (a) - Locate nearly all the rural housing development at Type A villages

VIL (b) - Redistribute some of the rural requirement to Type B villages

Village Clustering

In some parts of the District, some villages have close links with nearby villages.

They may share facilities or rely on each other for services. We have attempted to identify these clusters of villages on the plan on the facing page.

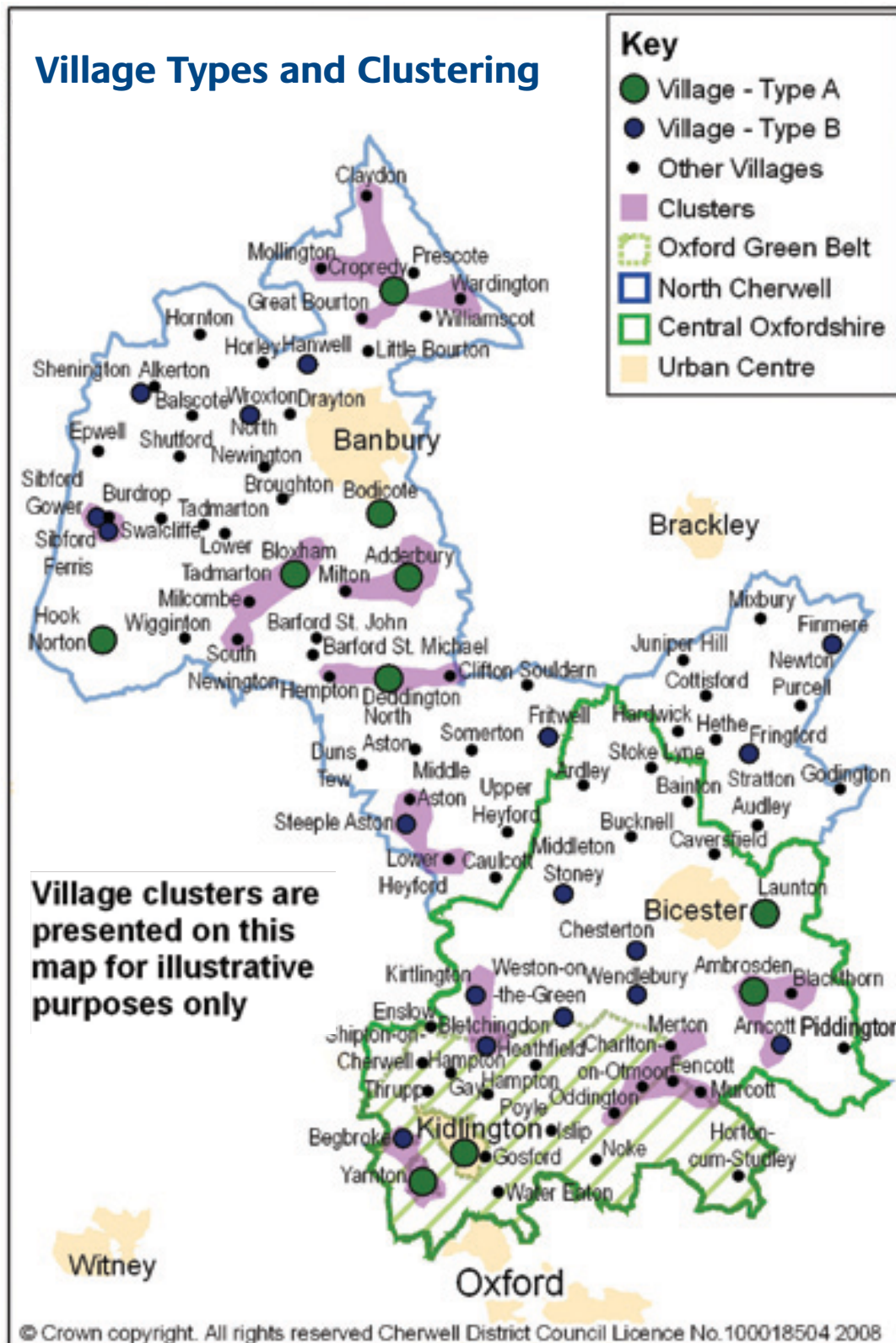
These “clusters” may be helpful in considering where housing should go. Is there a case for supporting housing (including affordable housing) within any of the villages in a cluster if this may meet the needs of other villages as well?

