

**Cherwell Local Plan 2011-2031 (Part 1)**

**Partial Review – Oxford’s Unmet Housing Need**

**Submission Plan**

**February 2018**

**Statement of Consultation**

**Required under Regulation 22 of the Town and Country Planning (Local Planning)  
(England) Regulations 2012 (as amended)**



## **Introduction**

This Statement of Consultation has been prepared to support the submission of the Partial Review of the adopted Cherwell Local Plan 2011-2031 (Part 1) for examination under Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). It reports on public consultation, engagement and co-operation undertaken in preparing the Local Plan.

This document sets out how the Council has involved the local community, stakeholders and statutory bodies in the preparation of the Partial Review of the Cherwell Local Plan. It describes the various stages of consultation undertaken, who was consulted and when. This document summarises the main points raised during each consultation stage and, where required, gives an indication of how these points were taken in to account in preparing the Partial Review Plan.

Part One of this document consists of the Statement of Consultation for the Issues Paper.

Part Two of this document consists of the Statement of Consultation for the Options Paper.

Part Three of this document consists of the Statement of Consultation for the Proposed Submission Plan.

The Plan has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). In preparing a local plan Regulation 18 states that a local planning authority must consult on the subject of a local plan which it proposes to prepare and invite representations about what the local plan ought to contain. In preparing the local plan, the local planning authority must take in to account any representations made to them.

Regulation 19 states that before submitting a local plan to the Secretary of State the local planning authority must consult on the proposed submission documents together with a 'Statement of the Representations Procedure' for a minimum of six weeks.

The Plan has also been prepared in accordance with the Council's adopted Statement of Community Involvement (SCI).

Table 1 below summarises the key stages in the preparation of the Plan and acts as a useful navigation tool between the individual consultation statements prepared for each formal consultation stage.

There have been three main stages of consultation undertaken by the Council in the plan making process.

There is 'A Report of Consultation' for each consultation stage. Each is appended to this document. Each 'Report of Consultation' sets out:

- The purpose of the consultation
- The 'Duty to Cooperate'
- Consultation arrangements
- How we consulted
- Distribution
- Details of Exhibitions, workshops and meetings
- Consultation with statutory and non-statutory bodies
- Responses to the Sustainability Appraisal
- Representations – Summary of Issues raised and, where required, how they have been considered.

All consultation responses are available to view online [Local Plan Part 1 Partial Review - Evidence Base | Local Plan Part 1 Partial Review - Evidence Base | Cherwell District Council](#) (Evidence Document PR78).

They are also summarised in the Appendices to this Statement. Officers used the full responses for each stage of the Plan's preparation process.

**Table 1: Partial Review Timeline**





Table 2 below identifies the documents that formed each stage in the consultation. Documents were placed in a range of 'deposit' locations including libraries and Council offices. They were also available on the Council's website. Public Notices were placed in the appropriate local newspapers.

**Table 2: Public Consultation Documents**

<b>Date</b>	<b>Public Consultations – Main Documents</b>
<b>29 January 2016 – 11 March 2016</b>	<ul style="list-style-type: none"> <li>• <b>Local Plan Part 1 Partial Review Issues Consultation</b></li> <li>• <b>Sustainability Appraisal Scoping Report Local Plan – Part 1 Partial Review Issues Consultation</b></li> </ul>
<b>14 November 2016 – 9 January 2017</b>	<ul style="list-style-type: none"> <li>• <b>Partial Review Options Paper – Main Document</b></li> <li>• <b>Partial Review Initial Sustainability Appraisal Report</b></li> <li>• <b>Partial Review Statement of Consultation</b></li> </ul>
<b>17 July 2017 – 10 October 2017</b>	<ul style="list-style-type: none"> <li>• <b>Cherwell Local Plan 2011-2031 (Part 1): Partial Review Proposed Submission Plan and appendices.</b></li> <li>• <b>Proposed submission – Sustainability Appraisal: Non-Technical Summary</b></li> <li>• <b>Proposed Submission – Sustainability Appraisal.</b></li> <li>• <b>Statement of Consultation</b></li> <li>• <b>Habitat Regulations Assessment – Screening Report – June 2017</b></li> <li>• <b>Equalities Impact Assessment Screening – June 2017</b></li> <li>• <b>Statement of the Representations procedure.</b></li> </ul>

## **Summary of Local Plan Consultation Stages**

### **Issues Paper Consultation**

In January 2016, the Council published a consultation paper which highlighted issues that needed to be considered in undertaking a Partial Review of the Local Plan. The Issues Paper invited comments, and discussion of the issues encouraged; a 'call for sites' was also made. A total of 148 responses were received which generated a total of 955 comments.

The full consultation statement can be viewed in Stage 1: Issues Consultation

### **Options Consultation**

On 14 November 2016 the Council published an Options Paper for consultation. The Paper was prepared to engage with local communities, partners and stakeholders in developing options on how to meet Oxford's housing needs when preparing a partial review of the adopted Cherwell Local Plan Part 1. A total of 1225 representations were received.

The full consultation statement can be viewed in Stage 2: Options Consultation

### **Proposed Submission Plan**

The Council published its Proposed Submission Plan on 17 July 2017. It invited comments on the Plan, particularly whether the Plan was considered to be legally compliant and sound: Positively Prepared, Justified, Effective and Consistent with National Policy. A total of 1460 representations were received.

The full consultation statement can be viewed in Stage 3: Proposed Submission Plan.

### **Who have we consulted during formal consultations?**

The Council has consulted the general public and other groups as required by the Regulations and as set out in its Statement of Community Involvement. This included all those registered on the Council's database, which now includes approximately 5,000 bodies and individuals. The database is regularly updated as required and requested.

#### *Consultation with Statutory and Non-Statutory Bodies*

The Council has consulted widely to meet its statutory requirements. This includes neighbouring local authorities, and organisations such as the Environment Agency, Historic England, Natural England, Highways England and utility providers.

Consultation with stakeholders has included formal one to one meetings, topic meetings and joint working to inform preparation of the Partial Review Plan. This has included, but is not restricted to meetings and dialogue with the stakeholders listed in Table 3.

### **Key Stakeholder Meetings**

**Table 3: Key Stakeholder Meetings**

<b>Key Stakeholders</b>	
Parish & Town Councils Environment Agency Historic England Natural England The Civil Aviation Authority The NHS Oxfordshire OCCG The Office of Rail Regulation The Highway Authority – Oxfordshire County Council ; Highways England The Oxfordshire Local Enterprise Partnership (OxLEP) The South East Midlands Local Enterprise Partnership (SEMLEP) The Oxfordshire Local Nature Partnership (BBOWT, Wild Oxfordshire, Forestry Commission)	Aylesbury Vale District Council Buckinghamshire County Council Northamptonshire County Council Oxford City Council Oxfordshire County Council South Northamptonshire Council South Oxfordshire District Council Stratford –on-Avon District Council Vale of White Horse District Council Warwickshire County Council West Oxfordshire District Council The Civil Aviation Authority The Homes and Communities Agency Cherwell Local Strategic Partnership Thames Water Thames Valley Police

### **Oxfordshire Growth Board**

In 2013, The Oxfordshire Local Planning Authorities (LPA) commissioned a new Strategic Housing Market Assessment (SHMA), supported by joint working on economic forecasting to establish the appropriate level of planned growth across the Oxfordshire Housing Market Area and the level of housing need arising in each District.

Officers from all Oxfordshire Authorities met on 17 May 2013 to discuss how the results of the SHMA should be considered, incorporated in to emerging plans where possible, and used as the basis for further joint working between the Councils. The purpose was to reach agreement and formalise joint working, provide a common basis on which to progress the SHMA and avoid unnecessary delay to Local Plan preparation.

In April 2014 the Oxfordshire Local Authorities, published the SHMA for Oxfordshire. The document suggested that the demographic trends and growth of the County economy and the level of affordable housing need required would necessitate 100,060 additional new homes in Oxfordshire between 2011 and 2031.

In November 2014, the Oxfordshire Growth Board, a Joint Committee which, on behalf of OxLEP is charged with the delivery of projects agreed in the ‘Oxford and Oxfordshire City Deal’ and ‘Local Growth Deals’ agreed a programme of work for addressing the unmet need arising from the SHMA. This programme of work would help the Local Planning Authorities meet the Duty to Co-operate whilst protecting the ‘sovereignty’ of individual councils over their Local Plans.

A Project Team was established to progress the work, co-ordinated by the Growth Board's Programme Manager and reporting to an Executive Officer Group which in turn reports to the Growth Board. This Project Team met regularly to consider the implications of the SHMA and how best to meet the identified unmet housing need of Oxford. This is in the context of recognising that the administrative boundaries of the City of Oxford are constrained and consequently it is seeking effective ways to address this issue in line with the Duty to Cooperate. The members of the formal Growth Board comprise the leaders of each council who were presented with periodic updates and took key decisions at scheduled public meetings.

From January 2015 to September 2016, the Project Team generally met on a fortnightly basis to progress, on a co-operative basis, the following projects:

- An understanding of the urban capacity of Oxford and the level of unmet housing need
- Oxford Green Belt Study to assess the extent to which the land within the Oxford Green Belt performs against the purposes of Green Belts
- Oxford Spatial Options Assessment to help inform the apportionment or distribution of unmet housing need to the district and city councils.
- High Level Transport Assessment of Spatial Options
- Education Assessment of Spatial Options.

This programme of work culminated in a decision of the Growth Board on 26 September 2016 on the apportionment of Oxford's unmet housing need to the individual district and city councils. (NB South Oxfordshire DC did not sign the Growth Board's Memorandum of Cooperation). This programme of work and the Growth Board's decision has informed the preparation of the Partial Review of the Cherwell Local Plan.

All six Councils have continued to meet on matters associated with the Partial Review including a Countywide Infrastructure Assessment (OXIS) and preparations for a statutory Joint Spatial Plan for Oxfordshire.

#### *General Consultation Bodies*

These include voluntary bodies and groups which represent the interests of different sections of the community, and local business groups.

#### *Other Consultees*

These include those that have requested to be consulted such as agents, developers, landowners and individuals. Clubs, societies, residents groups, charities and special interest groups are also included.

#### **What other consultation has taken place in preparing the Local Plan?**

In addition to the formal consultation periods, the Council has consulted on an on-going basis and to varying levels with a wide range of stakeholders including developers, parish councils, local organisations, national organisations and statutory bodies.

## **Forms of Additional Consultation**

### **Meetings with Town and Parish Councils**

The Council hosts biannual Parish Liaison Meetings where all Town and Parish Councils are invited to hear the latest work being undertaken by the District Council and to ask questions. The Partial Review Local Plan has featured regularly at these meetings with the most recent being 21 June 2017. Officers have at times held ‘surgeries’ for attendees to come and ask any specific questions.

Additionally, Council officers have met with Parishes on an individual basis to discuss issues arising.

### **Duty to Cooperate**

A ‘Statement of Compliance with the Duty to Cooperate’ supports the Partial Review Local Plan.

Consultation with key stakeholders is highlighted above. On-going and constructive engagement with neighbouring authorities and relevant organisations has taken place since work on the Partial Review Plan began. The Council benefits from possessing a series of very well developed, interlocking relationships with neighbouring Councils and a particularly close engagement with the Oxfordshire Districts and the County Council through the Oxfordshire Growth Board; and South Northamptonshire District Council (part of the same organisation as Cherwell). Through the various forums, regular discussion and coordination takes place on strategic planning, growth strategies, transport and economic development issues facing the sub-region, county and district.

The Council will continue to work with neighbouring authorities and others on planning issues which cross administrative boundaries.

**CHERWELL LOCAL PLAN 2011-2031 PARTIAL REVIEW  
OXFORD'S UNMET HOUSING NEED**

**SUBMISSION PLAN  
STATEMENT OF CONSULTATION  
FEBRUARY 2018**

**PART 1  
CONSULTATION ON THE ISSUES PAPER  
NOVEMBER 2016**



## **1.0 Introduction**

- 1.1 This Statement of Consultation describes the consultation undertaken in progressing the Partial Review of the adopted Cherwell Local Plan 2011-2031 (Part 1). It will be updated as the Council proceeds through the statutory stages of plan-making.
- 1.2 This statement has been prepared to support a formal 'Options' consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. It reports on public consultation, engagement and co-operation undertaken in reaching this Options Stage.
- 1.3 The Council has a statutory duty to consult and seek representations in preparing a Local Plan. It must also ensure that there is on-going co-operation with prescribed bodies under a 'Duty to Co-operate'.
- 1.4 The Council's policy on how it engages in plan-making is described in its Statement of Community Involvement 2016. The SCI is available on-line at [www.cherwell.gov.uk/planningpolicy](http://www.cherwell.gov.uk/planningpolicy)

## **2.0 The 'Duty to Cooperate'**

- 2.1 Section 33A (1) and (3) of the Planning and Compulsory Purchase Act 2004 (as amended) places a duty on a local planning authority to co-operate with other local planning authorities and other prescribed bodies when it undertakes certain activities, including the preparation of development plan documents, activities that can reasonably be considered to prepare the way for such preparation and activities that support such preparation so far as they relate to a strategic matter. This is to maximise the effectiveness with which those activities are undertaken.
- 2.2 Section 33A (4) states that a strategic matter is: *“sustainable development or use of land that has or would have a significant impact on at least two planning areas, including (in particular) sustainable development or use of land for, or in connection with, infrastructure that is strategic and has or would have a significant impact on at least two planning areas.”*
- 2.3 Section 33A (2) requires a local planning authority *“to engage constructively, actively and on an on-going basis”* in respect of the activities that are subject to the duty.
- 2.4 The local planning authorities that border Cherwell District are:
- Aylesbury Vale District Council
  - Buckinghamshire County Council
  - Northamptonshire County Council\*
  - Oxford City Council
  - Oxfordshire County Council
  - South Northamptonshire Council\*
  - South Oxfordshire District Council
  - Stratford-on-Avon District Council
  - Vale of White Horse District Council
  - Warwickshire County Council
  - West Oxfordshire District Council

\* Daventry District Council, Northampton Borough Council, South Northamptonshire Council and Northamptonshire County Council have established the West Northamptonshire Joint Planning Unit to prepare joint development plan documents, including the Joint Core Strategy and other joint Supplementary Planning Documents.

2.5 The Oxfordshire Councils are assisted in meeting the Duty to Co-operate by an 'Oxfordshire Growth Board' (a joint committee) which includes the local authorities within the Oxfordshire Local Enterprise Partnership (LEP) comprising, Cherwell District Council, Oxford City Council, South Oxfordshire District Council, Vale of White Horse District Council, West Oxfordshire District Council and Oxfordshire County Council. It also includes co-opted non-voting named members from the following organisations:

- LEP: Chairman
- Oxford Universities
- Skills Board
- Harwell/Diamond Light Source
- LEP Business Representative
- LEP Oxford City Business Representative
- Homes and Communities Agency

2.6 In addition, when considering matters that sit under the purview of the Local Transport Board then Network Rail and the Highways England have the right to attend the Growth Board as non-voting investment partners.

2.7 The Growth Board is supported by officer and working groups as required.

2.8 Regulation 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the other prescribed bodies for the purposes of implementing Section 33A of the 2004 Act. Of those bodies listed in the Regulation it is considered that the following bodies are relevant to Cherwell District:

- The Environment Agency
- Historic Buildings and Monuments Commission for England (Historic England)
- Natural England
- The Civil Aviation Authority
- The Homes and Communities Agency
- The NHS Oxfordshire
- The Office of Rail Regulation
- The Highway Authority – Section 1 of the Highways Act 1980:
  - Oxfordshire County Council (Highways)
  - The Highways Agency (Highways England)
- Local Enterprise Partnerships:
  - The Oxfordshire Local Enterprise Partnership (OxLEP)
  - The South East Midlands Local Enterprise Partnership (SEMLEP)
- The Oxfordshire Local Nature Partnership

2.9 The application of the 'Duty to Co-operate' is also informed by the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

### **3.0 Consultation and Engagement**

#### ***Oxfordshire Growth Board***



- 3.1 In 2013, the Oxfordshire Local Planning Authorities (LPA) commissioned a new Strategic Housing Market Assessment (SHMA), supported by joint working on economic forecasting to establish the appropriate level of planned growth across the Oxfordshire Housing Market Area and the level of housing need arising in each District.
- 3.2 Officers from all Oxfordshire Authorities met on 17 May 2013 to discuss how the results of the SHMA should be considered, incorporated into emerging plans where possible and used as the basis for further joint working between the Councils. The purpose was to reach agreement and formalise joint working, provide a common basis on which to progress the SHMA and avoiding unnecessary delay to Local Plan preparation.
- 3.3 In April 2014 the Oxfordshire Local Authorities, published the SHMA for Oxfordshire.
- 3.4 In November 2014, the Oxfordshire Growth Board, a Joint Committee which, on behalf of the Oxfordshire Local Enterprise Partnership or 'OxLEP' is charged with the delivery of projects agreed in the 'Oxford and Oxfordshire City Deal' and 'Local Growth Deals, agreed a programme of work for addressing the unmet need arising from the SHMA which would help the Local Planning Authorities meet the Duty to Cooperate whilst protecting the 'sovereignty' of individual councils over their Local Plans.
- 3.5 A Project Team was established for progressing the work, co-ordinated by the Growth Board's Programme Manager and reporting to an Executive Officer Group which in turn reports to the Growth Board. Meetings of the Project Team and Executive Group have occurred regularly and been attended by officer representatives of the six Oxfordshire council. The members of the formal Growth Board comprise the Leaders of each council who were presented with periodic updates and took key decisions at scheduled public meetings.
- 3.6 From January 2015 to September 2016, the Project Team generally met on a fortnightly basis to progress, on a co-operative basis, the following projects:
- An understanding of the urban capacity of Oxford and the level of unmet housing need
  - Oxford Green Belt Study
  - Oxford Spatial Options Assessment
  - High Level Transport Assessment of Spatial Options
  - Education Assessment of Spatial Options
- 3.7 This programme of work culminated in a decision of the Growth Board on 26 September 2016 on the apportionment of Oxford's unmet housing need to the individual district and city Councils. The programme of work and the Growth Board's decision has informed the early stage of the Partial Review of the Local Plan and the Options Paper (November 2016).
- 3.8 The Councils continue to cooperate on other strategic and joint matters.
- Meetings / Discussions with Statutory and Non-Statutory Bodies***
- 3.9 In addition to meeting with bodies through the Oxfordshire Growth Board, Council officers have so far separately engaged with statutory and non-statutory bodies as follows:

- regular liaison meetings with officers at Oxfordshire County Council
- meetings with Oxford City Council and West Oxfordshire District Council
- on-going joint management arrangements with South Northamptonshire Council
- engagement with bodies on evidence gathering including Highways England and the Environment Agency
- formal consultation as part of the statutory Sustainability Appraisal process with Natural England, the Environment Agency and Historic England
- Parish and Town Council workshops (described later in this statement)
- Meeting with Oxford Neighbourhood Forums (described later in this statement)

***Cherwell Local Plan 2011 – 2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need, Issues Consultation: 29 January to 11 March 2016***

*Consultation Arrangements*

- 3.10 On 29 January 2016 the Council published an Issues Paper for consultation. The Paper was prepared to engage with local communities, partners and stakeholders in the early stages of the partial review of Cherwell Local Plan Part 1, specifically to help meet Oxford’s unmet housing need. A copy of the Public Notice is attached at Appendix 1.

