

Appendix D: Summary of Representations previously missed on 4th March 2013 (presented at Executive on 7th Oct 2013)

Rep ID no.	First Name	Second Name	Organisations	Type (Policy, Para, Map, SA, Appx)	Name (Policy, Para, Map, SA, Appx)	Title (Policy, Para, Map, SA, Appx)	Summary of Representation
46	David	Broadley	Aylesbury Vale DC	Policy	SLE.4	Improved Transport and Connections	Concern regarding impact of road traffic from the scale of new housing and employment at Bicester and improvements that would be needed on the A41 towards Waddesdon and Aylesbury. Leading to congestion, worsened highway safety on the A41 and local roads and harm to amenity and character of Kingswood, historic Waddesdon and sensitive landscape in western Aylesbury Vale. A41 a key rout. Aylesbury Vale agree that improvements needed to A41 at Berryfields with a new link road to A413 (north). Expansion of Westcott strategic employment site. Model shift between Bicester and Aylesbury when east-west rail scheme arrives, no impact on HGV movements. No evidence that road improvements to Bicester have considered committed growth within Aylesbury Vale. More evidence needed on this issue.
46	David	Broadley	Aylesbury Vale DC	Policy	Bicester 5	Strengthening Bicester Town Centre	Unclear the extant to which Bicester town centre facilities have considered its wider service role for rural areas extending into western Aylesbury. Question provision made for rural communities to access enhanced level of provision in Bicester for both public transport and car parking and service capacity. Has Bicester town centre provision considered population growth in rural villages in Western Aylesbury Vale to 2031? More evidence needed on this issue.
46	David	Broadley	Aylesbury Vale DC	Paragraph	C.22	Meeting the Challenge of Ensuring Sustainable Development in Bicester	Has provision been made for addressing Green Infrastructure deficiencies in Aylesbury Vale given the rural communities in western Aylesbury vale may already access? Aylesbury Vale have produced Leisure and Cultural Facilities Study in 2012 and a Aylesbury Vale Green Infrastructure Strategy 2011 and Buckinghamshire Green Infrastructure Strategy 2009.

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46	David	Broadley	Aylesbury Vale DC	Policy	ESD.13	Local Landscape Protection and Enhancement	Would like assurance that Policy ESD13 will be implemented having regard where relevant to the valued landscape in western Aylesbury Vale. Landscape Character Assessment and Area of Sensitivity Landscape Study available.
46	David	Broadley	Aylesbury Vale DC	Policy	ESD.11	Conservation Target Areas	Support the principles of these policies for the conservation of strategic biodiversity assets. Would like confirmation that Policy ESD.11 Conservation Target Areas (known as Biodiversity Opportunity Areas within Aylesbury) and SSSI shown on the proposals map depicted in Aylesbury Vale do not apply and are shown for strategic context only.
46	David	Broadley	Aylesbury Vale DC	Sustainability Appraisal	SLE.4	Improved Transport and Connections	SA Appendix B Table SLE4 on short/medium/long term impacts on road congestion (SA Objective 12) is queried. Table suggests +++. Do not consider scoring adequately factor potential adverse wider impacts on strategic road network unless mitigation and infrastructure upgrades secured. More neutral or uncertain impact would be more accurate.
46	David	Broadley	Aylesbury Vale DC	Sustainability Appraisal	Bicester 12	East Bicester	SA Table B11 Bicester 12 East Bicester SA Objective 12 raises improvements to links on the existing public transport network. Should consider routes into Bicester from the A41 (east). SA scoring should be reduced until improvements secured.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Table	Table 1	Proposed Strategic Employment Allocations	Table 1 should make reference to Oxford Technology Park.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	1.21	The Planning Context for the Local Plan	Support reference to RSS.

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386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	1.53	What does the Plan do?	Para 1.53 should make reference to Oxford Technology Park.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	Executive Summary	Vision	Amendment proposed to Vision.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	A.11	The Spatial Strategy for Cherwell District	Support A.11 and small scale review of the Green Belt to accommodate employment needs. Review should form part of the Local Plan process and not subsequent DPD given exceptional circumstances.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	A.14	Strategic Objectives	Support para A.14 and SO1 to SO5.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	B.5	Introduction	Support Para B.5 - B.7.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	B.7	Introduction	Amendment suggested to B.7.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	B.13	Introduction	Object to statement 'employment growth has been strongest in Bicester in recent years'. Evidence supplied.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	B.22	Introduction	Support themes set out in para B.22 to B.31 . Kidlington has more B1 than Bicester and ran out of employment land in 2006/2007. Oxford Technology Park should be allocated in the Local Plan as a strategic site for immediate development.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	B.28	Introduction	Refer to Bicester Gateway at B.28.