Our suggested options for village clustering

VIL(d) to use clustering to inform housing distribution to the villages

VIL(e) not to use clustering to help inform housing distribution to the villages

VIL(f) to use clustering to understand the common issues and needs of villages but not to help inform housing distribution



How can you get involved?

The Council wants to know your opinion on how we can accommodate growth within Cherwell. The consultation period is from Monday 29 September – Monday 24th November 2008

It would be helpful if you could let us have your comments during

For more details visit www.cherwell.gov.uk/localdevelopmentframework or phone 01296 227970

We will spend the rest of the year considering your comments and undertaking further technical and consultation work as necessary. We hope that by Summer 2009 we will prepare our submission document. We will consult you again then.

this time. Please read the full document at www.cherwell.gov.uk/localdevelopmentframework

You can either:

- 1 Fill in the questionnaire within this document (See Centre Pages) and send it in; or
- 2 Complete a more detailed questionnaire using our Online Consultation Facility, at <http://consult.cherwell.gov.uk/portal> and go to the “Options for Growth” Paper; or
- 3 Write to us at “Options for Growth”, Planning and Affordable Housing Policy, Planning, Housing and Economy, Cherwell District Council, Bodicote House, Bodicote, Banbury, OX15 4AA

Exhibitions We will be holding a number of exhibitions throughout the District where you can come along and discuss the consultation with the planners.

Date and Time

Venue

Friday 10th October	The Courtyard, Bicester 10 - 4pm
Saturday 11th October	Castle Quay Shopping Centre - 9 - 5pm
Saturday 25th October	Deddington Farmers Market 9 - 12.30pm
Friday 31st October	Exeter Hall, Kidlington 10 - 4pm

The information in this document can be made available in other languages, large print braille, audio tape or electronic format on request. Please contact 01295 227001

Jeżeli chcieliby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać. 01295 227001

ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦੀ, ਤਾਂ ਇਹ ਸਾਥੋਂ ਮੰਗ ਲਓ। 01295 227001

如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。01295 227001

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو برائے مہربانی ہم سے پوچھئے۔
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Appendix C

Banbury Cake Wrap

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BANBURY CAKE

October 2009

How will Cherwell District grow?

Cherwell District Council

is seeking your views on where new houses will go up to 2026

How many new homes do we need?

Cherwell is required to provide new housing to meet national and regional requirements. The South East Plan requires the District to provide some 13,400 new homes between 2006 and 2026, an average of 670 per year. The South East Plan divides the District in two, and sets figures for the northern part of the District (Banbury and North Cherwell) and separately for the southern part. (Bicester and Central Oxfordshire). As part of the total figure 4,900 new homes at Banbury and an estimated 4,900 at Bicester.

Cherwell District, along with many other areas across the country, is likely to see significant levels of growth in new homes and jobs over the next few years. The district needs to decide the best way of planning for this new development and there is now a chance for local people to have their say.

Some of these homes have already been built and other land has already been identified for housing development. The remaining number of homes for which we estimate land will need to be found is as follows:-

The Council is seeking your views on its consultation document "Options for Growth" which discusses where new housing will go up to 2026.

The consultation document asks for your comments on the following three areas:

Area	Estimated No of New Homes
Banbury	2237 (34%)
Rest of North Cherwell	1235 (18%)
Bicester	2340 (35%)
Rest of Central Oxfordshire	881 (13%)

1) Distribution of development across the District

2) Sites for major development at Banbury and Bicester

3) Distribution of growth to villages

In launching the consultation Councillor Michael Gibbard, Portfolio Holder for Planning and Housing, said, "We need to find the right places for more homes within the District and so I would strongly urge everybody in the District to get involved and let us know what you think"

There is much more information available about the consultation and how you can get involved on the back page of this weeks BANBURY CAKE
To view the consultation document and make comments visit www.cherwell.gov.uk/localdevelopmentframework.