*How did we consult?*

- 3.11 The formal consultation ran for six weeks from 29 January 2016 – 11 March 2016.

*Distribution*

- 3.12 The consultees listed in the Statement of Community Involvement and anyone who had registered on the Council’s database were notified by letter or email and were asked to comment on the Issues Paper generally and answer specific questions.
- 3.13 Hard copies were also placed at deposit locations across the district including libraries and Council offices. In addition hard copies were placed at some locations in Oxford (Oxford City Council offices, Oxford Central Library, Old Marston Library and Summertown Library). A consultation summary leaflet and poster were also produced and were made available at these locations as well as the Council’s website. These are included in Appendix 2 and 3.
- 3.14 The document was available to view online on the Council’s website. The consultation arrangements were discussed in advance with officers from Oxford City Council and publicity material provided to the City Council to enable it to advertise the consultation as it preferred.

*Press Coverage*

- 3.15 A statutory notice was placed in the Oxford Times, Bicester Advertiser and Banbury Guardian to advertise the commencement of the consultation (see Appendix 1).

*Social Media*

- 3.16 A press release regarding the consultation was published on the Council’s Facebook and Twitter pages. The press release explained the purpose of the consultation document and provided details of the consultation including dates and locations where the documents are available to view.

### *Representations*

- 3.17 A total of 148 representations were received which generated a total of 955 comments. A table setting out each representation in full is attached at Appendix 8.

### *Sustainability Appraisal*

- 3.18 An initial Sustainability Scoping Report was produced for consultation to accompany the Issues Paper. All comments made are set out in Appendix 8.

### *Call for Sites*

- 3.19 The consultation was also accompanied by a 'call for sites'. The call for sites site submission form is available at Appendix 5. A list of sites promoted through the consultation is available at Appendix 7.

### *Representations - Summary of Issues Raised and How They Have Been Considered*

- 3.20 Set out below are summaries of the representations received in response to the Issues consultation. We also explain how they have been taken into account. The representations will be considered further as we progress to developing specific proposals.

### Cherwell's Contribution to Oxford's Housing Needs

#### Question 1: Is 3,500 homes a reasonable working assumption for Cherwell in seeking to meet Oxford's unmet housing need?

#### 3,500 IS TOO HIGH

- Strong objection to the obligation to meet Oxford's unmet needs. CDC has the discretion to examine whether that need can be fully met.
- CDC should challenge the accuracy of Oxford's own assessments
- The figure of 3,500 is too high because it will not commit Oxford City to finding more opportunities for growth.
- There is additional housing capacity in Oxford City; Oxford City should provide more housing/review their planning policies to encourage additional development before relying on neighbouring councils. It should be Oxford City's obligation to demonstrate that it cannot meet the target. Considerable undeveloped areas within the city which should be aggressively investigated.
- Oxford City should use more brownfield land and green belt land, as well as private college owned land, accommodating as much housing as it can, before allowing the spread of its requirements to other areas.
- Oxford needs to make more of a contribution in light of its past low delivery rates.
- CDC should challenge the SHMA because: the Oxfordshire figures as a whole reflect London overspill; the SHMA has not been subject to independent scrutiny or Examination; its figures are too high and unrealistic; it is light on

evidence; hypothetical; produced by consultants with close connections to the development industry; it is based on economic growth forecasts and not housing needs; SHMA methodology is flawed because the Universities do not need to be accommodated in or near Oxford; it does not accurately represent either Cherwell or Oxford's housing needs. There should be a critical review of the SHMA and its forecasts as part of the Partial Review.

- Cherwell has already increased its housing requirement to an excessive amount during the Local Plan Examination (by 36% from that originally proposed)
- The priority must be to ensure that the Council will meet in full the housing need for the district identified in the Local Plan Part 1 and delivering on the spatial strategy and objectives set out in the Local Plan Part 1.
- Question whether a significant uplift in housing can be delivered given the scale of growth proposed at Banbury and Bicester and in light of actual completions recorded over the five year period preceding the start of the Local Plan period (2006-2011).
- Growth allocated for in the Local Plan Part 1 already reflects a higher amount of population change than 'natural increase' and therefore Oxford's housing needs are already allowed for.
- Concern regarding the impact accommodating this amount of development would have on the aspirations and objectives of communities in the District i.e. through the Neighbourhood Planning process.
- Building more houses will only make traffic congestion worse and no new building should occur until transport problems are solved.
- 3,500 is too high given transport and traffic constraints, and other infrastructure
- The 3,500 figure should be a ceiling.
- The sites chosen should be 'non-strategic' in scale.

### 3,500 IS TOO LOW

- 3,500 is too low given limited capacity in Oxford City
- The true figure for Oxford's capacity is lower than the working assumption, hence the overall shortfall is actually greater and the ultimate figure is likely to be higher than 3,500.
- Oxford City has reviewed its capacity subject to a thorough check and challenge process, process was found compliant with government policy by an independent Critical Friend.
- The role of Cherwell in meeting the longer term needs of Oxford City has been underestimated.
- The 3,500 should be a floor not a ceiling
- The 3,500 is based on the midpoint of the SHMA's estimates whereas to accord with the NPPF's requirements relating to the need to 'boost significantly' the supply of housing, and to be 'positively prepared', the upper limits should be used which equates to 32,000 dwellings, rather than 28,000.

- Cherwell should provide for whatever capacity it should deliver, potentially more than 3,500.
- The uplift of 500 dwellings to take into account differences in sustainability between the districts is too low. Cherwell is the least constrained district and capable of accommodating more.
- The figure is more likely to be between 3,500 and 4,000.
- Cherwell's share of the unmet need may be proportionately higher given the strong transport, economic, social, historic and geographic links and other relationships Cherwell has with Oxford, in comparison to the other districts. 3,500 is unreasonably low.
- 3,500 is a minimum and should only be considered as an intermediate working assumption pending the outcome of the ongoing joint work. The final apportionment is likely to be higher.
- The unmet housing need relates only to Oxfordshire's HMA whereas Oxfordshire & in particular, Cherwell, might be required to meet unmet housing needs arising from London where there is a significant residual shortfall.
- A figure of 6,000 is more appropriate
- A figure of 7,000 is more appropriate
- The Partial Review needs to address in full Cherwell's contribution to Oxford's unmet needs, it should not be 'light touch'.

#### METHODOLOGY – NOT REASONABLE AT THIS POINT

- More should have been done to establish an evidenced working figure prior to the consultation.
- The 3,500 figure has not been consulted on
- Too early to say whether the figure is appropriate, it will be informed by evidence but 3,500 is likely to be the lower end of the possible range
- The figure of 3,500 is premature and lacks an evidence base, and precedes the Oxfordshire Growth Board's Memorandum of Understanding scheduled for August/September 2016. It should not predetermine the outcome of a sustainability appraisal process.
- Until the scale of unmet need has been identified and scrutinised through and examination, no working figure should be applied.
- Premature ahead of production of Oxford City's Local Plan.
- It is not simply a case of evenly distributing need across authorities. It is a question of capacity and contribution to strategic priorities and spatial strategy.
- The distribution of need across Oxfordshire has yet to be determined. All other authorities are awaiting the Oxfordshire Growth Board evidence base.
- Opportunities and constraints of each local authority will inform how the unmet need is distributed across the County. Some districts are more constrained than Cherwell including in terms of the Green Belt, AONB, Ancient Woodlands, SSSIs, Areas of Landscape Value, Special Areas of Conservation, Scheduled Ancient Monuments, etc. Cherwell must take a

greater share of at least 5000+ homes in order to reflect the nature and extent of constraints to development within other 'partner' authorities and to negate potential shortfalls in other districts.

- An equal split is not justified given the differing constraints in the local authority areas (Cherwell being relatively unconstrained; Vale of White Horse and West Oxfordshire Districts being the most constrained in terms of landscape designations and having inferior transport connections to Oxford). A figure of 6,000 is more appropriate for Cherwell.
- Capacity – large allocations at Didcot and Wantage/Grove are in the process of being delivered but this will take 20 years to achieve and so there is limited capacity in other districts.
- Oxford should take a higher share than other districts in order to reduce the burden on those other areas. Oxford already has more jobs than people.
- 3,500 is an unsatisfactory approach as it fails to take account of technical and environmental factors that will ultimately determine the appropriate division. Infrastructure constraints, policy constraints & ability to deliver growth should also be considered.
- The figure should be informed by capacity within Cherwell
- Cherwell has a compelling advantage in Bicester in terms of relations to Oxford, a primary focus for growth in the Local Plan Part 1 and excluded from the Green Belt, and so Cherwell should accommodate more growth than neighbouring districts.
- The size and nature of Cherwell relative to other authorities indicates that its proportion should be higher, not equal. Cherwell has two of the largest towns in Oxfordshire and the largest village in the UK at Kidlington.
- The evidence base needs to be more sophisticated than a simple mathematical calculation. A study is required to assess capacity with options tested through Sustainability Appraisal and viability testing.
- The evidence base from which the figure is derived (SHMA) has not been produced independently of the construction industry (and it is therefore biased) and was not consulted upon. The SHMA should be reviewed.
- The process is biased too much towards development (concerns over the make-up of the Oxfordshire Growth Board, its countywide housing predictions, working arrangements, and the Oxford Green Belt Study).
- Duty to Cooperate is not a duty to agree and the Council only needs to consider the extent to which unmet need arising from Oxford City may be accommodated within the District.
- Instead of using one working figure of 3,500, which is too specific, the Council should use a range of 2,500-4,500 with reasonable indicative lower and upper figures (Oxfordshire County Council).
- Options should be tested above 3,500 given that the shortfall is likely to be higher than estimated. The emerging spatial strategy should be responsive and flexible rather than capacity being fettered by the imposition of an indicative threshold based on equal apportionment.
- 3,500 is not a reasonable assumption; the calculation should be 15,000 divided by 4 not by 5 because Oxford City should not be included in the distribution, as it is their unmet need that needs to be accommodated. If

Oxford were able to meet its own unmet needs this would, by definition, not be an unmet need. The 3,500 is therefore too low. Dividing the 15,000 figure by 4 gives 3,750 units. A working assumption should therefore be made of 4,250 homes. The public interest is better served by an over provision of housing through the Plan process than an under provision at this stage in the Plan making process.

- The apportionment of additional dwellings to the Districts should await decisions on the unitary authority proposal.

#### METHODOLOGY – REASONABLE AT THIS POINT

- The figure of 3,500 is a reasonable assumption at this stage although it should be a minimum target to reflect tighter landscape constraints in other local authority areas.
- Even if there is no county-wide apportionment agreed by September 2016, by this time the jointly prepared evidence should allow a reasonable degree of precision and steer to identify strategic sites for meeting Oxford's unmet needs.
- Support for proceeding on this basis ahead of the Oxfordshire Growth Board's conclusions
- Support for splitting the housing requirement equally across all districts

#### How the identified issues have been taken into account

- The Options Paper explains the conclusions of the Oxfordshire Strategic Housing Market Assessment (2014), how the SHMA was prepared and how the level of Oxford's unmet need was identified. It also explains how the unmet housing need has been apportioned as a result of the Oxfordshire Growth Board's decision on 26 September 2016.
- The Options Paper seeks views on whether the apportioned 4,400 homes would be an appropriate housing requirement.
- The potential housing requirement has been considered in the Initial Sustainability Appraisal.

#### Providing for Employment

#### Question 2: Should additional housing in Cherwell to meet Oxford's needs be supported by additional employment generating development?

##### YES

- Various site specific promotions made for allocation for employment use within the Partial Review.
- Various strategies promoted i.e. supporting more employment in villages/Banbury
- Opportunities do exist for any new housing to be supported by employment development.

- Yes. What economic attractors are there in Banbury?
- Yes, this is essential; there is important future demand for logistics and manufacturing in Cherwell. The economic benefits offered by logistics should be pursued through the Partial Review.
- There is sufficient evidence to justify the allocation of additional employment sites which will assist in sustaining the planning additional housing growth.
- Yes, to do so would minimise journey lengths and provide a good balance of land uses in accordance with the NPPF and would contribute to the creation of sustainable mixed communities.
- Yes, there is a clear link between housing need and employment growth
- Yes, to reduce the need to travel
- Yes, employment generating development can include a wide variety of uses including schools, shops, community facilities as well as office and industrial space.
- Working far from home creates traffic and transport problems
- Need to avoid creating dormitory residential zones which lead to commuting for work and activities/recreation/shopping etc.
- Sustainability benefits and to reduce long distance commuting.
- Sustainable communities need a mix of uses
- Yes housing should be considered as part of a joined up strategy in order to ensure proper planning
- Yes, the NPPF has a central focus on delivering sustainable development and supporting economic growth. This means new housing should be delivered in locations that are well served by employment and community uses and infrastructure.
- Yes, para B.95 of the Local Plan notes that the 'joint work will need to comprehensively consider how spatial options could be supported by necessary infrastructure to ensure an integrated approach to the delivery of housing, jobs and services.'
- The Partial Review offers the opportunity to realise economic benefits that would otherwise have been unachievable (in accommodating what would have been Oxford's resident population). More ambitious economic development can be achieved. As Oxford's unmet need in respect of Cherwell will be concentrated around North Oxford, it would be appropriate to take advantage of the opportunity created by the cluster of world class economic assets i.e. high value employment.
- Given that the need for housing arises in part through the forecast employment growth, there is a need to align policies and provision for housing and employment generating development in the partial review. There are also benefits to doing so in terms of transport and infrastructure.
- Yes as per the aims of OCC's LTP4 (colocation).
- Yes there is already an under provision of employment opportunities in Cherwell i.e. Banbury.
- Yes, local planning authorities need to consider all development requirements (not just homes) when fulfilling their duty to cooperate. It is important that



sufficient employment land is also allocated to support the growth of Oxford and this should be in an area with a strong relationship to the City.

- There is no employment land supply issue in Oxford City which needs to be resolved in Cherwell through this review. However there may be specific employment needs to be accommodated alongside housing through mixed uses. Consideration could also be given to collocating expanding employment uses with options for meeting Cherwell's local employment needs (Oxfordshire County Council).

NO

- Oxford is the main driver of economic growth and housing need in the area and it is not therefore necessary to plan for additional employment development.
- Cherwell's own jobs need has been accommodated in the Local Plan Part 1. Additional employment provision would not meet Cherwell's own needs and so would contravene the Local Plan.
- There is low unemployment in this area; the provision of additional employment will increase the need for housing.
- New housing should not be accompanied by employment development; this would result in out-commuting from Oxford and would not be seeking to meet Cherwell's own needs.
- The housing figures are already based on unrealistic forecasts of growth in employment, to provide for more employment is creating a vicious circle.
- No, the suspect assumptions leading to the overstated housing needs in the SHMA were based on employment growth already
- More employment would generate more demand for housing, exacerbating the problem & creating a cycle of continuing growth pressure
- It makes no sense to supply new housing in Cherwell to meet Oxford's needs, if the additional employment is created in Cherwell to serve those homes. That would result in both housing and employment having nothing to do with Oxford where the need is, as Oxford already has more jobs than people to fill them.
- No, it would be inappropriate to create more jobs in Cherwell to employ people already required for jobs being created in Oxford
- No, flawed concept. If employment is identified for Oxford City's growth then the housing to support it should also be within Oxford City.
- A review of the empty employment buildings in Oxford should be undertaken first.
- If the root cause of the housing need is from those employed in Oxford, London, Reading, etc then no, similarly if it relates to those commuting into Cherwell then the answer is no.
- There is plenty of employment in Oxford/close to Oxford already (such as Begbroke, the Airport etc). There is an excessive amount of employment already.
- No, this would prejudice Cherwell's own strategy. An exception would be to relocate some of the higher technology business planned for Oxford to

Bicester, where employment opportunities otherwise may not match housing growth.

- No because there is no evidence to support a housing need at all so therefore no employment need either.
- The purpose of the Partial Review is to accommodate Oxford's housing needs.
- This would damage other areas of the UK which have more housing stock but few employment opportunities.
- Need not greed. Use a rigorous method of assessing need by reassessing the baseline figure.

#### MAYBE/OTHER

- The two issues can be joined up by providing the necessary housing on the appropriate sites near to existing employment locations.
- Oxford is already a major employment hub so it is questionable if additional employment is required. Any new employment should be sustainably located with access by public transport, positioned along the Oxford-Bicester railway line or the A34 corridor. New employment, particularly B8 uses, should be located on transport corridors or where public transport can be utilised, not in rural areas.
- Wherever possible employment should be local to housing. This may mean moving some major sources of employment outside Oxford.
- Should refer to the NPPF's guidance on sustainability. Careful thought must be given to economic links with Oxford City and existing centres. Consideration should be given to economic links within Cherwell and suitable locations to deliver new homes and employment (i.e. Bicester)
- Any employment provided should be ancillary to the housing being planned for or responding to a specific need arising from one of Oxford's key sectors. Overprovision would create further pressure on the housing stock and require a greater level of housing growth required.
- Additional employment development must be consistent with the economic objectives established for Oxford and should not undermine the strategies and objectives for Cherwell. Any new employment must not dilute the value of existing employment provision i.e. RAF Upper Heyford.
- Presumably Oxford's identified housing need is based partly on that needed to support economic growth. If that economic growth was then to be provided outside of Oxford, it would be reasonable to expect the overall housing need of Oxford to be reduced accordingly (Historic England).

#### How the identified issues have been taken into account

- Cherwell's employment needs are provided for by the adopted Local Plan Part 1. The purpose of the Partial Review is to contribute in meeting Oxford's unmet housing need. The SHMA's projection of need is based on a committed economic growth scenario. The Options Paper considers the responses received to the question including the views of Oxford City Council in relation to the need for additional employment development.

- Paragraph 3.37 refers to Oxford City Council's advice that support will be given to the provision of further employment that is either ancillary to the housing being planned for, to support the principles of sustainable mixed-use development, or responds to a specific need arising from one of Oxford's key sectors.