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386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	B.33	Introduction	Amend para B.33 to refer to Begbroke Science Park and Oxford Technology Park and progressive improvements.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	B.44	Policy SLE 1: Employment Development	Add Kidlington to para B.44.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Policy	SLE.1	Employment Development	Object to Policy SLE1 should refer to Kidlington alongside Banbury and Bicester. Should define small scale employment proposals.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Policy	SLE.4	Improved Transport and Connections	Policy SLE4 should include improvements to Junction 9 of the M40.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Policy	ESD.4	Decentralised Energy Systems	Object to Policy EDS4, threshold for non domestic developments is too low. And should be raised from 1000sqm to 75,000 sqm.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Policy	ESD.14	Oxford Green Belt	Object to ESD14 Oxford Green Belt and the basis that the evidence base does not explicitly state 'exceptional circumstances' exist for a Green Belt Review. Exceptional circumstances include; proposal is within the national, regional and local interest, urgent economic need, the limited harm to the Green Belt is outweighed by economic benefits and that a small scale local review will produce defensible, permanent Green Belt Boundary. Amendment suggested.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	C.7	Bicester	Support Bicester Masterplan but concerned that growth in the North West is in the wrong location, that the eco-development is appropriately phased and the South East Bicester Relief Road is supported.

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386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	C.8	Meeting the Challenges of Developing a Sustainable Economy in Bicester	Paragraph C.8 should reference Oxford and Silverstone.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	C.19	Meeting the Challenges of Building a Sustainable Community in Bicester	Paragraph C.19 should put greater emphasis in respect of connectivity to the South and the Oxford Regional Hub. Amendment suggested.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	C.24	Meeting the Challenges of Ensuring Sustainable Development in Bicester	Support para C.24
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	C.42	Employment	Object to para C.42 should refer to Gateway.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Policy	Bicester 10	Bicester Gateway	Support Bicester 10. Amendment suggested - policy should apply early in the Plan period. Should make reference to car parking ratios e.g. 1:35.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Section	C.4	Kidlington	Support approach at Kidlington given settlement size and market position.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	C.192	What Will Happen Where	C.92 should refer specifically to Begbroke Science Park and not just Begbroke. Object to the chosen approach at Kidlington in not releasing land from the Green Belt within the Local Plan but within subsequent DPD

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386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	C.193	What Will Happen Where	Object to C.193 sentence does not make sense as Employment Allocations within inset area are already outside Green Belt and that second part of sentence is out of date. Text supplied.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Paragraph	C.195	Strategic Development: Kidlington 1 - Langford Lane Technology Park	Object to C.195, Oxford Technology Park is needed now.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Policy	Kidlington 1	Langford Lane Technology Park	Object to Policy Kidlington 1, policy does not bring forward much needed employment land quickly enough. Text supplied. Bullet points within policy supported.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Appendix	Appendix 3	Evidence Base	Add following documents to evidence base; RSS (May 2009), Ove Arup's Report Economic and Social Impacts of a Potential Eco-town at Weston Otmoor (Jan 2009), Oxford Technology Park: The Compelling Case (Dec 2009) and (Oct 2012) and a Small Scale Local Green Belt review for Oxford Technology Park (forthcoming).
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Appendix	Appendix 5.1	Proposed Submission Policies Map	Remove Oxford Technology Park, Langford Lane, Kidlington from the Oxford Green Belt.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Appendix	Appendix 5.2	Bicester	Extend Bicester Gateway to include Faccenda Chicken Farm for better frontage. Omission Site.
386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	Appendix	Appendix 5.5	Kidlington Insets	Amend legend to state 'Oxford Technology Park' and not 'Langford Lane Technology Park'.