1) Distribution across the District

Whilst the South East Plan makes it clear that the majority of new homes in the district will need to be built in and around our major towns of Banbury and Bicester, we have some choice as to how much each town takes. Would we wish to reduce the number of homes (set out on the previous page) to be built in either town? If so, where would we redistribute this housing? Would we wish to put more in villages within the rural area? Should there be more homes in the northern or southern parts of our District?

The consultation document sets out a number of options and we want your views on these.

2) Major development at Banbury and Bicester

Secondly since the majority of new homes will be built in and around Banbury and Bicester, we need to begin to consider where this housing may go. We have begun by identifying those sites which we believe could accommodate significant levels of new housing (at least 400 homes).

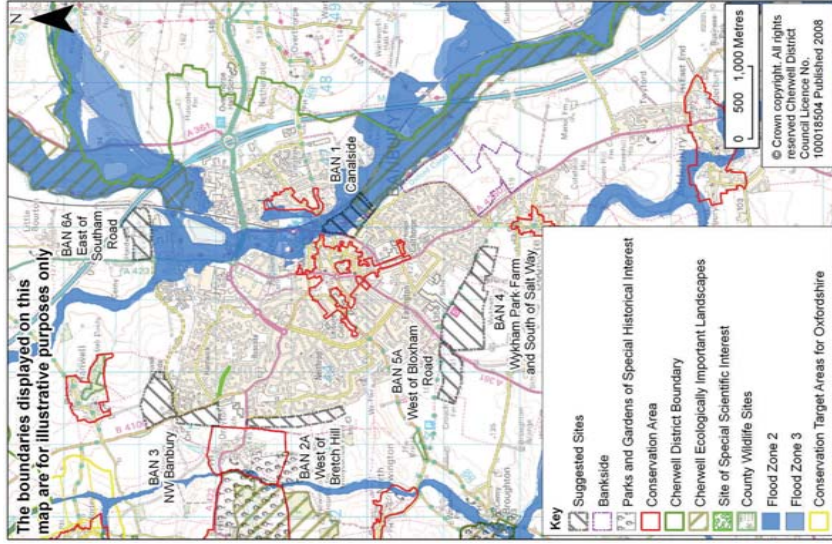
Options for Major Development at Banbury (Right)

This map shows the sites we think could be suitable locations to build the future homes and it is on these sites that we want your views.

If all these sites were developed then we believe that this could provide approximately 4000 homes. This is more than Banbury will need to find and therefore some choices are available to us for where we built our large housing developments. What do you think of the areas we are considering?

Option	Site Name	Approximate No. of Homes
BAN1	Canalside	485
BAN2A	West of Bretch Hill	400
BAN3	North West Banbury	700
BAN4	Wykhams Park Farm and South of Salt Way	1600
BAN5A	West of Bloxham Road	400
BAN6A	East of Southam Road	400

We have also produced a similar map for Bicester which shows where we think development could go. Visit our website for more details



How can you get involved?

We want to know what you think to how we can accommodate growth in Cherwell

The consultation period is from **Monday 29 September—Monday 24th November** it would be helpful if you could let us have your comments during this time.

Please note all comments made will be made public.

To view the full consultation document and make comments visit www.cherwell.gov.uk/localdevelopmentframework

Exhibitions

We are holding a number of exhibitions where you can come and speak to Officers about the "Options for Growth" consultation.

Date and Venue

- Friday 10th October - The Courtyard, Bicester 10 – 4pm
- Saturday 11th October - Castle Quay Shopping Centre, Banbury 9 – 5pm
- Saturday 25th October - Deddington Farmers Market 9-12.30pm
- Friday 31st October Exeter Hall - Kidlington, 10 – 4pm

The document is also available to view at

- Cherwell District Council Offices (Bodicote House), Banbury Library
- Neithrop Library
- Bicester Town Council
- Bicester Library
- Cherwell District Council Area Office (Kidlington)
- Kidlington Library; and
- Central, North and West Mobile Libraries.