### Oxford's Key Issues

#### Question 3: What are Oxford's key issues that we need to consider in making a significant contribution to meeting the City's unmet housing need?

- Specific sites/locations for growth promoted or suggested.
- CDC must consider Oxford City Council's adopted vision; development patterns within Oxford; employment provision within Oxford; the employment needs/opportunities of Oxford and how these relate to Cherwell; transport connections with Oxford City which can be utilised; infrastructure provision; constraints such as Green Belt and flood risk; housing need; and social and historic connections.
- Agree with the summary of housing issues in the consultation document
- Need to retain large green spaces particularly the Kidlington Gap
- The relationship of new housing to the City itself
- Development potential of / protection of Green Belt land and demonstration of exceptional circumstances (housing need, homes/jobs imbalances, affordability, traffic congestion, recruitment issues, housing capacity in the City, lack of alternatives).
- Need to consider land beyond the Green Belt.
- CDC should consult with developers in a Developers Forum and also run a 'Constraints & Opportunities workshop to help define strategic inputs to the new spatial plan.
- Is the housing target figure correct/evidence base concerns
- What is the capacity in Oxford City (spare space and empty premises)
- Additional documents highlighted for review which summarise the key issues
- Housing location is the key issue and that should be defined by transport and infrastructure availability
- Housing affordability (various including Oxfordshire County Council) / Starter Homes
- Difficulties in staff recruitment caused by poor affordability and housing choice as well as overcrowding, homelessness and poor living conditions. New housing should provide a very wide mix of housing types and tenures
- Need to review the City boundaries to ensure the level and type of housing is consistent with the economic requirements of the growing city
- Maintaining the historic environment
- Flood risk
- Other environmental constraints

- Growth should be diverted away from Oxford across the County and beyond i.e. Oxford Brookes University could be relocated to Bicester
- Oxford requires improved public transport infrastructure i.e. use of a tram system and improving access from Kidlington & Witney, and improved cycle routes into the city. Congestion charging should be introduced.
- The need for sites to have good accessibility by fast and frequent public transport; cycling and walking into the City Centre and to other key employment locations in Oxford (Oxfordshire County Council)
- Traffic movements in and out of the city; the need to minimise travel demand (Historic England)
- Opportunities to improve sustainable transport infrastructure including investment in high quality public transport corridors
- New housing should focus on existing transport corridors, or corridors which could be enhanced through additional funding.
- Relationships between new housing sites and the Oxford Transport Strategy should be considered i.e. locating housing near to Park & Rides of a Rapid Transport Route. Sites should support such infrastructure and not prejudice the delivery of these measures (Oxfordshire County Council).
- Quality and design of new housing is key
- Oxford aims to be a Low Carbon City
- Key issue is to accommodate needs as close to possible as to where it arises, sustainability benefits of doing so.
- Scarcity of previously developed land in Oxford City.
- Protection and enhancement of the built and natural environment.
- Need to not destroy what makes Oxford special
- Views into and over the city, including those identified in the Oxford Viewcones Study, and how they contribute to the significance of the city (Historic England)
- Whether land has historic significance – check the Historic Environment Record and the Historic Landscape Characterisation (Historic England)
- The need to avoid adverse effects on the character, appearance and special interest of the Conservation Area (Historic England)
- Nature conservation assets
- Protection of open areas within the City which contribute to its character.
- Extensive open areas which are not in public use which should be considered for housing
- It is up to Oxford City to define its own issues
- It will never be possible to accommodate all of Oxford's needs within the City boundary
- The City Council needs to re-examine its priorities to achieve a better balance between housing and employment.
- Constraints assessments of the designations affecting all the local authority areas surrounding Oxford will inform capacity.

#### How the identified issues have been taken into account

- The issues were considered when developing the draft Vision and Objectives in Section 5 of the Options Paper.

#### Question 4: What are the key principles or goals that the additional growth in the District should be aiming to achieve?

- Site specific promotions made
- To make the best use of existing and planned infrastructure and to minimise the need for new infrastructure (Oxfordshire County Council)
- Should consider issues such as quality of life, prosperity, happiness and health of existing residents.
- Protect Cherwell
- The key goal is to limit impact of development on Cherwell, and its inherent infrastructure impacts.
- Bicester needs more local employment and an improved town centre.
- Maintaining the vitality of Kidlington and its ability to serve its hinterland
- Maximising the regeneration of Banbury
- New communities should be balanced and not impose unreasonably on established settlements.
- Development should be sensitive to the setting context of its existing surroundings.
- To preserve the relationships between villages in terms of size and access to services
- Too early to comment upon this until the evidence base is complete as well as the strategic work of the Growth Board, which should be reflected in the vision.
- Until the spatial strategy is set, the apportionment of unmet need cannot be determined.
- Should not compromise the existing vision for growth/objectives in Cherwell Local Plan Part 1
- Additional growth at the locations focused upon in the Local Plan Part 1 would support the foundations laid by the Part 1.
- Growth should be distributed around some parts of Cherwell in stages, monitored and reduced downwards if necessary.
- The unmet need should be met in full across the Oxfordshire HMA in a sustainable, deliverable and transparent manner.
- Should reflect existing strategies including the adopted Local Plan Part 1 and LTP4.
- Making the most of existing exceptional transport links

- Bringing forward development in areas with transport links to Oxford.
- The most sustainable locations should be identified and given greater weight including consideration of infrastructure and sustainable transport links.
- Due consideration should be given to locations that meet local needs, but also to the identification of locations that accommodate sustainable transport opportunities to Oxford.
- New housing should have ready access to public transport/allow for travel to Oxford and beyond in an environmentally friendly way.
- Providing for better public transport, safer cycling and eliminating congestion.
- Considering car free or low car use development
- Meeting housing need as close as possible to where it arises
- As per the three aspects of sustainable development defined in the NPPF (economic, social, environmental)
- Consideration should be given to the NPPF, NPPG, the Oxford Core Strategy and Local Plan Part 1.
- Secure high quality yet affordable design, exemplar high quality developments.
- Key aim should be to provide affordable accommodation for those who are employed in Oxford
- People should have access to suitable and affordable accommodation which they cannot attain within Oxford City.
- Provision of key worker housing
- Development should be truly sustainable, well designed and planned
- Secure a good living environment
- Development should promote healthy living
- Creating sustainable, inclusive, mixed communities
- New development to be physically and socially integrated with Oxford's existing communities
- Bringing forward housing in locations with socio-economic links to Oxford
- Achieve an enhancement to Oxfordshire's economy
- Any additional growth should have excellent access to existing and future employment sites
- Development should foster research and development to boost the local economy
- Facilitating economic growth to support housing which compliments Oxford City and Cherwell's economies
- Harnessing the value generated by new strategic development to deliver economic benefits
- Retaining a skilled labour force within the district
- Providing new development close to, and providing for investment in, existing centres.

- Providing services, facilities, and infrastructure or providing for good access to these
- Deliver infrastructure before not after housing
- Contribution to providing improvements to infrastructure to benefit existing residents and visitors
- Twinning the provision of housing and infrastructure
- Planning new development in such a way as to facilitate new infrastructure i.e. a concentration of 1,000 homes needed to make a new primary school viable (Oxfordshire County Council).
- Sites on strong public transport corridors (both bus and rail) should be considered for low car or car free development (Oxfordshire County Council).
- Providing sufficient facilities on sites to serve the needs of future residents
- Planning at the neighbourhood level to deliver services necessary to support day-to-day needs within walking distance
- Limiting growth in rural settlements
- Avoiding sprawl
- Avoiding coalescence
- Retention of the Green Belt
- Protecting the environments
- Need to avoid development in protected areas including AONB and other areas protected for their inherent qualities or constraints (such as floodplain)
- Unused sites of lesser environmental value need to be brought forward
- Maintain, enhance and protect biodiversity
- Addressing climate change.
- Meeting Oxford's needs in a sustainable manner
- Minimising the use of non-renewable resources
- Making efficient use of land
- Achieve the conservation and enhancement of the District's historic environment and the heritage assets therein (Historic England)
- Looking beyond the plan period, as the need from Oxford is likely to continue well beyond then
- Housing to be deliverable in the medium term (by 2031) and supported by a clear delivery plan.
- Cooperation and communication between the Oxfordshire local authorities
- Making a significant contribution to Oxford's unmet housing need.

#### How the identified issues have been taken into account

- The issues were taken into account in considering the draft Vision and Objectives for meeting Oxford's unmet housing needs in Cherwell in Section 5 of the Options Paper.

Question 5: What should the focused Vision for meeting Oxford's unmet need contain?

- Since the Partial Review is only an Addendum to the Adopted Local Plan, it must contain the same vision, aims, objectives and spatial strategy of the Local Plan Part 1. To alter the directions of growth would undermine a clear vision or direction for the Local Plan.
- To achieve additional growth without adversely impacting Cherwell's own growth strategy
- It should accord with the existing Vision for Cherwell District Council if it is to be considered as an Addendum.
- It is not possible for there to be an 'Addendum' vision or strategy as the whole basis of the Local Plan would have to be rethought as neither of the two major towns have any additional capacity.
- Too early to comment upon this until the evidence base is complete as well as the strategic work of the Growth Board, which should be reflected in the vision.
- Emphasise the need for better road, rail & cycling infrastructure. Cherwell needs a focal point in the south of the district (economic and leisure activity) to reduce pressure on Oxford i.e. comparable to Abingdon.
- The focused vision should build on the existing vision and seek to provide balanced housing supply in locations which are sustainable and meet the needs of Oxford City Council. This should be addressed through strategic allocations at established settlements with strong transport and socio-economic links to Oxford City, i.e. Bicester.
- New development should ensure significant investment in open space, sport and recreation provision, and the enhancement of biodiversity, and full infrastructure which is easiest to achieve on larger sites
- New allocations should take local character and the enhancement of heritage assets into account
- Development should be delivered without unacceptably affecting Cherwell's natural, built and historic environment (Historic England).
- It should promote sustainability
- Additional documents listed for review to inform the new Vision including LTP4 and the Oxford Transport Strategy (Oxfordshire County Council)
- There is a danger of Cherwell's communities, particularly Banbury, becoming dormitory/commuter towns which would be a complete negation of the County Council's transport strategy.
- To provide new balanced communities that form part of Oxford
- Exemplar design requirements
- Provide for a range of household types and incomes. Good quality, realistically priced, low cost housing for purchase and rent must be prioritised.



- Ensure sustainable, affordable and convenient access to Oxford employment opportunities
- The Vision should deliver the key principles and use them to Masterplan high quality neighbourhoods that enhance the District and offset the loss of Green Belt.
- Make a clear commitment to meeting unmet housing needs in the most sustainable way
- Achieve a review of the Green Belt VS Protection of the Green Belt.
- Allow for the colocation of jobs and homes on an area wide basis
- Ensure that the day to day requirements of new residents in terms of facilities and services are met
- The most sustainable solution may not be Cherwell or indeed Oxfordshire. Consideration should be given to areas of the country with vacant employment land and less expensive housing
- Promoting the prosperity of the Oxford region as a whole
- Oxford's international ties and recognition should be a key focus of the vision.
- There must be provision of a range of employment opportunities suitable for a wide spread of abilities and skills
- Need to consider the Duty to Cooperate with other authorities not just Oxford.

#### How the identified issues have been taken into account

- The issues were taken into account in considering the draft Vision and Objectives for meeting Oxford's unmet housing needs in Cherwell in Section 5 of the Options Paper.

#### Defining an 'Area of Search' or Plan Area

#### Question 6: Do you agree that the 'area of search' or plan area for the Partial Review document should be well related to Oxford City?

#### YES

- Support for this, particularly where access to Oxford is sustainable.
- Yes, since the options are to meet Oxford's unmet need; anything else would not be sustainable development (Oxfordshire County Council)
- Yes, the relationship should be geographical, taking into account connectivity and accessibility to the city centre.
- The area of search should be well related to Oxford City and this means land closest to the City, but outside of the Green Belt, with excellent transport links and access to day to day services and facilities without significant travel (i.e. on the edge of existing settlements).
- The housing should be well related to Oxford City in a location that is well connected to the strategic transport network.

- The area of search should be within 5 miles of Oxford or within easy reach of frequent public transport with plenty of parking
- Yes this would enable development of the areas being served by the new Oxford Parkway mainline station.
- Meeting the need close to where it arises would be most sustainable
- There are transport and sustainability concerns in accommodating development at a distance from Oxford (i.e. Banbury). The focus should not be around Banbury but closer to Oxford.
- Yes, consistent with sustainable development (in terms of reducing commuter traffic) and minimising contributions to climate change
- Yes, to reflect economic links to Oxford and significant employment provision in Oxford.
- Yes, to avoid longer distance commuting
- Yes, with areas directly accessible to rail services into Oxford from either existing or potential new stations
- Yes, the scale of the housing need and the social and economic problems which would arise by not making provision close to Oxford provides an exceptional reason to review the Green Belt.
- District wide would be an irrelevance, the issue is to accommodate the large number of people who work in Oxford but cannot afford to live there. Otherwise the housing provision would not be likely to meet Oxford's housing need
- Yes, to do otherwise would run counter to the objectives of sustainability and risk undermining social cohesion by directing housing to some distance away from where needs are being generated.
- Yes, but Green Belt loss should be entirely justified.
- Yes, with Green Belt land swaps considered
- Yes, well related in terms of functional relationship and with connectivity and accessibility in terms of infrastructure and transport
- Yes but other considerations need to be taken into account, including the potential effects on the historic environment (Historic England).
- Yes, to reflect the catchment orders of higher order services at Oxford
- Yes, the new housing locations should have a strong relationship with Oxford and be on the knowledge spine, so as not to undermine the existing plans and strategies for Oxfordshire.
- Yes, and in particular, the Oxford Gateway could accommodate more housing, rather than eating further into Green Belt land.
- Yes, and more housing can be accommodated within Oxford.
- Yes, and a sieved approach undertaken with all sites considered but more constrained sites sieved out.
- The potential for an urban extension to Oxford or new garden village close to Oxford should be examined (accommodating the housing need in one location for ease of infrastructure provision).

- There are major infrastructure constraints at Bicester limiting future development potential.

#### NO

- It is not always possible, practicable or environmentally sustainable to concentrate the unmet need close to its source.
- Oxford is the major employment hub for the whole region; the area of search should include the whole district.
- Oxford should not be the sole driver
- Adjoining SHMA areas have also identified the pressures for additional development.
- The most sustainable settlements in Cherwell are located further away from Oxford City.
- New development should be located far from Oxford, but with highly efficient public transport links.
- Closer settlements i.e. Kidlington are constrained by the Green Belt

#### MAYBE/OTHER

- The existing Spatial Strategy is the most appropriate model
- Given that Cherwell are undertaking only a partial review it is important that the area of search is consistent with the adopted plan strategy which was found sound only last year.
- The tests should be how well different areas relate to Oxford. Accessibility to Oxford should be a key criterion
- Not necessarily, there will be different priorities in different areas i.e. protecting the Green Belt.
- No area of search needed. There is a single Housing Market Area within Oxfordshire. The entire Oxfordshire HMA is therefore well related to Oxford City.
- The area of search should be well related to Oxford City but not necessarily the area in closest proximity.
- Areas in close proximity to the City will not necessarily perform better than other areas which may be more conducive to sustainable travel
- Constraints should also be considered
- Close proximity but in combination with other sustainability factors
- No, growth should be directed beyond the County altogether
- Area of search should not rule out Green Belt release
- The Council should establish an effective, continuous ring fence policy area
- Meeting the needs of Oxford in Cherwell should deliver benefits to both the district and the City. There should therefore be the delivery of significant infrastructure.

- Concerns at potential conurbations being created in the south western part of the district around Oxford.
- Location/Site specific promotions made.

#### How the identified issues have been taken into account

- Section 6 of the Options Paper sets out the options identified for meeting Oxford's unmet housing needs which there are nine areas of search being considered.

#### Question 7: What factors should influence the 'area of search' or plan area for the Partial Review document?

- Site/location specific promotions made
- It should focus on existing settlements.
- Need to protect rural areas in Cherwell.
- The sheer number of homes required means an extensive area of search is required.
- Oxford is the major employment hub for the whole region; the area of search should include the whole district.
- The area of search should not be overly prescriptive
- Assessment of capacity within Oxford itself
- Sustainability of the location
- Opportunities to create new freestanding communities
- Proximity to Oxford (using Green Belt if required) (various including Historic England)
- Connectivity to Oxford.
- Provision of sustainable transport options particularly in terms of providing sustainable access to Oxford.
- Transport links to Oxford and key employment locations within the City (public transport, also walking, cycling)/transport corridors and the need to address existing connectivity issues (various including Historic England and Oxfordshire County Council)
- Existing commuting patterns
- Supporting the County's transport strategies
- Ability to deliver new (transport) infrastructure
- Cuts to bus services in rural areas should be taken into account, combined with a lack of road improvements to roads in the north of the County.
- Proximity to sources of employment and 'travel time', ensuring that economic efficiencies & quality of life are not affected by commuting.
- Local employment

- Economic links to Oxford, access to the employment market of Oxford
- Consideration should be given in defining the Area of Search to how housing growth could complement/support existing strategic employment locations and support economic growth as a direct benefit.
- The plan review should also consider unmet employment needs from the City.
- If employment generating development is provided alongside the new housing, then area of search could be wider (Historic England).
- Access to services and facilities
- Capacity
- The opportunities to deliver new housing including proposed infrastructure improvements.
- Accepting additional development is unlikely to be popular and it is important to address political opinion for example there may be opportunities for development to provide solutions to longstanding issues including through the delivery of 'game changing' infrastructure. Including the delivery of a regional scale sport and leisure facility.
- Proximity to existing allocations
- Functional relationship with Oxford
- Availability of unused brownfield land
- Potential for high density development
- Equitable growth across rural areas
- Environmental efficiency
- Planning policy considerations
- Green belt protection VS. using areas of the Green Belt that do not meet the five Green Belt purposes
- Housing affordability
- Physical constraints
- Environmental issues
- SEA
- Landscape value
- Social connections to Oxford
- Social and community facilities/ services such as education and catchment areas
- Cherwell settlement hierarchy
- Flood Risk
- Impact on heritage/historic environment (Historic England)
- Contribution to existing strategic priorities and the spatial strategy as well as other strategies such as the Oxfordshire Strategic Economic Plan, LTP4, Growth Deal, and City Deal which requires supporting connectivity along the knowledge spine.

#### How the identified issues have been taken into account

- Section 6 of the Options Paper sets out the options identified for meeting Oxford's unmet housing needs for which there are nine areas of search being considered.
- A list of identified sites is also provided in Section 6 of the Options Paper.
- The consideration of the areas of search is included in Section 7 of the Options Paper.