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386	Angus	Bates	Bloombridge LLP / Hill Street Holdings / Oxford Technology Park	General	Other	Other	Report Attached: Bloombridge Appendix: Commentary on the Social-Economic Profiles of Bicester, Banbury and Kidlington prepared by Colin Buchanan and Partners' April 10 and Hill Street Holdings * Bloombridge Report Oxford Technology Park the Compelling Case Part 2 (Oct 2012), Flood Risk Assessment and Drainage Strategy, Preliminary Transport appraisal, Extended Phase 1 Habitats Survey.
384	Emily	Sparrow	JPPC / The City of Oxford Charity	Paragraph	Executive Summary	Vision	Support proposed strategy to accommodate new development, enhance local identity and meet housing needs including increasing the supply of affordable housing.
384	Emily	Sparrow	JPPC / The City of Oxford Charity	Policy	ESD.14	Oxford Green Belt	Recognise that the South East Plan does not identify a need for a strategic review of the Green Belt however this does not justify why there are no 'exceptional circumstance' to enable a small scale review to meet identified housing needs. NPPF Para 84 states Green Belt boundary Reviews should promote sustainable patterns and be consistent with Local Plan strategy for meeting identified requirements. No assessment is evident.
384	Emily	Sparrow	JPPC / The City of Oxford Charity	Policy	ESD.14	Oxford Green Belt	NPPF para 85 states LPA should not include land within the Green Belt which is unnecessary to keep permanently open. At the 1990 Enquiry into the Central Oxfordshire Local Plan (Cherwell) the Inspector recognised that the site could realistically occur and recommended that it be omitted from the Green Belt boundary. This was not accepted by the Council.

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384	Emily	Sparrow	JPPC / The City of Oxford Charity	Policy	ESD.14	Oxford Green Belt	NPPF 85 notes when reviewing Green Belt boundaries consideration should be given to physical features that are recognised and permanent. The site 'Land at West of Water Eaton Lane, Gosford' has defensible boundaries at north of Beagles Close, a road to the West and cemetery to the South. Release of the land would not undermine the purpose of the Green Belt and development would not result in coalescence of settlements and would protect the vulnerable Kidlington Gap.
384	Emily	Sparrow	JPPC / The City of Oxford Charity	Policy	ESD.14	Oxford Green Belt	A small scale review of land around Kidlington a Category A and Village 1 settlement is a reasonable alternative approach for meeting the development needs to ensure housing and particularly affordable housing.
384	Emily	Sparrow	JPPC / The City of Oxford Charity	Policy	ESD.14	Oxford Green Belt	Site 'Land at West of Water Eaton Lane' has a lapsed planning permission for recreation uses. Site is suitable for residential and open space. Requirement for 2.87ha in Gosford and Water Eaton. The Council Playing Pitch and Green Space Strategy also estimates a significant additional playing fields are required to meet needs within the Plan period.
384	Emily	Sparrow	JPPC / The City of Oxford Charity	Appendix	Appendix 3	Evidence Base	Evidence base is incomplete - does not include a Green Belt Review. BANES example is quoted as a reason to review.
384	Emily	Sparrow	JPPC / The City of Oxford Charity	Omission site	BSC.1	District Wide Housing Distribution	Omission Site - Land at West of Water Eaton Lane, Gosford.

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385	Emily	Sparrow	JPPC / Mr R W Jones	Paragraph	Executive Summary	Vision	Support proposed strategy to accommodate growth within and adjoining Bicester by making efficient use of the land. Support vision of a sustainable economy in Bicester that is vibrant, distinctive and diverse, reducing the need to travel. Investment in technology innovation, advanced manufacturing and performance engineering whilst exploiting the towns transport connections.
385	Emily	Sparrow	JPPC / Mr R W Jones	Policy	SLE.1	Employment Development	The Employment Land Study (February 2012) notes tech companies are more drawn to the central Oxfordshire area than Bicester and lack of appropriate land has led to limited ability for businesses to expand which has possibly resulted in the loss of potential businesses seeking to locate in the town. There is a significant need to provide employment sites for identified growth sectors and to attract higher technology industries north in Bicester and the District as a whole.
385	Emily	Sparrow	JPPC / Mr R W Jones	Policy	SLE.1	Employment Development	Note policy SLE1 supports employment uses on non-allocated sites in Bicester subject to set criteria. Policy restricts development to sites within built up limits of the settlement. It is considered this is too inflexible and there is no recognition that sites on the periphery of the settlement can be developed without harm to surrounding land and would require little in the way of additional infrastructure. Land to the East of A41, Bicester presents an opportunity for flexibility for specialist employment uses within easy access to major transport nodes and good opportunities for sustainable development.