What happens next?

All the comments received will help us prepare which options are the most suitable. We will also continue with other work to help us ensure we have a suitable plan for future development. We will need to consider such issues as employment, transport and recreation as part of this work.

This will then undergo further consultation (hopefully next summer)

If you require further information email planning.policy@cherwell-dc.gov.uk or phone the Team Community Engagement Officer on 01295 227970. Alternatively write to Options for Growth, Planning and Affordable Housing Policy, Planning, Housing and Economy, Cherwell District Council, Bodicote House, Bodicote, Banbury, OX15 4AA

3) Distribution of growth to the villages?

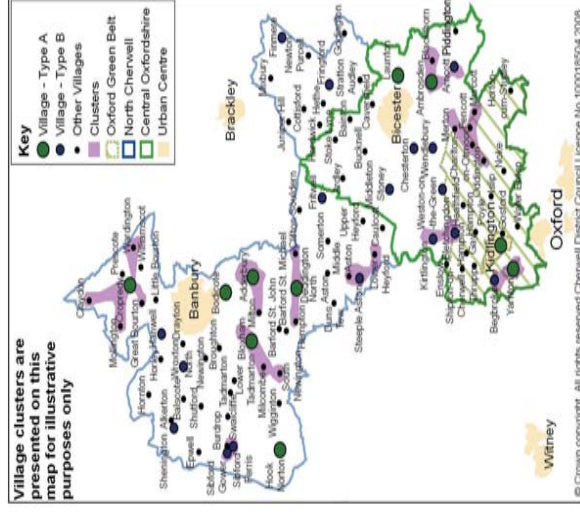
Another area we need to think about is the rural areas of the District. We need to look at which of the villages are best suited to taking some more growth. To help us do this we are looking at Village Types and Village Clustering

Village Types

We have sorted the villages by their size and the number of services and facilities they offer. The table below shows this.

Type	North Cherwell	Central Oxfordshire
Type A Villages (highest level of sustainability)	Adderbury, Bloxham, Bodicote, Cropredy, Deddington, Hook Norton	Ambrosden, Kidlington, Launton, Yarnton
Type B Villages (Medium level of sustainability)	Hanwell, Finmere, Frinton, Fritwell, Shennington, Sibford Gower, Sibford Ferris, Steeple Aston, Wroxton	Amcott, Begbrooke (East), Blethington (Part green belt), Chesterton, Kirtlington, Middleton Stoney, Wendlebury, Weston on the Green (Part Green belt)
Type C Villages (Lowest level of sustainability)	All other villages	All other villages (or parts of villages) that do not form part of the Green Belt

We want to know if we should put most of the new village homes in Type A Villages or should we also have some homes in Type B Villages? Alternatively, should we use another approach to deciding where homes should go in our villages?



Village Clustering

We also want to know what you think to using "Clusters" when it comes to deciding where new homes in rural areas should go.

We have used "clusters" where some villages have close links with other villages. For example they may share a shop, a school or a bus service

We want to know what you think to village clusters and whether we should use them in helping us to provide new housing

Appendix D
Bicester Advertiser Advert

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Options for Growth

How should we distribute new housing in Cherwell?

Public consultation – 29 September to 24 November 2008

Cherwell District Council is seeking your views on its consultation document "Options for Growth" which discusses where new housing will go up to 2026. The consultation document asks for your comments on the following areas:

- Distribution of development across the District
- Sites for major development at Banbury and Bicester
- Distribution of growth to villages

Options for Growth

How many homes do we need to provide?

We are required by Government to provide 13,400 new homes between 2006 and 2026. Land has already been identified for some of this housing and some of these homes have already been built. However, we believe we still need to find enough land for 6,693 homes across the district.

Distribution of Development across the District

One of the areas we need to think about is where this housing could broadly go across the District. How many new homes should be built in Bicester and Banbury and how many homes should be built in the rural areas?