#### Question 8: Would a district-wide area be appropriate?

##### YES

- Support for and against this question
- Oxford is the major employment hub for the whole region; the area of search should include the whole district.
- The whole district should be considered but strategic allocations will be required, particularly in locations with the closest relationship to Oxford.
- The most sustainable settlements are not necessarily those closest to Oxford.
- Yes and as per the existing spatial strategy in terms of distributing growth to the most sustainable locations and protecting important areas.
- Yes and the Adopted Local Plan Part 1 provides an appropriate starting point and basis for considering the most appropriate distribution of sites across the District as per the established settlement hierarchy. A District wide approach will enable the potential for additional housing development to assist in providing other investment across the District in accordance with the hierarchy.
- Yes as one of the most sustainable locations in Oxfordshire (Banbury) is in the northern part of the district
- Yes, the District as a whole forms part of the Oxfordshire HMA and there is no specific requirement to identify sites that relate well to Oxford in order to deliver the additional housing required within the HMA. Proximity to Oxford must be weighed in the balance amongst many other economic, social and environmental factors including deliverability.
- The imposition of areas of search might close off options/locations within which growth can be sustainable accommodated and would be unduly limiting. Assessments of accessibility and connectivity should be considered.
- Yes, if employment generating development and other facilities and services are provided alongside the new housing (Historic England).

##### NO

- No, some areas of Cherwell do not relate well to Oxford (Oxfordshire County Council)

- No, access to Oxford from rural areas in the north of the County is difficult (with cuts to train and bus services and improvements needed to the road network).
- No, this would effectively increase the Local Plan Part 1 housing requirement still further, to levels which are unlikely to be achievable within the current spatial strategy.
- A district wide approach would displace the population
- It would increase potentially unsustainable transport journeys/commuting patterns back into Oxford
- No, the existing Local Plan seeks to reduce out commuting so development should be as close to Oxford as possible.
- It should reflect accessibility to Oxford as an employment centre.
- It would conflict with the Local Plan policy of restricting development in the rural areas
- Parts of the district have no great economic connection to Oxford
- This would put all parts of the district, at every tier of the settlement hierarchy, at risk of speculative development.
- Need should be met where it arises i.e. Oxford/close to Oxford.
- In locations already proposed for significant growth i.e. Banbury, Bicester, Upper Heyford, the market is unlikely to deliver significant additional housing to meet Oxford's unmet needs.
- Only if all suitable and deliverable sites close to Oxford have been appraised, and allocated where appropriate, should sites further from Oxford be considered.
- A district wide area of search would include the Green Belt, the boundaries of which should only be amended in exceptional circumstances.
- Parts of the district lie on the very periphery of the strategic housing market area.
- No, the area of search should be influenced by seeking to reduce commuting and protecting the rural areas of Cherwell.
- The Area of Search should concentrate on the Oxford Fringe where infrastructure is more readily available in order to ensure that rural infrastructure does not become overstretched.
- An Area of Search approach would provide a more pragmatic and manageable solution as well as providing certainty to the areas that will be subject to additional development pressures and so that the established spatial strategy of the Local Plan Part 1 can be preserved.

#### MAYBE/OTHER

- The potential for an urban extension to Oxford or new garden village close to Oxford should be examined (accommodating the housing need in one location for ease of infrastructure provision).
- Sites should be suggested anywhere in Cherwell, but priority should be given to locations within 5 miles of Oxford City

- A District wide area of search is appropriate however an initial sieve map approach will quickly rule out certain areas due to environmental constraints or the lack of infrastructure
- There should be a focus on utilising brownfield land
- Although a district wide area may not be appropriate, there is justification for an area of search wider than the southern part of the district.
- Only if improvements to road infrastructure are made and the modal shift detailed in LTP4 achieved.
- To be determined by the Sustainability Appraisal
- Scope for further allocations around Banbury and Bicester is limited and questionable in terms of actual deliverability. The alternative is other strategic locations, lower tier settlements, or sites located in the Green Belt.
- In the locations already proposed for significant growth – Banbury, Bicester, Upper Heyford – the market is unlikely to be able to deliver significant additional housing to meet Oxford's unmet needs (Oxfordshire County Council)
- A variety of sites in the widest possible range of locations will meet the widest possible demand and therefore maximise delivery. The extent of the unmet need and the immediate urgency of doing so means sites must be deliverable in the short term.
- It may well be the case that multiple Areas of Search are identified, responding to appropriate development opportunities.
- Site specific promotions made.

#### How the identified issues have been taken into account

- Section 6 of the Options Paper sets out the options identified for meeting Oxford's unmet housing needs for which there are nine areas of search being considered.
- A list of identified sites is also provided in Section 6 of the Options Paper.
- The consideration of the areas of search is included in Section 7 of the Options Paper.

#### **Question 9: Should an area based on the Oxford Green Belt be considered?**

##### YES

- Yes, site/location specific promotions made.
- Yes, re-evaluate what is set aside to produce a better mix of open spaces and urban edges.
- Yes, far more environment harm is being created by commuting into Oxford than any benefits of keeping the Green Belt particularly land which no longer fulfils the purposes of designation. Instead, rural belts should be defined around the rural settlements in the district.



- Yes, the Green Belt has been one of the principal inhibitors of the natural growth of a dynamic city.
- Incursion into the Green Belt is required to deal with housing shortages and traffic congestion.
- Yes, the Green Belt continues to restrict the location of development in what is the most sustainable and logical location i.e. close to Oxford City
- Yes to reduce commuting distances from Oxford – proximity and transport links and promote sustainable patterns of development.
- Yes, the Green Belt land in Cherwell is well situated to provide new homes for workers at Oxford's key employment hubs along the Knowledge Spine.
- Yes, the Green Belt in the Kidlington area is a major transport interchange particularly with the new development of Oxford Parkway station which has been constructed with sufficient capacity to support growth in the local area.
- Yes but only to the extent that siting development in the Green Belt does not lead to significant and demonstrable harm which undermines the very purpose of designating land as Green belt – prevention of urban sprawl.
- Yes following Cambridge's successful examples.
- Yes with a focus on linear development in existing corridors which already impact on the Green Belt.
- Yes with potentially the use of Green Belt land swaps/replacement elsewhere to maintain its function in restricting urban sprawl
- Parts of the Green Belt have lost their green nature over time and development in these areas would be better than in more rural parts of Oxfordshire.
- Yes, certain parts of the Green Belt contribute less to its functions and purpose than others.
- Green Belt boundaries are due a review, it is 40 years since designation.
- Yes, LUC's Green Belt Study identified where locations make limited contributions to some of the Green Belt purposes. A more refined study of the Green Belt is now required.
- Yes the Green Belt is a clearly defined geographic area, close to Oxford, and is the obvious 'area of search'.
- Yes, there are clear exceptional circumstances for Green Belt Review.
- Yes, with a focus on the inner boundaries adjoining the built edge of Oxford City
- Yes as per the Inspector's recommendations
- Yes, in order to accommodate the growth required and for the Partial Review to be 'positively prepared' and therefore sound.
- Yes particularly where growth could help to support the sustainability of a settlement within the Green Belt.
- Yes, protection of the 'Kidlington Gap' is no more important than preventing coalescence between other settlements in the district (which is not always achieved). Prevention of coalescence should be applied to all Category 1 villages.

- Yes, as a preference over development at villages being consumed by towns i.e. Bodicote/Banbury.

## NO

- Oxford is the major employment hub for the whole region; the area of search should include the whole district.
- No. Individual small scale housing supported in small Green Belt villages but not large scale estates in the Green Belt. Woodeaton Quarry should be restored as agricultural land and not used for housing. Any mass building on the Oxford Green Belt will make transport problems in and around the city worse.
- Development in southern Cherwell could impact the Green Belt so there should be clear justification for this.
- Strong objection to any development on the Oxford Green Belt: the Green Belt has a very special function, in Cherwell as elsewhere, to protect the countryside and open and green spaces and to act as a buffer against the spread of urban development and coalescence between settlements. In Kidlington, the Green Belt surrounding the village is precious and highly cherished by the community for its health, environmental, visual, and recreational value.
- Development around Kidlington would be unsustainable particularly in the Kidlington gap.
- The Kidlington gap serves to prevent coalescence
- This would open the door for further encroachments on the Green Belt
- Undermines the permanence of the Green Belt
- National policy says that housing need is not a reason to build on the Green Belt
- The Government has made a commitment to protect the Green Belt
- If there are opportunities to jump the Green Belt to deliver the necessary housing and associated development, these should be explored before the Green Belt is reviewed.
- No, there should be more review of the housing potential within Oxford before Green Belt is considered for housing.
- All Green Belt parcels contribute to the purposes of the Green Belt therefore justifying its original designation.
- An area of search based on the Green Belt would not necessarily lead to options which have good accessibility to public transport services to Oxford Centre and key employment locations within the city. The area of search should include Green Belt land within transport corridors through the Green Belt but should not be contiguous with the Green Belt boundary (Oxfordshire County Council).
- No, the area of search should be district wide and in conformity with the existing spatial strategy i.e. Banbury and Bicester. An 'addendum' to the Local Plan Part 1 should be in conformity with that plan, and a full strategic review of the Green Belt could result in an entirely new vision and strategy and be unsound.

- No, ample opportunities exist for housing in areas beyond the Green Belt.
- No, eroding the Green Belt would take benefits away from future generations that they would otherwise have enjoyed hence unsustainable.
- Green Belt land around Kidlington is used for recreation; loss of this land to housing would increase obesity.
- No, because the housing need arising is not Oxford specific, it arises from hypothetical future jobs which could be realised anywhere.
- No, this would lead to unrestricted sprawl, contrary to national policy
- No as per the Local Plan Inspector, he did not indicate that the Partial Review should be focused only the Oxford Green Belt.
- No, the area of search should take in the whole District and the Green Belt should ideally be excluded from the search areas altogether. The importance of the Green Belt particularly in terms of preventing settlement coalescence (and linked to this the protection of village identity) is noted in the consultation paper.

#### MAYBE/OTHER

- Green Belt land could be considered, informed by a review, but not where development would be using best and most versatile agricultural soils (Natural England)
- It should be ensured that any options put forward within existing Green belt land are in fact viable options for development in order to accord with the NPPF (Natural England)
- It is clearly important to maintain the Green Belt to ensure that urban sprawl is controlled and coalescence does not occur, but a Green Belt review must be undertaken to consider if the designation is fit for purpose.
- Continued work should be undertaken by the Oxfordshire Growth Board to determine the potential release of some of the designated Green Belt land. Await further progress of the Oxfordshire Growth Board work first prior to use of Green Belt land for housing.
- The Oxfordshire authorities should take a closer look at the submarkets within the Oxfordshire HMA and define the 'area of search' or plan area from this.
- Oxford Green Belt constrains the potential to meet the 'objectively assessed needs' and this is a valid constraint.
- Green Belt is not the only reasonable alternative to consider.
- Green Belt locations should not be automatically excluded from consideration; this must be weighed in the balance of all relevant factors. Green Belt releases should only be considered where alternatives have been exhausted including brownfield sites, which should be prioritised over greenfield land, and which are shown to be suitable, deliverable and achievable.
- Concern that the Oxford Green Belt Study by LUC categorises parcels of the Green Belt surrounding Oxford with an OX prefix rather than a Gosford and Water Eaton/Cherwell District prefix (Gosford & Water Eaton Parish Council).
- Historic England should have been consulted on the Oxford Green Belt Study given their remit & the purposes of the Green Belt which includes preserving

the setting and special character of historic towns. The consideration of impacts on the historic environment should inform the allocation of sites (references made to sources of further information) (Historic England).

- The Area of Search shouldn't be narrowed too far; broad areas should be considered initially even if later discounted based on constraints (Natural England).
- The Partial Review needs to give weight to the Government's position on protecting the Green Belt, on the NPPF presumption against development of the Green Belt, on the recommendations of the Oxford Green Belt Study regarding minimising harm to the Green belt, and the Inspector's view that Kidlington's housing need can be addressed without Green Belt review, and to the Local Plan's spatial strategy and objectives.
- If an area based on the Green Belt is selected then the contribution of a site to the purposes of the Green Belt will obviously be a major issue (Historic England).
- Site specific promotions made.

#### How the identified issues have been taken into account

- Section 6 of the Options Paper sets out the options identified for meeting Oxford's unmet housing needs for which there are nine areas of search being considered.
- A list of identified sites is also provided in Section 6 of the Options Paper.
- Section 6 explains that the starting point is the whole district which falls wholly within the Oxfordshire Housing Market Area.
- The consideration of the areas of search is included in Section 7 of the Options Paper.
- Paragraph 7.29 and 7.30 states that all areas of search should proceed as reasonable options and that options in the Green Belt must be considered to be reasonable due to their proximity to Oxford but noting the national test of 'exceptional circumstances' in order to release land from the Green Belt through a Local Plan.

#### Key Themes:

##### Housing

##### Identifying a Deliverable and Developable Supply of Land

##### Question 10: Should a specific housing supply be identified for meeting Oxford's needs with its own five year supply of deliverable sites?

YES

- Essential for accountability

- Yes in accordance with the NPPF
- Yes to avoid prejudicing Cherwell's own five year supply. In the event of no 5 year land supply, it would be inappropriate for the unmet need to then be met in areas within a poorer relationship with Oxford.
- Yes, a ring fenced approach should be taken as per South Oxfordshire District Council and the Vale of White Horse for housing growth in Science Vale. In order to operate a ring fence, the homes should be located in as few locations as possible.
- A specific housing supply approach should be followed, and this must be limited to the geographical area of search identified as having a strong relationship with Oxford. Sites close to Oxford have a good prospect of delivery
- Oxford City's need cannot be allowed to influence Cherwell's five year supply. The priority for Cherwell should be meeting its own identified housing needs.
- Failure to distinguish will put all settlements at risk from more development and result in a free for all
- This would enable developments aimed at meeting the distinct housing needs of Oxford and Cherwell District to be effectively monitored
- Yes, given that new specific sites are being identified to meet the need then a specific housing supply calculation is required
- Yes, and met in an area outside of Cherwell.
- Yes, but only for monitoring purposes.

## NO

- Examples given of similar situations elsewhere (appeal decisions in Devon and Leicester) where the Inspector has made no argument for disaggregation of housing supply into sub areas.
- Once the apportionment has been agreed, CDC should review its housing target in the Local Plan to reflect the additional need, & there should be a single housing target for Cherwell. The 5 year housing supply calculation would be reviewed and the unmet need would become CDC's responsibility to deliver.
- Both Cherwell's housing need and its proportion of Oxford's unmet need are to be met within Cherwell's administrative boundary and the need figures should be combined and planned comprehensively through a single approach over the Plan period.
- The NPPF does not set out any justification for anything other than a district wide 5 year supply calculation. Housing needs must be met in full across the housing market area. The additional requirement arising from the Duty to Cooperate forms part of the full objectively assessed need and should not be treated differently from other housing need.
- Given that Cherwell lies within the Oxfordshire HMA in its entirety then the delivery of units across the whole of Cherwell District will contribute to meeting Oxford's unmet housing need.
- Cherwell and Oxford's housing needs are not distinct but are overlapping.

- A separate housing land supply figure would delay housing delivery.
- Essential to ensure the land supply calculation is a comprehensive figure
- This would be a simplistic and unrealistic approach to a complex matter
- This would not be appropriate, housing should be delivered on an overall basis
- The partial review period is the same as the plan period (to 2031).
- Overall District delivery level should be increased
- Any split would be artificial and difficult to monitor in terms of the need they are addressing; sites in the District are likely to contribute to both housing needs at a District level and those in the wider Housing Market Area.
- It cannot be known which houses have been occupied by whom.
- Housing need is housing need whether it is Cherwell or Oxford generated; it would not be appropriate to limit occupation of the 3,500 houses to those that have a local/familial/economic link to Oxford.
- One housing market area has been identified. Both authorities form part of the same market area and the need of Oxford is already affecting the availability and affordability of housing in Cherwell District.
- Existing allocations could contribute towards Oxford's unmet housing need and additional sites identified could in fact contribute towards Cherwell need
- Particularly difficult to monitor a split housing supply calculation for windfall sites.
- Would require strict regulations to avoid double counting
- A comprehensive approach is required to support the assessment, planning, funding and delivery of infrastructure.

#### MAYBE/OTHER

- Even if combined into one housing requirement, it is quite possible that sites will come forward early in the plan period and enable a good supply of deliverable and developable sites (Oxfordshire County Council). Build rates could exceed those identified within the Housing Trajectory of the Local Plan Part 1.
- No specific supply should be identified until a 'need' has been properly demonstrated and all other solutions investigated and found unachievable.
- All of the 15,000 homes required to meet Oxford's unmet housing need should be allocated to a separate Oxford Fringe requirement. The Oxford Fringe should be a geographically defined, cross boundary area around the current boundary of Oxford (across authority boundaries).
- The housing land requirement would be set across the districts, based on a spatial strategy, with a shortfall in one being addressed in the policy areas.
- Conversely another representation considers that this would new additional housing need area 'ghettoise' one particular area around Oxford.
- The formulation of a separate land supply would need to be consistent with the evidence base underlying the SHLAA.

- Oxford is the major employment hub for the whole region; the area of search should include the whole district. The potential for an urban extension to Oxford or new garden village close to Oxford should be examined (accommodating the housing need in one location for ease of infrastructure provision).
- Need additional information to be fully clear on the exact detail of Oxford's unmet need. Also need more information on whether infrastructure costs would be associated with the city council or the district. Cherwell should be flexible at this stage.
- There should be one figure for housing land supply purposes- one higher OAN number including Oxford's unmet need, and Cherwell's housing requirement with a 20% buffer.
- The overall housing target for Cherwell should also be reviewed to ensure it is up to date and spans a 15 year time horizon as per the NPPF.
- Would prefer integrating housing and employment land that is allocated into the approved Cherwell Local Plan in stages.

#### How the identified issues have been taken into account

- These responses were considered in preparing Section 8 of the Options Paper which sets out the delivery options for meeting Oxford's unmet housing needs including the implications of the five year housing land supply.

#### Question 11: How could Cherwell ensure that a five year supply for Oxford is managed without the existing Cherwell strategy and its housing requirements being adversely affected?

#### RING FENCE/DISAGGREGATE etc

- Adopt a ring fenced approach (various including Oxfordshire County Council) and limit it to the area of search or plan area. This would avoid impinging on the existing strategy.
- Example given of the ring fencing of one spatial area in South Oxfordshire.
- A clear separation would avoid a free for all across the district.
- Cherwell should remain in control of its own destiny especially its five year land supply. Essential that Cherwell's own strategy is insulated from the separate needs of Oxford.
- The most important thing is that Cherwell's ability to meet its own five year obligations is not undermined. One combined requirement could make meeting the supply requirements so onerous such that the ability to demonstrate a five year housing land supply cannot be achieved. This puts all settlements at risk from speculative developments.
- A separate, ring fenced approach limited to one geographical area would be complementary to the implementation of the Local Plan Part 1 with its proposed growth and Banbury and Bicester.