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385	Emily	Sparrow	JPPC / Mr R W Jones	Policy	Bicester 10	Bicester Gateway	Plan does not justify why land off the A41 previously proposed has been excluded from consideration from the wider allocation of Bicester 10 and Site E5 of the Framework Bicester Masterplan SPD. The site is accessible, good access to public transport, and links would have minimum effect on the natural environment given the amount of the development occurring locally.
385	Emily	Sparrow	JPPC / Mr R W Jones	Policy	Bicester 10	Bicester Gateway	The site has little practical use for agriculture. Appropriate development on the site with planned landscaping would enhance the gateway into Bicester and the proposed Green Buffer would avoid coalescence with Chesterton and Phase 1 of the SW Bicester Extension. The new road which dissects the site linking the A41 with Wendlebury Road has significantly increased accessibility of it for vehicular as well as pedestrian and cycle traffic.
385	Emily	Sparrow	JPPC / Mr R W Jones	Policy	Bicester 10	Bicester Gateway	Inclusion of site would be a logical compliment and would aid in improving self-containment, reducing out-commuting and would potentially provide for new employment spaces which can attract knowledge and high-technology business in order to deliver Bicester Vision.
385	Emily	Sparrow	JPPC / Mr R W Jones	General	Other	Draft Bicester Masterplan	Note that the Bicester Masterplan identifies the northern part of site as a reserve site which suggests it could play an important role in the development of the town. No justification for identification as a 'reserve' site with no details of possible future uses. Site should be incorporated into wider Bicester 10/E5 allocation and brought forward sooner.
385	Emily	Sparrow	JPPC / Mr R W Jones	Omission site	BSC.1	District Wide Housing Distribution	Omission Site - Land to the East of the A41, Bicester. Site is suitable for allocation of a small scale estate for development of manufacturing and engineering enterprises.

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379	Wrigley	Julie	Savills/ A.Plumb/Milton Village Meeting	Sustainability Appraisal	Sustainability Appraisal	Sustainability Appraisal	Do not consider the increasing residual development in rural villages away from the main centres of Banbury, Kidlington and Bicester is sustainable and in accordance with Policy ESD1, due to the need to use the car to access facilities and services.
388	Colin	Cockshaw		Policy	Bicester 1	North West Bicester Eco-Town	Policy should state in each case that Plans for ownership, long-term maintenance and an agreed life space where appropriate should be agreed in each case before art work is placed on site.
388	Colin	Cockshaw		Policy	Bicester 2	Graven Hill	Policy should state in each case that Plans for ownership, long-term maintenance and an agreed life space where appropriate should be agreed in each case before art work is placed on site.
388	Colin	Cockshaw		Policy	Bicester 3	South West Bicester Phase 2	Policy should state in each case that Plans for ownership, long-term maintenance and an agreed life space where appropriate should be agreed in each case before art work is placed on site.
388	Colin	Cockshaw		Policy	Bicester 4	Bicester Business Park	Policy should state in each case that Plans for ownership, long-term maintenance and an agreed life space where appropriate should be agreed in each case before art work is placed on site.
388	Colin	Cockshaw		Policy	ESD.15	Green Boundaries to Growth	Green Buffers should have firm boundaries related to identified features on the ground. Green Buffer on the westernside of Launton is already superseded by proposals in the Materplan which indicates part of it for future development.

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388	Colin	Cockshaw		Policy	Bicester 2	Graven Hill	To be effective, the South Eastern Relief Road needs to become adopted as a firm proposal by the relevant authorities. It should then be the subject of a firm policy in the draft Plan which indicates how and when it will be implemented and it should be incorporated into map 5.2. Road is a key proposal as the scale of development proposed on the east and south of Bicester would be unacceptable without it. Note that the Road is shown in the Masterplan.
388	Colin	Cockshaw		Map	5.2	Key Proposals: Bicester	The proposed South Eastern Relief Road should be shown on the Bicester Map.
388	Colin	Cockshaw		Policy	Bicester 5	Strengthening Bicester Town Centre	Concern at the lack of proposed retail proposals in the town centre. In Policy Bicester 5 insert a clear framework for future development of the town centre.