Options for major development in Bicester

We believe we will need to find approximately 2,340 homes for Bicester and the map identifies a number of different locations for where these homes could go. The map (right) shows more land than we need and so we have some choices to make.

Distribution of Growth to villages

Some growth will need to go in rural areas and we need to decide which villages are most suitable. To help us decide where growth should go, we have classified the villages according to their size and the number of services and facilities they offer.

We have also used clustering where some villages have close links with other nearby villages. For example they may share facilities or rely on each other for services.

We would like to hear your views on all the options within the consultation document.

To find out more

- Visit www.cherwell.gov.uk/localdevelopmentframework where you can view the consultation document and make comments.
- Alternatively the document is available to view at Cherwell District Council Offices (Bodicote House), Banbury Library, Neithrop Library, Bicester Town Council, Bicester Library, Cherwell District Council Area Office (Kidlington), Kidlington Library and also on the Central, North and West mobile Libraries. If you require further information email planning.policy@cherwell-dc.gov.uk or phone the Team Community Engagement Officer on 01295 227970.

- We are also holding a number of exhibitions on the following dates where you can come and speak to Officers about the "Options for Growth" consultation.

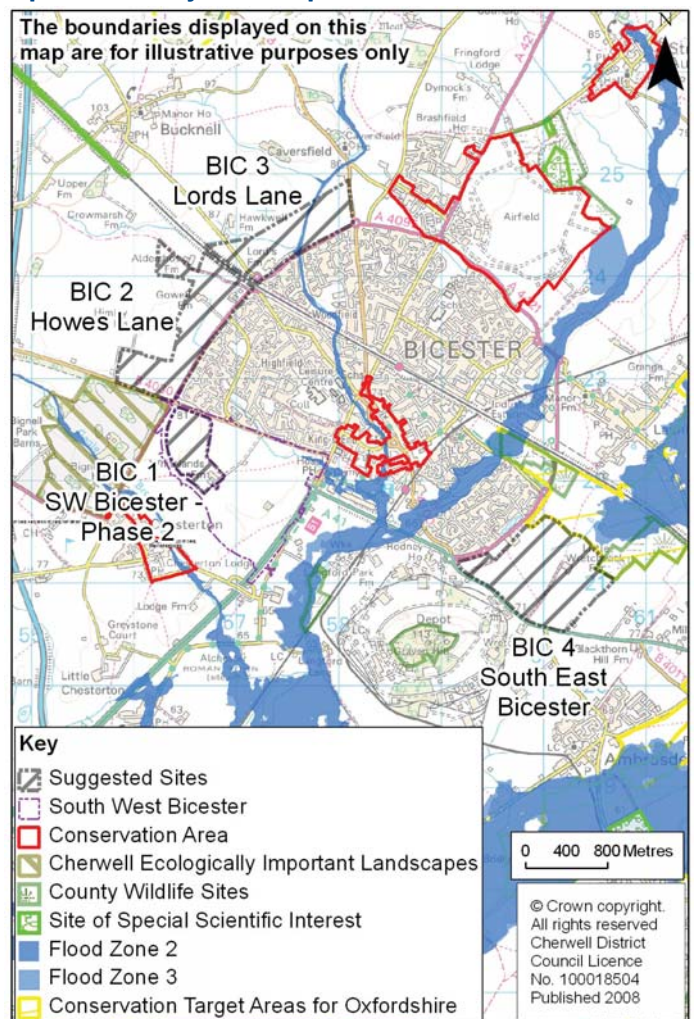
Friday 10th October
The Courtyard, Bicester
10 - 4pm

Saturday 11th October
Castle Quay Shopping Centre,
Banbury 9 - 5pm

Saturday 25th October
Deddington Farmers Market
9 - 12.30pm

Friday 31st October
Exeter Hall, Kidlington,
10 - 4pm

Options for major development in Bicester



your place • your space • your say

For more information visit www.cherwell.gov.uk/localdevelopmentframework

Cherwell

DISTRICT COUNCIL
NORTH OXFORDSHIRE