- The area of search approach may provide a geographically separate area within which requirements relating to Oxford's unmet need can be applied and an appropriate and separate land supply calculation established.
- The separate monitoring of land supply in relation to Oxford's needs could tie in with the geographical area of the Green Belt as currently this contributes little to meeting housing needs.
- A separate housing land supply calculation will prevent meeting the needs of Oxford from adversely affecting the existing Cherwell strategy.
- Cherwell must ensure that it can demonstrate a five year land supply for both housing needs – Cherwell's and Oxford's unmet needs. This requires a range of sites across the plan period.
- A pragmatic approach to delivering development must be undertaken, there should be no delays to delivering housing whilst the Partial Review progresses.
- To ensure that a five year supply for Oxford can be managed without conflict with the Cherwell strategy, sites would need to be identified as separate to those already allocated

#### COMBINE INTO ONE HOUSING REQUIREMENT etc

- Once the apportionment has been agreed, CDC should review its housing target in the Local Plan to reflect the additional need, & there would be a single housing target for Cherwell. The 5 year housing supply calculation would be reviewed and the unmet need would become CDC's responsibility to deliver.
- If not combined into one housing delivery target, the integration of new housing and communities will not be satisfactory
- Disaggregation is unrealistic
- By adopting an integrated strategic approach, linked to effective delivery, to meeting both needs.
- Aggregation is required to achieve NPPF objectives to encourage sustainable development to boost housing supply and address current supply failings.
- The urgent need for new housing relating to Oxford City is already affecting Cherwell and the surrounding areas in terms of affordability.
- The point of the Partial Review is to integrate the extra housing provision to become a part of the Cherwell strategy.
- There are no separate housing market areas within Cherwell.

#### OTHER

- Site promotions made.
- Disagreement with the question
- The potential for an urban extension to Oxford or new garden village close to Oxford should be examined (accommodating the housing need in one location for ease of infrastructure provision). Development in the Bicester area should



be limited for infrastructure reasons (Highways, Power supply and Foul water capacity).

- Alternatively the housing land requirement would be set across districts, based on a spatial strategy, with a shortfall in one being addressed in the policy areas.
- Any increase in the rate of development around Oxford will only worsen the infrastructure situation.
- Duty to cooperate is not obligation to accept housing. Cherwell should say no.
- If an area of search with Oxford City is identified then it should meet Oxford City's need only.
- Only allow development in parts of Oxford's Green Belt with sites close to Oxford prioritised.
- To assist the housing land supply, CDC should allow for flexibility in changes of use from employment to residential. This will reduce pressure on greenfield land. There is sufficient protection of employment land.
- Development should be directed to where the services and infrastructure are
- The Green Belt should be built on and replaced elsewhere
- Consider building on some of the open spaces around Oxford.
- The best strategy is to delay until more detail on the housing need is established. i.e. meeting unmet housing needs should be phased to the final 10 years of the plan.
- Evidence – More evidence required. Cherwell can, through the Oxford Growth Board, determine more objectively the locations within which job growth might occur and therefore where housing will be needed. The implications for five year housing land supply should be carefully considered after the Oxfordshire Growth Board's recommendations in September 2016.
- There should be flexibility to allow for districts to make contributions to the unmet housing need when they have the availability to do so.
- The range in a choice and sizes and types of sites will enable Cherwell to bring sites forward earlier in the plan period to address housing land supply issues. Smaller sites are not subject to long lead in times. The potential to expand upon existing strategic allocations should not be overlooked.
- Given the high level of housing need it is unlikely that the existing Cherwell strategy will be adversely affected by ensuring that there is also a five year housing land supply for Oxford's unmet need.
- It is important that a range of sites receive full and proper consideration, recognising the contribution of smaller sites to the early delivery of homes which address short term housing need in combination with larger strategic/mixed use sites.
- Site specific promotions made.

### How the identified issues have been taken into account

- These responses were considered in preparing Section 8 of the Options Paper which sets out the delivery options for meeting Oxford's unmet housing needs including the implications of the five year housing land supply.

### Housing Issues

#### Question 12: Do you have any comments on the housing issues identified above?

- Oxford Brookes University supports the proposals which would provide a partial solution to Oxford's chronic shortage of affordable housing.
- The scale of unmet housing needs still has to be justified.
- Villages that have experienced new housing development recently should not be asked to take any additional housing intended to cover Oxford's needs.
- The NPPF highlights that new housing can sometimes be best achieved through planning for larger scale development, such as new settlements or extensions to existing villages and towns. This should apply to Oxford.
- New housing will not necessarily meet Oxford's needs; there is already competition for housing stock in the area from commuters to London, Birmingham and places inbetween.
- Transportation infrastructure is already inadequate and more housing can only make it worse.
- There should be more explicit emphasis on access by public transport (Oxfordshire County Council).
- All the housing issues identified in the consultation paper should be taken into account. Planning policies should be based on robust evidence and meet housing needs in full, in a sustainable manner.
- There is no shortage of brownfield sites ripe for development in Oxford.
- It is likely that there will be more vacant retail units in future given changes to shopping patterns which could be used for housing
- There is an increased need for more sheltered housing for older people to free up homes for families. Such developments must be near public transport.
- It is inescapable that locations with good transport links and close to Oxford need to be pursued.
- Affordable housing needs to be planned as part of a balanced mix of housing. The severity and long standing nature of the affordable housing crisis in Oxford, and the impact this has on the local economy, needs to be recognised.
- The shortage of housing in Oxford is constraining its economic potential.
- The Council should pursue Starter Homes alongside the other traditional forms of affordable housing. The unaffordable nature of Oxford is acting as a barrier to the retaining and recruiting of workers.

- Oxford's housing requirements (i.e. mix, tenure) are different from the needs of Cherwell residents. Research quoted on household types in Oxford. It will be a challenge to replicate this range of housing in the more rural environment.
- Particular agreement with the key housing issues for rural areas as identified in the consultation paper.
- There should be no deviation from the Local Plan Part 1.
- Housing need should be met close to where it arises. The housing demand pressures are greatest in Oxford.
- The potential for an urban extension to Oxford or new garden village close to Oxford should be examined (accommodating the housing need in one location for ease of infrastructure provision).
- Conversely, wider areas of the district have good public transport links and high levels of sustainability and warrant consideration for new housing.
- There are infrastructure constraints in the area immediately surrounding Oxford.
- More sustainable settlements elsewhere in the district are less constrained by the Green Belt.
- Category A villages which are the focus for development in the rural areas under the Local Plan Part 1 do not necessarily have capacity to accommodate additional development. This risks undermining the Local Plan strategy.
- A flexible approach should be taken to changes of use from employment to residential use.
- The use of Green Belt land for housing should be avoided. Green Belt land designated to prevent coalescence.
- Avoid a piecemeal approach to development.
- If housing is the issue, focus on housing development and limit employment development.
- The use of the word 'sprawl' is ambiguous and should be avoided, given that well planned extensions to settlements can be designed to cause minimal impact on, and potential enhancement to, the setting of affected settlements.
- Paragraph 5.34 in this section states that the Former RAF Upper Heyford is not situated on an A road, but this does not acknowledge that it is well located for access onto the A43 from the east and the A4260 from the west and therefore the primary highway network for the main part of any journey to Oxford, as well as being in proximity to the rail station at Lower Heyford.
- Site/location promotions made.

#### How the identified issues have been taken into account

- These issues were considered when developing the draft Vision and Objectives in Section 5 and identifying the areas of search in Section 6 of the Options Paper.

Question 13: Are there any additional issues that Cherwell District Council needs to consider?

- The consideration of issues is heavily focused on existing issues but consideration needs to be given to future issues at the point of adoption of the partial review as well as beyond the plan period, when the need for housing near the Oxford City boundary will be increased.
- All the housing issues identified in the consultation paper should be taken into account. Planning policies should be based on robust evidence and meet housing needs in full, in a sustainable manner.
- If Cherwell is having to accommodate housing for Oxford, a financial contribution should be made towards additional costs incurred in the process and infrastructure
- Residents feel let down by planning/District Councillors.
- CDC should promote design codes and emphasise the importance of making development sites/area attractive in terms of design. An independent design review panel should be created.
- Higher density housing should be provided in the vicinity of transport hubs.
- Provide less expensive/starter housing at higher densities.
- The consultation document makes no reference to Neighbourhood Plans and the potential for the Oxford overspill to render existing plans out of date/undermined.
- More community engagement needed.
- Increase the standard of new development to create exemplar development
- The impacts of the use of greenfield land for housing can be mitigated through efficient use of land, and good design and masterplanning.
- Cherwell and Oxford's housing needs are so different (i.e. in terms of student population) so is it likely that providing housing away from Oxford will actually help to address the housing shortfall in the City?
- The Partial Review must build upon what is good and sound in the adopted Plan. Consistency with the adopted plan should be key.
- Oxford's relationship with London should be considered in terms of the amount of housing required and where it should be accommodated. An increase in out migration from London is already very likely.
- The summary of housing issues does not recognise the transport corridors to which the Kidlington, Yarnton and Begbroke area are related including the railway, canal and A44 as well as the good public transport links.
- The conservation of the historic environment and heritage assets (Historic England).
- Concerns that accommodating additional housing will cause coalescence and cause villages to lose their identity, district wide, but particularly in the south of the District.
- Housing provision should be informed by wider transport issues and the strategy set out in the LTP.

### How the identified issues have been taken into account

- These issues were considered when developing the draft Vision and Objectives in Section 5 and identifying the areas of search in Section 6 of the Options Paper.

### Housing Objectives

#### Question 14: What are the specific housing objectives for meeting Oxford's unmet needs within Cherwell that we need to consider?

- CDC should receive funding from Oxford to create the infrastructure required.
- Detailed representation proposing a number of housing objectives including promoting mixed communities, improving affordability, bringing forward new housing in areas with good socio-economic and transport links to Oxford City, and providing sufficient infrastructure.
- Affordability a key issue
- High densities are required
- Flats are appropriate for some housing needs
- Housing mix needs to be appropriate taking Oxford and the relevant areas of Cherwell together, not just replicating the housing mix within Oxford. Housing market in Oxford different to Cherwell.
- The type of housing to be provided can be controlled through planning applications rather than through a separate policy category which reflects Oxford's differing housing needs.
- Housing mix should accord with the findings of the SHMA
- Proximity to (sustainable) transport links
- Proximity to sources of employment
- Proximity to services and facilities
- Disagreement with housing needs figures
- Oxford needs to consider all reasonable options to accommodate its own needs
- Objectives as per the Local Plan Part 1
- Need to ensure that travelling and carbon footprints are kept to a minimum.
- Improve public transport
- New housing should be of exemplar design which integrates well with Oxford, ensures convenient sustainable access to the whole of Oxford, with a balanced housing mix, significant affordable housing, and incorporation of low carbon technologies.
- New housing to meet accessibility standards
- New housing to meet internal space standards
- Include provision for super-fast broadband

- Include provision for vehicle charging points for all new dwellings where parking is provided.
- Housing sites should be well related to Oxford
- Increased commuting to Oxford would result from distributing additional housing and employment across the District.
- Key objectives should focus on not making existing traffic problems worse
- Housing sites should offer opportunities to preserve and enhance key environmental and heritage assets
- Sustainability of location in terms of capacity
- Maintenance of the Green Belt and preventing urban sprawl of Oxford.
- Housing development should provide funds for new services and facilities/improvements to existing.
- Need to not unacceptably affect Cherwell's natural, built and historic environment (Historic England).

#### How the identified issues have been taken into account

- These issues were considered in preparing Section 5 of the Options Paper which sets out the draft Vision and Objectives for meeting Oxford's unmet housing needs in Cherwell.

#### Housing Locations

#### Question 15: What locations should the Council be considering for the identification of strategic housing sites to meet Oxford's unmet needs?

- Full list of sites submitted as representations to the Partial Review consultation is available at Appendix 7.

#### GENERAL COMMENTS

- Promote the creation of sustainable new communities and avoid dormitory locations.
- Linkages to the growth locations within the adopted strategy (Local Plan Part 1)
- What is meant by strategic sites?
- Sites for the Partial Review should adhere to the Local Plan Part 2's maximum of 99 dwellings. All strategic sites form part of the Local Plan Part 1.
- The Council should not rely on strategic sites of a significant size but should instead distribute growth to distribute impacts.
- Sustainability of the housing location should be considered including its location in the settlement hierarchy

- Locations must accord with the strategy and the settlement hierarchy set out in the Local Plan Part 1.
- Availability (ownership) and deliverability of sites.
- Ability of the local housing market to absorb higher build rates
- The potential for an urban extension to Oxford or new garden village close to Oxford should be examined (accommodating the housing need in one location for ease of infrastructure provision). Development in the Bicester area should be limited for infrastructure reasons (Highways, Power supply and Foul water capacity).
- Suggest locating new housing as far from Oxford as possible to discourage commuting/travelling into Oxford city.
- Conversely, housing need should be accommodated as close as possible to where it arises
- No site should be in an unsustainable location. All should be within easy reach of public transport links which should have adequate parking spaces, or should have physical proximity to Oxford (walking, cycling). Aim should be to reduce the need for travel and to improve air quality.
- Accessibility not just to the centre of Oxford but to a range of locations within Oxford.
- Proximity to employment and provision of employment
- Proximity to existing transport infrastructure including Oxford Parkway station.
- Proximity to Oxford.
- Oxford should look to its own Colleges to supply land for housing within its own boundaries.
- As per sources of evidence which have not yet been completed.
- Wherever adequate infrastructure is available or can be provided. Bus services are not secure.
- Locations must take account of existing infrastructure and capacity for improvements.
- Provision of new infrastructure and facilities
- Sites of low agricultural land value
- Sites with no major constraints for example in terms of flooding
- Constraints in terms of ecology
- Opportunities presented by natural resources i.e. Oxford Canal
- Historic environment constraints
- Growth areas should be identified across the district, focusing on key settlements as identified in the settlement hierarchy. The growth areas should have good links to Oxford City, such as Bicester
- Sites should be adjacent to existing larger settlements
- Sites & locations informed by a review of the Green Belt according to the purposes of including land in Green Belt. Sites/land closest to Oxford should

be prioritised. Conversely, locations should be determined by protection of the Green Belt.

- Sites should be located along transport corridors which have existing, planned or potential fast and frequent public transport services to Oxford City Centre and to key employment locations within the City and locations which would encourage cycling and walking as a mode of travel to and/or within Oxford (Oxfordshire County Council)
- Should take into account safeguarding of sites for minerals resources and infrastructure and waste management infrastructure (Oxfordshire County Council)
- Growth should be directed to the main towns in Cherwell where substantial infrastructure investment is already planned, and to villages with due consideration afforded to their size, service provision and relative connectivity/accessibility to Oxford.
- Banbury and Bicester are already the focus of growth in the Local Plan Part 1 and locating additional development there is not appropriate as they will not be delivered in the short term. Kidlington offers scope for new development. Sites on the edge of the sustainable larger villages can complement the large scale sites allocated in the adopted Local Plan. They are often free from constraints, can be delivered quickly, and without major investment in new infrastructure.
- Locations which would not unacceptably affect the District's natural, built and historic environment.

#### How the identified issues have been taken into account

- These issues have been considered in preparing Section 6 of the Options Paper which sets out the options identified for meeting Oxford's unmet housing needs including the nine areas of search being considered.
- A list of potential sites is also provided in Section 6 of the Options Paper.
- Sections 6 and 7 explain that the starting point is the whole district which falls wholly within the Oxfordshire Housing Market Area. The Paper explains that it is reasonable to consider the Oxford Green Belt due to its proximity to Oxford.

#### Transport

##### Question 16: Are there any transport issues you would like to raise?

- Capacity improvements needed for A43 and improved access to Junction 9 of M40
- Suggest upgrading the A34 and the Oxford ring road to 3 lanes
- There should be improved access from the ringroad to Oxford City at key points i.e. to serve the JR hospital.
- Support for the provision of a new junction on the M40 to the south of Junction 9.



- Sustainable travel could be enhanced by a station on HS2 on A43 between Bicester and Brackley.
- No development should commence until the Oxford-Bicester train line is operational.
- Additional development should be located along the Cambridge-Oxford Expressway.
- Sustainability issues can be addressed via policies in the Local Plan (Pt1 & 2) and SPDs.
- Recent transport improvements i.e. Oxford Parkway have made traffic congestion worse with more people trying to get through Kidlington in rush hour.
- Additional housing will only make Oxford's traffic problems worse.
- Propose introducing congestion charging in Oxford
- Need to promote more and safer cycle routes
- Promote the use of trams in Oxford
- Reinstate rail links from Witney, Thame & Abingdon and rail links between Banbury & Kidlington.
- Some commercial operations at Oxford London airport would support the local economy.
- Do not support distribution hubs at motorway junctions.
- There is a need for public transport improvement across the district including closer working across a range of stakeholders
- Public transport improvements in areas accommodating Oxford's housing overspill must be funded by Oxford
- Relief Road required for Banbury
- Concerns that rail electrification will temporarily increase traffic problems at Banbury
- Additional housing in and around Kidlington will exacerbate traffic problems in Kidlington.
- Additional housing to serve Oxford's employment needs outside of Oxford would worsen commuting pressures.
- New housing development should not take place without improved sustainable transport capacity including improvements to bus networks, improving links between residential areas, key employment, leisure and retail destinations and rail stations.
- It is inevitable that residents of the new housing will commute into Oxford so the focus should be on improving bus & train capacity & parking outside of Oxford.
- Support new Park & Ride sites but do not support moving existing sites away from Oxford. The loss of Water Eaton would be a retrograde step.
- To help reduce commuting, new housing development should be accompanied by employment development.

- To help reduce journeys, new development should be located as close to Oxford as possible
- To alleviate traffic problems it is essential that additional housing is located to allow sustainable access to a range of key facilities and services.
- The area surrounding Oxford gives much better prospects for acceptability and deliverability in transport terms, compared with more remote locations where transport mitigation would be far more costly and would do less to encourage private car use for travel into Oxford and elsewhere.
- Concerns there are no specific clear proposals for transport improvements
- Predicted transport impacts are not based on correct evidence
- Updates to the evidence base documents listed are highlighted i.e. the County Council's Park & Ride Study is now underway; the East West rail connection with Milton Keynes is now due to open from 2019 (Oxfordshire County Council).
- LTP4 requires review in light of the increase in housing numbers
- Not clear how the Partial Review fits with County Council transport strategies.
- Concerns at cuts to bus services
- Transport opportunities should be recognised i.e. at Upper Heyford
- Rail services should be supported over bus services which are too slow and expensive for commuters
- Space needs to be reserved for high quality rapid transit
- The provision of safe, segregated cycle lanes should be designated from the outset.
- There is no reference in the consultation paper to freight and distribution related transport, there is a sole focus on the movement of people and this should not be at the expense of also considering the needs for transport connectivity to enable the movement and storage of goods and materials. There is also a need for sites for such uses.
- Transport infrastructure in and around Bicester is due to be upgraded significantly.
- Good accessibility is essential for staff retention and recruitment
- Dispersed housing at a distance from Oxford, generating car borne trips, will have negative impacts on congestion, carbon and air quality.
- The location of housing at settlements around Oxford could transform the transport accessibility of these settlements including improving the quality and availability of public transport options with potentially a new Park & Ride at Begbroke; facilitating the delivery of Mass Transit on the A44 by increasing the travel demand generated by a fully built out Begbroke Masterplan; a new railway station at Begbroke, and upgrading traffic-free cycle routes into the city centre.
- There should not be reliance on the measures in LTP4 (Bus Rapid Transit system and proposed new Park & Ride sites) coming forward. Even if these do come forward, they are unlikely to substitute the need for new housing to be located close to Oxford.

- Concern about the accuracy of traffic modelling techniques
- Want more information on the proposed transport improvements particularly regarding Junction 10
- Concern at the transport impact of new development (commuting) on towns and rural villages and high levels of traffic through small villages.
- Concern that transport projects are not thought through i.e. Oxford Parkway causing parking problems within the centre of Kidlington by commuters seeking to avoid paying for parking by using free parking in the centre.
- Developer funding should be used to improve amenities for passengers at railway stations particularly at Bicester North and Banbury stations.
- Transport improvements required across the district with Government funding.

#### How the identified issues have been taken into account

- Transport issues are considered in the Initial Transport Assessment and in the Initial Sustainability Appraisal, October 2016 (PR22 & PR23) and in the consideration of Areas of Search and potential strategic development sites.

#### Question 17: How do these issues affect the potential development locations to meet Oxford's unmet needs?

- Existing problems on the A40, A34 and A34 highlight the need to plan new development close to existing infrastructure and services in order to reduce the need for travel. Sites in proximity to Oxford City Centre and its associated road and rail network are highly favourable development locations.
- The residents of the new homes will commute into Oxford; it is essential to protect existing residents from the intrusion and pollution of this commute by providing extra bus and train capacity and sufficient extra parking outside Oxford.
- The issues emphasise the need to locate development close to Oxford/Kidlington and sustainable transport infrastructure
- Housing should be built within walking distance of railway stations to connect new residents to employment, education and leisure opportunities within the wider region.
- Where housing is not served by railway stations, new housing should be accompanied by bus links, cycle paths and pedestrian access from houses to stations.
- Should take the opportunities presented to improve public transport services i.e. the critical mass of demand to justify commercial investment in mass transit.
- The root cause of Oxford's unmet need requires careful consideration, and locations and density of dwellings determined
- Kidlington should play a greater part with housing in Bicester limited due to poor transport infrastructure

- Housing pressures at Kidlington cannot be accommodated within the existing boundaries.
- Growth should take place at Bicester as it is far superior in transport terms.
- Growth at Banbury should be limited due to transport constraints.
- Growth should take place at Banbury due to proposed transport improvements and connections with Oxford.
- Locations in the southern half of the district that are well connected by public transport are the most sustainable locations for future development.
- Cycling needs to be made safer which cannot happen while additional traffic is being generated around Oxford.
- The development of 'commuter hubs' with rail facilities should be encouraged
- Conversely too much reliance should not be placed on commuter hubs due to the resulting lack of housing type variety as high density schemes become the main type of development.
- A range of housing types is required.
- There must be clarity on how development would affect access to services for existing residents
- Unless there is a reappraisal of the location of employment developments then Oxford will cease to be an attractive place to do business.
- Although road improvements may be physically possible in some cases, this should not be at the expense of established rural communities.
- The Partial Review will need to take account of the conclusions and recommendations of the Park & Ride Study (Oxfordshire County Council)
- The vision and strategy of the Adopted Local Plan Part 1 should be followed
- Locations in the southern half of the district that are well connected by public transport are the most sustainable locations for future development.
- Support for the measures proposed in LTP4, which should be considered when considering potential development locations.

#### How the identified issues have been taken into account

- Transport issues are considered in the Initial Transport Assessment and in the Initial Sustainability Appraisal, October 2016 (PR22 & PR23) and in the consideration of Areas of Search and potential strategic development sites.

#### Infrastructure

#### Question 18: Are there any infrastructure issues you would like to raise?

- Cherwell's infrastructure is already stressed by the amount of development required in the Local Plan Part 1.
- Infrastructure is located at Banbury, Bicester and Kidlington

- Infrastructure is being provided at Heyford Park which serves the new community and the surrounding settlements
- Existing transport infrastructure provides opportunities for locating housing at sustainable locations (i.e. rail station at Lower Heyford).
- Linkages to employment areas in the south and southeast of the City should be provided i.e. a shuttle bus service between Oxford rail station and those destinations.
- Highways, power supply and foul water capacity infrastructure limited at Bicester
- Bicester is already failing to provide appropriate required infrastructure and the needs of existing local residents are not provided for.
- Growth should be focused in locations such as Bicester, with strong socio-economic links with Oxford City and opportunities to utilise existing infrastructure and capacity to deliver further infrastructure.
- There are major infrastructure constraints at Bicester limiting future development potential.
- Further information is required on allocations for infrastructure providers to comment in detail (Scottish & Southern Energy & Thames Water). Happy to work closely with the Council as the site allocations process progresses (Thames Water).
- Infrastructure, with the exception of transport, can be adapted as necessary
- Traffic congestion is already a problem
- Need to improve road access to Oxford from north of the County.
- New housing estates need the whole range of social and educational infrastructure to minimise car travel
- Concerns that arterial routes and junctions in and around Banbury are at or over their capacity. Requirement for a South East link road.
- Requirement for better transport linkages within Banbury including in and around Tramway and Canalside areas
- Opportunities posed by Bicester Town railway station in terms of links to Oxford.
- Shuttle bus service required between Oxford train station and the science parks and employment areas in the south and southeast of the City.
- A network of easily accessible pedestrian and cycle routes should be developed to encourage non car travel.
- OCC has not sought a primary school at Drayton Lodge Farm (Oxfordshire County Council).
- Concerns regarding primary school capacity in rural areas
- Concerns with flooding and drainage infrastructure as well as water supply
- Important to consider the availability of water recycling infrastructure
- Water supply and water treatment infrastructure concerns particularly in rural areas
- Cherwell District is in an area of water stress (Environment Agency)

- A Water Cycle Study should support the Sustainability Appraisal (Environment Agency)
- Suitable foul drainage capacity/water supply capacity is required to support any additional growth (Environment Agency).
- Electricity supply concerns
- Electricity connections for new developments from existing infrastructure can be provided subject to cost and time-scale. Any upgrades required can be funded between developer and Distribution Network Operator within a 2 year period therefore not impeding delivery of any proposed housing. (Scottish and Southern Energy).
- Overhead power lines on development sites should be accommodated by a considered layout with open space, parking, garages or public highways generally being permitted in proximity to the overhead lines. Otherwise, agreement will need to be reached in terms of identifying alternative routing for the circuits prior to planning permission being granted without burdening the existing customer base with any costs arising (Scottish and Southern Energy)..
- Concerns at cuts to bus services
- Requirement for additional burial grounds
- Concerns about mobile phone coverage in rural areas
- Concerns about health care provision in rural areas
- Concerns about local/community policing
- In order for development to be sustainable, it should not exacerbate existing infrastructure problems and demonstrate real improvements to existing infrastructure to be betterment of existing and new residents
- Infrastructure must be located in proximity to new homes to promote sustainable living patterns.
- The likely infrastructure requirements arising from the additional housing should be investigated, as should existing infrastructure/infrastructure shortfalls/capacity for infrastructure expansion. This should consider both Cherwell and Oxford City and should inform the options for growth.
- Lack of confidence that adequate infrastructure will be provided. Onsite infrastructure provision must be addressed at an early stage of plan making.
- Concerns that service sector infrastructure (health/education) struggle to find employees because they find it too expensive to live in Oxford City or travel to it.
- Opportunities for making efficient use of existing infrastructure is essential
- New development should be of a scale to provide for its own local needs. Spreading smaller development sites to meet housing needs would be inappropriate as it would be difficult to deliver new schools, health facilities etc. Conversely the concentration of larger scale developments provides the opportunity for focused delivery of all necessary infrastructure.
- As well as education, health, community infrastructure, there should be a strong policy steer on green infrastructure

- The Partial Review does not appear to consider the impact of increased housing provision on open space, sports and recreation facilities. An up to date playing pitch strategy and built facilities strategy should be produced to ensure the Partial Review is robust.
- There is a lack of sports and leisure infrastructure across Oxfordshire particularly a 'regional' scale facility. A development of around 4,000 homes could enable the delivery of such a facility which would act as a regional attraction, bring visitors into the district, whilst still addressing an unmet need of the County as a whole.
- There is already a need to address a funding gap for strategic infrastructure required to support planning growth. Options for meeting Oxford's unmet need should not significantly increase the infrastructure funding shortfall (Oxfordshire County Council).
- Impacts on existing infrastructure must be thoroughly assessed and careful consideration given to the phasing of new infrastructure with development. The planning and delivery of infrastructure requires a comprehensive approach to planning for growth i.e. rather than developing a separate housing requirement and strategy for accommodating Oxford's unmet need (Oxfordshire County Council).
- Concerns that existing infrastructure deficiencies will not be addressed by new development. No confidence that proposed improvements will be delivered (Thames Water)
- An infrastructure delivery vehicle is required
- Suggest delaying work on the Council's CIL (Regulation 123 list) until after the unmet needs of Oxford have been allocated to ensure a more accurate list can be produced.

#### How the identified issues have been taken into account

- The issues were considered when developing the draft Vision and Objectives in Section 5 and through the Initial Sustainability Appraisal's (PR23) examination of Areas of Search and potential strategic development sites.

#### Question 19: How do these issues affect the potential development locations to meet Oxford's unmet needs?

- In general water supply terms there are no major concerns about supporting an additional 3,500 properties. The preference would be for additional growth to be focused in either Banbury or Kidlington and to a lesser extent Bicester (Thames Water)
- Thames Water is currently delivering a reinforcement main to Banbury to secure supplies to the area for the next 40 years. Local reinforcements may still be required, and the storage capacity of the Bretch Hill reservoir will need to be reviewed. In terms of waste water at Banbury, there is an existing scheme being design to relieve existing pressures on sewer network capacity and to prevent sewage flooding (Thames Water).

- Kidlington has adequate strategic water supply infrastructure and any proposed development in this area would only require local reinforcements (Thames Water).
- If growth is greater than previously predicted for Bicester, additional water supply upgrades may be required and the capacity of the Ardley reservoirs reviewed. Upgrades to the existing sewerage infrastructure and drainage infrastructure are likely to be required (Thames Water).
- Additional housing in the rural areas will require a case by case review in terms of water supply capacity. If any strategic upgrades are required, these could take significant time to implement due to the distances involved in the networks (Thames Water).
- At the Former RAF Upper Heyford, both sewerage network and waste water treatment capacity will need to be upgraded to cater for the scale of development envisaged. A strategic wastewater infrastructure solution will be required to serve the scale of development proposed (Thames Water).
- Careful consideration should be given to the phasing of new infrastructure with development (Oxfordshire County Council).
- Infrastructure must be located in proximity to new homes to promote sustainable living patterns.
- Lack of infrastructure provision will limit growth
- Infrastructure must be provided before development commences
- Infrastructure, with the exception of transport, can be adapted as necessary
- Consideration should be given to spatial options which can take advantage of planned investment in strategic infrastructure, or which might strengthen the business case for new or improved strategic infrastructure (Oxfordshire County Council)
- Development should either be located where existing services/infrastructure would benefit from additional population, or where infrastructure could be expanded cost effectively, or clustered in such a way as to make the creation of new infrastructure viable.
- Employment development locations should be sited to ensure that there is affordable access to them
- Locating significant additional growth in the District will make existing infrastructure problems worse
- Locations for growth should be selected which take advantage of existing and planned investment in strategic infrastructure or which might strengthen the business case for new or improved strategic infrastructure
- The ability to provide infrastructure onsite as well as links to existing infrastructure should be considered
- An infrastructure delivery vehicle is required to deliver future development quickly and efficiently.
- The most appropriate locations are Bicester and Banbury, in accordance with the vision and spatial strategy of the Local Plan Part 1. This will ensure that Cherwell has a clear vision, rather than creating a different vision for the delivery of the additional housing which would conflict with the aims of the Local Plan Part 1 and also confuse matters.



- Growth should be focused in locations such as Bicester, with strong socio-economic links with Oxford City and opportunities to utilise existing infrastructure and capacity to deliver further infrastructure.
- Bicester is receiving funding associated with the Eco Town and Garden Town designations and is therefore able to accommodate additional development.
- Bicester is the most appropriate when considered against the reasonable alternatives.
- Additional growth in Bicester should be limited by the capacity of the rail and road infrastructure linking it to Oxford, and other infrastructure required to support housing.
- The infrastructure capacity at Banbury is uncertain
- In comparison with other settlements in the District, Banbury contains the infrastructure to support development
- Kidlington will offer the best solution given the factors listed in the consultation document's section on infrastructure, having significant services and facilities
- Existing infrastructure provision at Oxford is a strong positive factor in considering options for growth, particularly in the north of Oxford area.
- Growth locations should be in the south of the county and closer to Oxford and the knowledge spine
- Site specific promotions made

#### How the identified issues have been taken into account

- The issues were considered when developing the draft Vision and Objectives in Section 5 and through the Initial Transport Assessment's (PR22) and Initial Sustainability Appraisal's (PR23) examination of Areas of Search and potential strategic development sites.

#### Economy

##### Question 20: Are there any economic issues you would like to raise?

- Full list of sites submitted as representations to the Partial Review consultation is attached.
- Employment development should be located next to transport hubs & should consist of different uses.
- Tourism should be promoted.
- Tourism is a key part of Cherwell's economy, particularly associated with Bicester Village. Through integrating Bicester town centre with Bicester Village, Bicester will be able to harness the status that Bicester Village has brought to the area and tourism will become a greater element of the District's economy. As such the existing tourism assets of Cherwell should be supported.
- The waste management industry is not adequately accommodated in Oxford.
- A thriving local economy does not need to be synonymous with more people, more traffic and more housing.

- It should be recognised that as well as being the economic centre of the County, the Oxford economy is of national and international significance.
- The diversity of employment types in Oxford should be more clearly recognised including manual based work (BMW & Unipart).
- Concerns raised about the economic impact of providing housing which is supposed to help alleviate Oxford's shortfall in locations that are not well related to Oxford or its employment hubs.
- Additional housing is intended to house workers based in Oxford so it is important that housing sites are located along established or proposed public transport corridors. References made to additional documents for the Partial Review to consider (Oxfordshire Creative Cultural Heritage and Tourism Investment Plan (Oxfordshire County Council)).
- Housing and economic issues are closely linked; the Partial Review should consider both.
- It needs to be ensured that job growth in Bicester matches housing growth. There is no mention made of the role of the Eco Business Centre in supporting environmental business growth.
- Bicester needs high tech/high skills employment commensurate with the Oxfordshire Knowledge Spine rather than warehousing.
- In Banbury there is a need to increase skills (not necessarily academic achievement) including vocational/apprenticeship training.
- Banbury needs smaller high tech industries not only manufacturing jobs.
- Upper Heyford is a major employment location and can be utilised to create a dynamic third major settlement in the District
- Acknowledgement should be given to the Knowledge Spine. Concentrating development along the knowledge spine will help to secure the economic growth aspirations of the City Deal as well as meeting the needs of residents of the additional housing.
- The lack of affordable housing to workers in Oxford is a drag on the economic development of the City and the County (recruitment and retention problems particularly in key local services as well as the universities and associated research industries).
- Oxford Gateway will increase the housing pressures, it is indicative of the lack of balance between housing and employment uses.
- It may be difficult to limit Oxford's future growth.
- The housing needs are based on aspirational projections of Oxford's housing employment growth
- If Oxford is restricted in its ability to expand its boundaries then eventually it will cease to be an attractive investment opportunity and economic growth will be constrained.
- Issues identified for the Partial Review should involve scoping the cooperation between Cherwell and Oxford City regarding strategic employment sites considered alongside accommodating housing needs.
- The issue of accommodating strategic large scale logistics sites should be addressed in the Partial Review; the partial review provides a logical

opportunity to broaden the debate to include employment land issues. Delaying would be unsound.

#### How the identified issues have been taken into account

- The issues were considered when developing the draft Vision and Objectives in Section 5 and through the Initial Sustainability Appraisal's (PR23) examination of Areas of Search and potential strategic development sites.

#### Question 21: How do these issues affect the potential development locations to meet Oxford's unmet needs?

- There is a need to provide additional land for employment as well as for housing.
- New housing should be located near to where employment exists/could be expanded.
- Economic growth can be supported by locating housing in the right place where trips can be made by sustainable modes.
- In terms of acknowledging the role of the waste business sector in Oxford, this means requiring appropriate sites (B2 use) close to Oxford.
- No evidence that if the additional housing is built, whether residents would actually work in Oxford
- Firms in Oxford should relocate to Cherwell to occupy vacant buildings.
- Economic considerations include viability, land ownership, and capturing value uplift to help fund infrastructure. Any site that is identified should be deliverable.
- The Local Plan Part 1 over allocates employment land which should now be used for housing to avoid new large greenfield housing allocations on the edge of towns.
- Employment allocations should be flexible in the uses they accommodate and they should be reviewed to assess their potential to contribute to housing land supply.
- Employment land is not needed (the area is one of full employment); more employment land will increase the need for housing.
- The contributions that any allocated site can make to increasing spend in the local economy, to easing housing affordability, and enhancing public transport viability, should be considered.
- The Council should use the association and relationship with the city of Oxford to help grow Cherwell's economy. This can be accelerated through a greater provision of employment. This would allow for a range of companies to base in Cherwell, potentially attracting Oxford habitants.
- Accommodating the infrastructure required to support the housing and business development will require support funding from the Government and County Council which is unlikely to be available due to finance cuts.

- Development locations should be remote from Oxford to avoid exacerbating Oxford's traffic problems
- Proximity to Oxford is important as the main economic centre of the County.
- Locating new housing close to Oxford will reduce travel distances and limit negative impacts on economic efficiencies and output/productivity.
- Locating significant new housing close to Oxford is vital to support Oxford's long term economic well-being and competitiveness. It is also vital to provide housing for key workers etc to sustain the world class clinical and research activities
- Locating new housing immediately north of Oxford would support significant proposed economic growth at existing sites to the north of Oxford, to the benefit of Cherwell and Oxford's spatial strategies.
- The City needs to expand its boundaries
- It needs to be ensured that job growth in Bicester matches housing growth. There is no mention made of the role of the Eco Business Centre in supporting environmental business growth.
- In order to provide for a balance between housing and employment, land should be allocated for additional employment, preferably in locations that support other sustainability objectives, such as in Bicester.
- Cherwell should be aiming to support Bicester (and Cherwell's) residents, not Oxford's future residents.
- At Banbury, there should be a diversification of the town's economic base and for current and future residents to live and work sustainably within the town.
- Reflecting existing commuting patterns, Banbury has a strong economic relationship with Oxford and would be an appropriate location to accommodate the additional housing.
- Site promotions made.

#### How the identified issues have been taken into account

- The issues were considered when developing the draft Vision and Objectives in Section 5 and through the Initial Transport Assessment's (PR22) and Initial Sustainability Appraisal's (PR23) examination of Areas of Search and potential strategic development sites.

#### Sustainability

##### Question 22: Are there any sustainability issues you would like to raise?

- Sustainability is a key principle in determining growth locations (Oxfordshire County Council).
- The approach to sustainability in the Partial Review should reflect the NPPF in terms of the broad consideration of a range of issues within the three dimensions of sustainable development. The delivery of housing to meet the

needs of present and future generations is a key part of sustainable development & underpins soundness.

- The conservation and enhancement of the historic environment is an integral part of sustainable development as defined in the NPPF (Historic England).
- Sustainable travel could be enhanced by a station on HS2 on A43 between Bicester and Brackley. No development should commence until the Oxford-Bicester train line is operational. Additional development should be located along the Cambridge-Oxford Expressway. Other sustainability issues can be addressed via policies in the Local Plan (Pt1 & 2) and SPDs.
- Highly efficient houses close to where the housing need arises will provide sustainability
- The additional housing will undermine sustainability through strains on infrastructure and environment. Additional housing is inherently unsustainable.
- It is unsustainable (as per the NPPF) to release Green Belt or AONB land for housing. This removes a benefit from future generations which they otherwise would have enjoyed.
- It is unsustainable to locate housing far from Oxford in North Oxfordshire villages and towns as this would increase commuting. Support staff in hospitals and other vital services need to live close to the workplace, as do all lower paid workers and shift workers.
- Oxford's sustainability standards should apply to the Oxford related housing.
- Support for high sustainability standards, references to Healthy New Towns.
- Examples given of unsustainable development in Bicester (biodiversity concerns)
- Existing roads around Banbury are considered inadequate for current housing needs with insufficient parking provided
- Heyford Park is being developed as a sustainable development and community and this should be expanded upon.
- The Local Plan Part 1 seeks to avoid coalescence between settlements; and further residential development between Kidlington and Oxford would be contrary to this objective.
- The provision of infrastructure is essential to deliver sustainable development.
- The Council should explore eco-friendly transport methods whilst also promoting public transport services, encouraging cycling, introducing road pricing, and building good (not bus) public transport links.
- More housing and more people will add to more air and noise pollution, road congestion, and loss of open countryside and rural areas.
- Need to consider issues of community identity, reducing crime, increasing social cohesion and harmony. Recent developments around Kidlington and Gosford are threatening the appeal of the villages.

### How the identified issues have been taken into account

- The issues were considered when developing the draft Vision and Objectives in Section 5 and through the Initial Transport Assessment's (PR22) and Initial Sustainability Appraisal's (PR23) examination of Areas of Search and potential strategic development sites.

### Question 23: How do these issues affect the potential development locations to meet Oxford's unmet needs?

- The need to conserve and enhance the significance of heritage assets and their settings should be considered, both as a constraint and an opportunity (Historic England).
- There is a need to tackle sustainability issues. Otherwise, additional housing should be a long way from Oxford.
- New housing should be spatially closely related to Oxford.
- A sustainable urban extension to Oxford, and development in the southern areas of the District in proximity to Oxford, offers the greatest opportunity for sustainable modes of travel.
- There is scope for mitigation if additional development is located close to Oxford.
- The City needs to expand its boundaries
- Development in designated areas such as Green Belt and AONB should be avoided
- There needs to be more certainty that the housing need is real and that it has to be met in Cherwell
- Cherwell should be aiming to support Bicester's and Cherwell's residents, not future Oxford's residents
- Better management required of the relationships between road users and other users of the space particularly residents, users of open spaces/play areas. Need to reduce the amount of straight roads in new developments and use more 'sleeping policemen'.
- The release of greenfield land for housing should not be seen as an unsustainable approach. Natural environment assets should be protected and where protection is not possible, impacts mitigated, but there are areas of greenfield land that are not protected assets.
- Onsite sustainability standards should not be restrictive or unnecessary as this can lead to long delays/non delivery.
- The Local Plan Part 1 strategy to control development in the open countryside should be adhered to and such proposals rejected.
- European examples given of considering sustainability issues in a unified way along with economic issues and financial viability.
- Sustainability is not just about the environmental aspects. All economic, social and environmental factors carry equal weight and should be considered through Sustainability Appraisal to pursue the most appropriate strategy.

- The key sustainability issue of air quality relates primarily to transport, which in turn is directly influenced by the location of development to achieve a modal shift away from the car.
- Bicester is a sustainable location for more development.
- Banbury is a sustainable location for more development, where the need to travel can be minimised and the use of sustainable travel options can be encouraged.
- Locating the growth in larger settlements such as Kidlington will ensure that residents have good access to a range of facilities without the need to travel.
- There is the opportunity to join up the two issues of accommodating Oxford's unmet housing needs, and accommodating Oxford's overflow business needs within Kidlington's hinterland by developing sites at Kidlington.
- Site specific promotions made and the sustainability credentials emphasised.

#### How the identified issues have been taken into account

- The issues were considered when developing the draft Vision and Objectives in Section 5 and through the Initial Transport Assessment's (PR22) and Initial Sustainability Appraisal's (PR23) examination of Areas of Search and potential strategic development sites.

#### Natural Environment

##### Question 24: Are there any natural environment issues you would like to raise?

- Additional housing and traffic will damage the natural environment and generate air pollution.
- Need to protect the countryside for its amenity and biodiversity value and value to existing and future generations.
- Should protect flood plain to reduce flooding & designate & protect green spaces
- Areas close to Oxford are at risk of flooding (and across the district), which will be exacerbated by increased surface water run-off.
- Flooding could be alleviated by better undergrowth control and dredging of the Rivers Ray & Cherwell
- Flood risk areas should be avoided as per the NPPF. Cherwell District has significant areas of land at the lowest risk of flooding (Flood Zone 1) and there is no reason to allocate any additional housing in Flood Zones 2 or 3 (Environment Agency).
- CIL and New Homes Bonus should be used to provide funding for flood defence schemes in the areas downstream of large developments.
- The District is in an area of water stress, which will be exacerbated by additional development.
- The Oxford Meadows SAC should be protected.

- All potential allocations should be subject to ecological assessment to ensure there will be no significant negative impacts on biodiversity in accordance with policy ESD 10.
- The cumulative ecological impact of the additional development, including any development along the District's boundaries, should be considered for sensitive receptors particularly in terms of impacts on the SAC but also SSSIs and Local Wildlife Sites (various including Oxfordshire County Council). Direct and indirect impacts (including hydrology, air quality and recreational pressure) should be assessed.
- Conservation Target Areas and other Green Infrastructure linkages should be maintained/protected (various including Oxfordshire County Council).
- Minimise disturbance to nature conservation sites and areas including SSSIs and BBOWT nature reserves, habitats and species.
- The principles of the Oxford City policies on biodiversity should be applied to the new housing being planned for.
- Need to protect the biological value of water meadows and other environmental habitats.
- The Council should designate additional nature reserves and designated green spaces which must not be developed.
- Development should be restricted to areas of low value environmental importance
- Green Belt is a major component of the District's natural capital.
- Green Belt is not a natural environment constraint but relates to the setting of Oxford.
- Green Belt land is a high quality landscape which is also important for farming and wildlife habitats, where a network of footpaths serves as a recreational facility.
- The Green Belt is not sacrosanct; it should not be protected at the expense of other spaces within the District.
- Consideration required of the impact on the District's rural character of house building.
- More could be done to promote recreational use of Cherwell's countryside including improving footpaths.
- Need to tackle littering in the countryside.
- There is a need for appropriate planting on development sites in terms of appropriate location and limited ongoing maintenance particularly with maintenance budgets shrinking.
- As per the NPPF guidance in paragraphs 109 to 125 and paragraph 113's distinction between the hierarchy of protected sites. Landscape designations outside of those specifically mentioned in the NPPF footnote 9 are not absolute constraints.
- Development should be accommodated without impacting on the Cotswolds AONB (Natural England).
- Consideration should be given to the natural environment constraints in the local authorities around Oxford. CDC could accommodate a higher level of



housing than other Oxfordshire authorities as it has a lower amount of Green Belt. Areas with strong socio-economic links with Oxford City should be the focus for growth areas.

#### How the identified issues have been taken into account

- The issues were considered when developing the draft Vision and Objectives in Section 5 and through the Initial Sustainability Appraisal's (PR23) examination of Areas of Search and potential strategic development sites.

#### Question 25: How do these issues affect the potential development locations to meet Oxford's unmet needs?

- Impacts on the natural environment should be taken into account.
- A balanced view should be taken between environmental constraints and the need for development.
- The large areas of land close to Oxford are protected by natural environment designations means that there are only limited development locations to meet Oxford's unmet need. The least restricted areas are Green Belt, which are not subject to natural environment restriction.
- Some areas will be 'no go's' for development and development should be directed to locations which minimise the loss of important and valued natural assets/landscapes.
- Oxford City is unable to meet its housing need because of policy and environmental constraints, such as flood risk. The same approach should apply in Cherwell i.e. development should not be located in areas of flood risk (Flood Zone 2 or 3) or nature conservation value (Environment Agency).
- Less housing will mean less litter
- Consideration should be given to the natural environment constraints. CDC could accommodate a higher level of housing than other Oxfordshire authorities. It has a lower amount of Green Belt and fewer natural environment constraints. Areas with strong socio-economic links with Oxford City should be the focus for growth areas.
- There is scope for mitigation if additional development is located close to Oxford.
- Development should not be at the expense of Cherwell's natural environment whilst allowing Oxford to protect its areas that may be of lesser environmental importance.
- Realistic reappraisal of the Green Belt is required.
- Housing opportunities around Kidlington are limited by flood risk.
- There is some flood plain land north of Oxford, but there is also much land outside of the flood plain.
- The Oxford Meadows SAC is already compromised by traffic. Additional housing close to Oxford could help to alleviate this when compared with other alternatives more likely to generate additional traffic on the A34.

- The area around the Oxford Meadows SAC is particularly sensitive with development potentially leading to changes in hydrology, increases in air pollution, or recreational pressure on the site.
- The issue of cumulative impact on the SAC could affect locations for growth particularly in terms of the air pollution generated by additional traffic (Oxfordshire County Council)
- Options for growth in the more rural areas away from Oxford are likely to have a greater impact on the character of the open countryside.
- Cherwell should be aiming to support Bicester's and Cherwell's residents, not future residents of Oxford.
- Site specific promotions made.

#### How the identified issues have been taken into account

- The issues were considered when developing the draft Vision and Objectives in Section 5 and through the Initial Sustainability Appraisal's (PR23) examination of Areas of Search and potential strategic development sites.

#### Built and Historic Environment

##### Question 26: Are there any built and historic environment issues you would like to raise?

- Updates required to the number of Scheduled Ancient Monuments, Registered Parks & Gardens, and non-designated archaeological heritage assets (Oxfordshire County Council)
- The District's traditional rural villages and rural agricultural landscapes are already threatened by the amount of development required.
- Recent development around Cherwell's villages has damaged local distinctiveness and rural nature of approaches to the village/local views.
- Development as part of the Local Plan Part 1 has already had a substantial and detrimental effect on Banbury's attractiveness as a historic market town, including impacts on Salt Way, Crouch Hill and Banbury Circular Walk, and increasing coalescence. Development has also compromised the historic integrity and tourism potential of the former RAF Upper Heyford.
- Additional development threatens the integrity of the built and historic environment and heritage assets.
- Little value to the built environment in Cherwell in central towns, with some exceptions as noted in the consultation paper.
- Kidlington has a historic centre, recognised by the Conservation Area designation.
- There is potential for careful redevelopment in the urban areas of Bicester or Kidlington.

- A key issue is the protection and enhancement of the historic setting of the City, which is particularly relevant to the areas of open countryside around Oxford i.e. green wedges/green lungs.
- The rural character of the landscape immediately surrounding Oxford is an asset
- Internationally renowned sites within Oxford must be protected.
- Views into and over the city, including those identified in the Oxford Viewcones Study, contribute to the significance of the city and that significance.
- Evidence base sources suggested include the Historic Environment Record & the Historic Landscape Characterisation
- Developments of over 10 houses should not be located in or next to Conservation Areas
- Factual updates to the number of historic assets in the District as listed in the consultation paper.
- CDC should have a positive strategy for the conservation & enjoyment of the historic environment as per the NPPF. New development should be sympathetic to and complement the built and historic environment of Cherwell District (Historic England).
- Protection of designated and undesignated assets can extend to their settings. A development that affects Heritage Assets should however not be excluded from the site selection process, it should be considered whether harm does arise, whether the harm arises can be mitigated and whether there are reasonable alternatives. Also, heritage assets can in some cases be enhanced by development.
- Need to protect ridge and furrow landscapes.
- The NPPF requires Local Plans to contain a clear strategy for enhancing the built and historic environment and to identify land where development would be inappropriate.
- The possibility of retaining the outer shell of historic buildings and bringing premises back into use should be considered before building new houses.
- Regard should be had to the Statutory List of Buildings of Special Architectural or Historic Interest and Designated Conservation Areas.
- As per the guidance in the NPPF paragraphs 126 to 141, historic assets should not be considered as absolute constraints.

#### How the identified issues have been taken into account

- The issues were considered when developing the draft Vision and Objectives in Section 5 and through the Initial Sustainability Appraisal's (PR23) examination of Areas of Search and potential strategic development sites.

#### Question 27: How do these issues affect the potential development locations to meet Oxford's unmet needs?

- Impacts on heritage assets should be taken into account including 'showstoppers'
- Development within Conservation Areas or close to other historic assets is acceptable to meet Oxford's needs, provided historic settings are respected.
- Heritage assets should be viewed both as potential constraints and also potential opportunities in terms of securing the future of historic buildings or to better reveal their significance. This should include the contribution of a site to the purpose of the Green belt to preserve the setting and special character of Oxford (Historic England).
- Growth options should take into account the likely impacts on Green Belt purposes but also consider the exceptional circumstances which justify a review of the Green Belt boundary.
- Promote higher density development in Oxford including on specific redevelopment sites.
- CDC should have a positive strategy for the conservation & enjoyment of the historic environment. New development should be sympathetic to and complement the built and historic environment of Cherwell District.
- The issues identified limit future growth and it is necessary to recognise the limits of what can sensibly be achieved.
- New development should be directed to locations which protect and enhance the District's heritage assets.
- There is scope for mitigation if additional development is located close to Oxford.
- No justification to build over historic landscapes/historically sensitive locations and towns, instead of the Green Belt of Oxford.
- Need to improve the attractiveness of Bicester in its own right to alleviate Oxford's traffic problems
- Further developments around Banbury would threaten the separate identities of the surrounding villages. There are far more sustainable locations for growth which are within shorter travelling distance of the City and which have fewer constraints and where built development has already impacted upon character.
- Further development at RAF Upper Heyford would erode its remaining Cold War ambiance.
- Site specific promotions made.

#### How the identified issues have been taken into account

- The issues were considered when developing the draft Vision and Objectives in Section 5 and through the Initial Sustainability Appraisal's (PR23) examination of Areas of Search and potential strategic development sites.

## Call for Sites

### Question 28: Do you wish to submit details of sites to deliver housing development to meet Oxford's unmet housing needs within Cherwell?

- Full list of sites submitted as representations to the Partial Review consultation is available at Appendix 7.
- Cross reference made to sites proposed as part of representations on the Local Plan Part 2 consultation.

### How the identified issues have been taken into account

- Promoted sites that meet the minimum size criterion for considering strategic development (two hectares) in order to identify sites that potentially could accommodate at least 100 homes are identified in Section 6 of the Options Paper.

## General Comments

- No reference is made specifically to Parish Meetings. Where a meeting is in place, everybody on the electoral roll is a member and PMs are therefore the most democratic form of government. PMs are often confused with Parish Councils which have different legislation.
- Oxford City Council, South of Oxfordshire & Vale of White Horse District Councils and other Duty to Cooperate bodies look forward to continuing to work positively with Cherwell District Council and the other Oxfordshire authorities to assist with post SHMA work programme for the Oxfordshire Growth Board.
- Support for the building of individual houses in small rural communities on carefully chosen sites to support the sustainability of the community.
- No building supported in some villages.
- There is a need to have regard to potential impacts on the historic environment when considering potential housing sites. This includes the impacts of any sites proposed in the Oxford Green Belt on its function to preserve the setting and special character of Oxford. Policies should be based on an adequate, up to date and relevant evidence based as regards the historic environment. Links to information on heritage assets provided. Historic Environment would be pleased to offer comments on potential sites in terms of the impact on the significance of designated heritage assets (Historic England)

### How the identified issues have been taken into account

- Reflected in work since the issues consultation and in the Options Paper.
- Issues are considered by the Initial Sustainability Appraisal (PR23) and Interim Transport Assessment (PR22) as described in Section 7 of the Options Paper.

## ***Town and Parish Council/Meeting Workshops***

- 3.21 Town and Parish Councils/Meetings were invited to a consultation workshop as part of the issues consultation on the Cherwell Local Plan Part 2 and the Partial Review of the Cherwell Local Plan Part 1 during January – March 2016. Consultation on the Community Infrastructure Levy was also highlighted at the workshop although this was not the focus of the workshops. The workshops took the form of group discussions on the agenda items set out below (the agenda was circulated in advance to the parishes). On arrival, parishes were split into groups and each group discussed each agenda item. The group discussions were facilitated by a member of the Planning Policy Team with support from other officers.
- 3.22 Two workshops took place for parishes in the north and south of the district on 23 and 24 February respectively. The issues arising from the workshops insofar as they relate to the Partial Review of the Local Plan are summarised below.

*23 February 2016*

Table 1

- Concerns that the Green Belt in Cherwell should be protected
- The focus for new development should be in the south of the district where there are better transportation links, although this will depend on site availability
- Roads in the south of the district can better accommodate HGVs
- Jobs already existing Oxford so no employment should be provided.
- Employment provision would cause additional issues (mainly in relation to transport)
- There is a lack of thought in planning in general (i.e. layout of M40) although there was some positive discussion of recent transport improvements
- Concerns about additional housing and impacts on village coalescence

Table 2

- Development should be located at Kidlington or Bicester and it would not be sensible to locate development in the north of the district so far from Oxford.
- Upper Heyford former airbase was raised as an option.
- Infrastructure should be provided as well as dwellings and transport will be a major consideration.
- The Green Belt should be protected and more sites should be considered in Oxford but the importance of the skyline should be recognised.

Table 3

- Need more information on why Cherwell needs to accommodate Oxford's needs.
- Obvious opportunities for accommodating Oxford's needs that are not in Cherwell i.e. Grenoble Road.

- If Oxford didn't keep attracting new employment growth, then there would be ample land supply for housing within the City boundaries – they can redress the balance within their own area.
- Query whether the housing is actually for people who will join the Oxford/south of Cherwell community – it is for London commuters or Birmingham commuters.
- A 'hierarchy' of preferred responses was discussed: Firstly – not accepted that there is an unmet housing need, either that Oxford cannot meet its own needs or that Cherwell should be accepted this. Secondly – any provision in Cherwell to meet Oxford needs should be as close to Oxford as possible, well linked in transport terms. Kidlington is an obvious candidate given size of settlement, ability to accommodate development and links to Oxford. New train station linking to Oxford & beyond. Thirdly – development in the Green Belt, as long as there is replacement Green Belt designation elsewhere i.e. no overall loss in quantity.
- All agreed that Green Belt itself is not sacrosanct; it can be replaced elsewhere (not like a wildlife designation for example).
- Area of Search should be in the south of the district.
- No implications for 5 year housing supply in the rest of the district, there should be a north of Cherwell 5 year supply calculation, and a south of Cherwell 5 year supply calculation.

#### Table 4

- Houses to meet Oxford's housing need should be located where people want to buy them
- Development should be located close to Oxford but there are constraints e.g. biodiversity
- The need should be met in Oxford
- Green Belt land should be used to ensure development is close to Oxford
- Concern at even more development in the district to meet Oxford's unmet need- where does it stop?

#### Table 5

- Apprehensive about how the excess Oxford city demand would be divided up per village
- Should the villages closer to Oxford take proportionately more
- Would the housing need of Oxford's overflow displace Cherwell's own housing need
- Where possible, should concentrate new development around the Transport Hubs
- Concerned about the increase in traffic, and the knock-on effects of developments not just in their villages, but also in nearby villages

*24 February 2016*

### Table 1

- Concern was expressed that the gap between Kidlington and Oxford could be lost and other areas including a site to the south of Oxford would be preferable.
- Oxford is pursuing employment land and won't allow it to be re-developed. This should be examined. There is an opportunity to bring employment from Oxford to Bicester.
- Transport should be a major consideration for the location of development. The railway crossing at London Road will need addressing if there is continued growth at Bicester.
- Bicester is the right location for housing and employment but links need to be improved between Bicester and Oxford.
- Concern was expressed that villages will have to accommodate Oxford's needs.

### Table 2

- New infrastructure development is concentrated from Bicester to Kidlington/Oxford; it would make sense for development to be located towards Oxford.
- Better to review the Green Belt for development rather than targeting villages being consumed by towns.
- Loss of Green Belt could be replaced by new Green Belt/buffers around villages.
- Oxford should meet its own needs, including employment.
- There are already problems in Kidlington with the new station; parking at the station and park and ride is causing overspills into the village free parking areas.

### Table 3

- Shared view that Oxford should accommodate its own needs, and if it cannot, then the housing should just not be provided, rather than provided elsewhere.
- Wherever the housing is located, if it is meeting Oxford's needs (i.e. to support employment growth in Oxford), then it will increase commuting into Oxford. This is not sustainable development, even if locations close to Oxford are used.
- Want Oxford to look again at its capacity and if necessary use large areas of private green space.
- Would not support Green Belt land being lost to housing development. Concerns that there is already high out commuting in the district i.e. to Oxford and out from Bicester, more housing in the south of the District will worsen this. Why not focus on more jobs in Cherwell.
- Shared concern about impact of accommodating Oxford's housing needs on the Cherwell housing land supply.



#### Table 4

- Questioned whether or not new areas could be designated as Green Belt if other areas are being removed from the Green Belt in order to meet Oxford's unmet housing need.
- Questioned if a new SHMA will be prepared in light of Oxford's unmet housing need and Oxford's Local Plan Review.
- Questioned if Cherwell is speaking with other Oxfordshire authorities regarding the additional 15,000 dwellings in Oxfordshire.
- Questioned if employment will be considered.
- Parishes agree with the Government's priority on the use of brownfield land before greenfield land
- Raised concerns over the planning process – Cherwell has prepared a new Local Plan which was adopted last year and now seeking changes to the Plan due to changes in circumstances. Communities will lose interest and things could further change.
- Questioned the status of the Garden Town application and the strategy, how will the funding received be used.
- Future residents at the Eco-Town development at Bicester should be encouraged to live and work within the development.

#### How the identified issues have been taken into account

- The issues raised have been considered in preparing the draft Vision and Objectives, in identifying the Areas of Search and in the initial consideration of Areas of Search and potential strategic development sites.

#### ***Meeting with Wolvercote & Cutteslowe, and Summertown & St Margarets Neighbourhood Forums, 2 March 2016***

- 3.23 On 2 March 2016, a meeting was held with the two Neighbourhood Forums representing communities in the north of Oxford. An officer from Oxford City Council also attended the meeting.
- 3.24 The purpose of the Partial Review was explained including the background to the Examination of the now adopted Cherwell Local Plan, the Strategic Housing Market Assessment, the Duty to Co-operate, the Oxfordshire Growth Board, and the process of preparing the Partial Review.
- 3.25 Cherwell officers took the Members of the Forums through the Issues consultation paper prompting discussion on the issues raised. The main issues were as follows:
- Relationship between housing needs for housing/economic reasons is confusing

- Concern that more housing will produce more traffic. The impacts will be significant for Oxford wherever the growth is located
- need better cycle links between Oxford and areas to the north of Oxford i.e. Kidlington.
- Air quality is a particular issue and has a direct impact on what can be considered 'sustainable'
- People will commute not just to Oxford but to Birmingham and London
- will the sites being promoted around the edge of Oxford make any difference to the sites being promoted within Oxford?
- There could be coalescence issues around Kidlington
- concern that a strategic approach to meeting the housing need is not being considered (i.e. sites of 3,000 dwellings)
- is the Green Belt still important? Still protected?
- what happens if it is determined that the housing cannot be accommodated in Cherwell?
- Will affordable housing and key worker housing be provided for?

#### How the identified issues have been taken into account

- The issues raised have been considered in preparing the draft Vision and Objectives, in identifying the Areas of Search and in the initial consideration of Areas of Search and potential strategic development sites.

## **Appendix 1 – Public Notice**



## **PLANNING POLICY CONSULTATIONS 29 JANUARY 2016 TO 11 MARCH 2016**

### **1. Partial Review of the Cherwell Local Plan (Part 1): Oxford's Unmet Housing Need – Issues Paper**

The Cherwell Local Plan Part 1 was adopted in July 2015 and includes plans to fully meet the District's development needs to 2031. Consultation is now being undertaken to inform a partial review of Local Plan Part 1, specifically to help meet Oxford's unmet housing need. An Issues Consultation Paper is being published and comments are invited. The issues paper and related documents, including a Sustainability Appraisal Scoping Report and representation forms, are available to view on line at [www.cherwell.gov.uk/policypublicconsultation](http://www.cherwell.gov.uk/policypublicconsultation) or at the locations listed.

### **2. Cherwell Local Plan 2011-2031 (Part 2): Development Management Policies and Sites – Issues Paper**

An Issues Consultation Paper is being published for Part 2 of the Cherwell Local Plan. Part 2 will contain more detailed planning policies and smaller, non-strategic development sites for housing, employment, open space and recreation, travelling communities and other land uses. It must conform with and build upon the strategy within the adopted Local Plan Part 1. Comments are invited. The Issues Paper and related documents, including a Sustainability Appraisal Scoping Report and representation forms, are available to view on line at [www.cherwell.gov.uk/policypublicconsultation](http://www.cherwell.gov.uk/policypublicconsultation) or from the locations listed.

#### **Call for Sites**

Both Issues Consultations are accompanied by a "Call for Sites". If you wish to promote a site for development please complete a form at [www.cherwell.gov.uk/policypublicconsultation](http://www.cherwell.gov.uk/policypublicconsultation), or request one from the Planning Policy Team at [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk).

### **3. Draft Statement of Community Involvement**

The Council has revised its Statement of Community Involvement (SCI). The SCI sets out who the Council will engage with on the preparation of Local Development Documents and in carrying out development management, and how and when they will be engaged. The draft SCI is available to view at [www.cherwell.gov.uk/policypublicconsultation](http://www.cherwell.gov.uk/policypublicconsultation) and your comments are invited as part of this consultation.

## Document Locations

On-line at: [www.cherwell.gov.uk/policypublicconsultation](http://www.cherwell.gov.uk/policypublicconsultation)

### Hard copies at the locations below during opening hours:

Cherwell District Council Offices, Bodicote House, Bodicote, Banbury, OX15 4AA  
8.45am - 5.15pm Monday –Friday

Banbury Town Council, the Town Hall, Bridge Street, Banbury, OX16 5QB  
Monday to Thursday 9am- 4.45pm, Friday 9am- 4pm

Banbury Library, Marlborough Road, Banbury, OX16 5DB  
Monday 9am – 1pm, Tuesday 9am-7pm, Wednesday 9am – 8pm, Thurs and Friday 9am – 7pm, Saturday 9am – 4.30pm, closed Sunday

Neithrop Library, Community Centre, Woodgreen Avenue, Banbury, OX16 0AT  
Monday 10am – 7pm, Tuesday Closed, Wednesday 2pm – 5pm, Thursday 10am – 1pm, Friday 10am- 5pm, Saturday 9.30am – 1pm, closed Sunday

Bicester Town Council, The Garth, Launton Road, Bicester, OX26 6PS  
Monday – Thursday 9am – 5pm, Friday 9am – 4pm

Bicester Library, Old Place Yard, Bicester, OX26 6AU  
Monday 9.30am – 7pm, Tuesday 9.30-5pm, Wednesday and Thursday 9.30am – 7pm, Friday 9.30am – 5pm, Saturday 9am-4.30pm, closed Sunday

Kidlington Library, Ron Groves House, 23 Oxford Road, Kidlington, OX5 2BP  
Monday 9.30am – 5pm, Tuesday 9.30am – 7pm, Wednesday 9.30am – 1pm, Thursday 9.30am – 5pm, Friday 9.30am – 7pm, Saturday 9.00am – 4.30pm, closed Sunday

Adderbury Library, Church House, High Street, Adderbury, OX17 3LS  
Tuesday: 10 am –12 noon & 3 – 7pm, Thursday: 2pm – 5pm & 6 – 7pm, Friday: 10am – 12 noon & 2 pm – 5pm, Saturday: 9.30 am –1pm, closed Monday, Wednesday & Sunday

Deddington Library, The Old Court House, Horse Fair, Deddington, Oxon. OX15 0SH  
Monday 2pm - 5pm, 5.30pm - 7pm, Tuesday Closed Wednesday 9.30am - 1pm, Thursday 2pm - 5pm, 5.30pm - 7pm Friday Closed Saturday 9.30am - 1pm, closed Sunday

Hook Norton Library, High Street, Hook Norton, Banbury, Oxon, OX15 5NH  
Monday 2pm - 5pm, 6pm - 7pm, Tuesday Closed, Wednesday 2pm - 5pm, Thursday Closed, Friday 2pm - 5pm, 6pm - 7pm, Saturday 9.30am - 12.30pm, closed Sunday

Copies will be available on the North, Central and West Mobile Library Services.  
For details of locations and times of the mobile library visit [www.oxfordshire.gov.uk](http://www.oxfordshire.gov.uk) or phone 01865 810240

Banbury LinkPoint, 43 Castle Quay, Banbury, Oxfordshire, OX15 5UW  
8.45am (10am Wednesday) to 5.15pm Monday to Friday

Bicester LinkPoint, 38 Market Square, Bicester, Oxfordshire, OX26 6AL  
8.45am (10am Wednesday) to 5.15pm Monday to Friday

Kidlington LinkPoint, Exeter Hall, Oxford Road, Kidlington, Oxon, OX5 1AB  
8.45am (10am Wednesday) to 5.15pm Monday to Friday

**Additional Locations for the Partial Review of Cherwell Local Plan Part 1: Oxford's Unmet Housing Need. Documents are available to view during opening hours:**

Oxford City Council, St Aldate's Chambers, 109 St Aldates, Oxford, OX1 1DS  
Monday to Thursday 9am-5pm, Friday 9am- 4.30pm

Oxford Central Library, Westgate, Oxford OX1 1DJ  
Monday- Thursday 9am- 7pm, Friday and Saturday 9am- 5.30pm

Old Marston Library, Mortimer Hall, Oxford Road, Old Marsden, Oxford, OX3 0PH  
Monday Closed, Tuesday 2pm- 5pm, 5.30pm- 7pm, Wednesday Closed, Thursday 2pm- 5pm and 5.30pm- 7pm, Friday 10am- 12pm and 2pm- 5pm, Saturday 9.30am- 12.30pm

Summertown Library, South Parade, Summertown, Oxford, OX27JN Monday 9am- 5.30pm,  
Tuesday 9.30am- 7pm, Wednesday Closed, Thursday 9.30am- 7pm, Friday 9.30am- 5.30pm, Saturday 9am- 4.30pm

**Submitting Comments**

**Comments on the Issues Papers, Sustainability Appraisal Scoping Reports, or draft Statement of Community Involvement should be sent to:**

By email to [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk)

Or by post to:

Planning Policy Team  
Strategic Planning and the Economy  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury, OX15 4AA.

**Comments should be received no later than Friday 11 March 2016.**

**S SMITH, CHIEF EXECUTIVE**

## **Appendix 2 – Consultation summary leaflet**

# Cherwell Local Plan 2011 – 2031 (Part 1)

## Partial Review – Oxford's Unmet Housing Need

your place • your space  
• your say



Issues Consultation - Summary Leaflet

January 2016

**Cherwell**

DISTRICT COUNCIL  
NORTH OXFORDSHIRE



Cherwell District Council recently adopted the Cherwell Local Plan Part 1 (July 2015) which plans for growth to fully meet Cherwell's development needs to 2031. Consultation is now being undertaken to inform a partial review of the Local Plan Part 1. It relates specifically to addressing the unmet housing needs from Oxford City.

The Cherwell Local Plan 2011-2031 (Part 1) was published in July 2015. It meets Cherwell's identified development needs. It also commits to helping Oxford meet its housing need, in accordance with Government policy and with the findings of the Local Plan 'public examination'. This requires a 'Partial Review' of Local Plan Part 1.

A consultation paper has been prepared outlining the key issues that the Partial Review may need to address.

This leaflet explains some of the key issues and questions asked in the consultation paper. It is only a summary and we recommend that the full consultation paper is read. It can be viewed at: [www.cherwell.gov.uk/policypublicconsultation](http://www.cherwell.gov.uk/policypublicconsultation) and at Cherwell District Council offices and public libraries

throughout the district, and selected locations in Oxford City (see page 13)

This leaflet includes information on:

- The background to the Partial Review
- The context – for Cherwell District and Oxford City
- The "Area of Search"
- Establishing a vision
- Key themes
- The "Call for Sites"

Some planning terms shown in ***bold italics*** are explained at the end of this booklet.

We would like your views on the issues raised and how we contribute in meeting Oxford's unmet housing need.

## Background to the Partial Review

The ***Oxfordshire Strategic Housing Market Assessment*** (2014) indicates that there is a very high level of housing need to be met across the County. The Cherwell Local Plan makes allocations for growth to meet the level of housing need identified for the Cherwell District. The Government's ***National Planning Policy Framework*** and the statutory ***Duty to Cooperate*** require local authorities to work together to meet development requirements which cannot be met within their own areas.

Paragraph B.95 of the Local Plan

Part 1 commits the council to seeking to address the unmet housing needs arising from elsewhere in the ***Oxfordshire Housing Market Area***, particularly Oxford City. A consultation paper has been prepared as part of the early stages of a 'partial review' of the Local Plan 1.

The Partial Review of the Local Plan will effectively be an Addendum to the Local Plan Part 1. The Partial Review will sit alongside the Part 1 document and form part of the statutory Development Plan for the district. It must be supported by robust evidence, thorough community and stakeholder engagement and detailed assessments.



The Partial Review is not a wholesale review of the Local Plan Part 1. The Partial Review focuses specifically on how to accommodate additional housing and associated infrastructure within Cherwell in order to help meet Oxford's housing need.



The Oxfordshire local authorities are working together through the **Oxfordshire Growth Board** to identify how and where the unmet housing need might best be distributed across Oxfordshire.



We are asking for your views on the issues that need to be considered in meeting Oxford's unmet housing need, whether they be environmental, economic or social matters. No sites are being proposed yet although we are inviting the submission of site details for consideration. At this stage we have not determined what size of site might be suitable but promoted sites must be for over 10 dwellings

If you wish to promote a site for consideration please use the Site Submission form available at [www.cherwell.gov.uk/policypublicconsultation](http://www.cherwell.gov.uk/policypublicconsultation)

## The context – Cherwell District and Oxford City

Oxford has a high level of housing need. As a relatively compact, historic city, Oxford has some characteristics which constrain its ability to accommodate new development including the Oxford Green Belt, which encircles and extends into the city, a tightly drawn administrative boundary, flooding, areas of nature conservation, and historic assets.

The Cherwell District adjoins the Oxford City boundary and there are geographic, social, economic and historic relationships between the two.

## The Area of Search

We need to consider whether we should define a particular area of the district for meeting Oxford's unmet development needs, for example, based on proximity to Oxford, or key transport corridors. Parts of Cherwell District have a more direct relationship with Oxford for different reasons.

Do you consider that the 'area of search', or plan area, for the Partial Review should be well related to Oxford City?

## The Oxford Green Belt

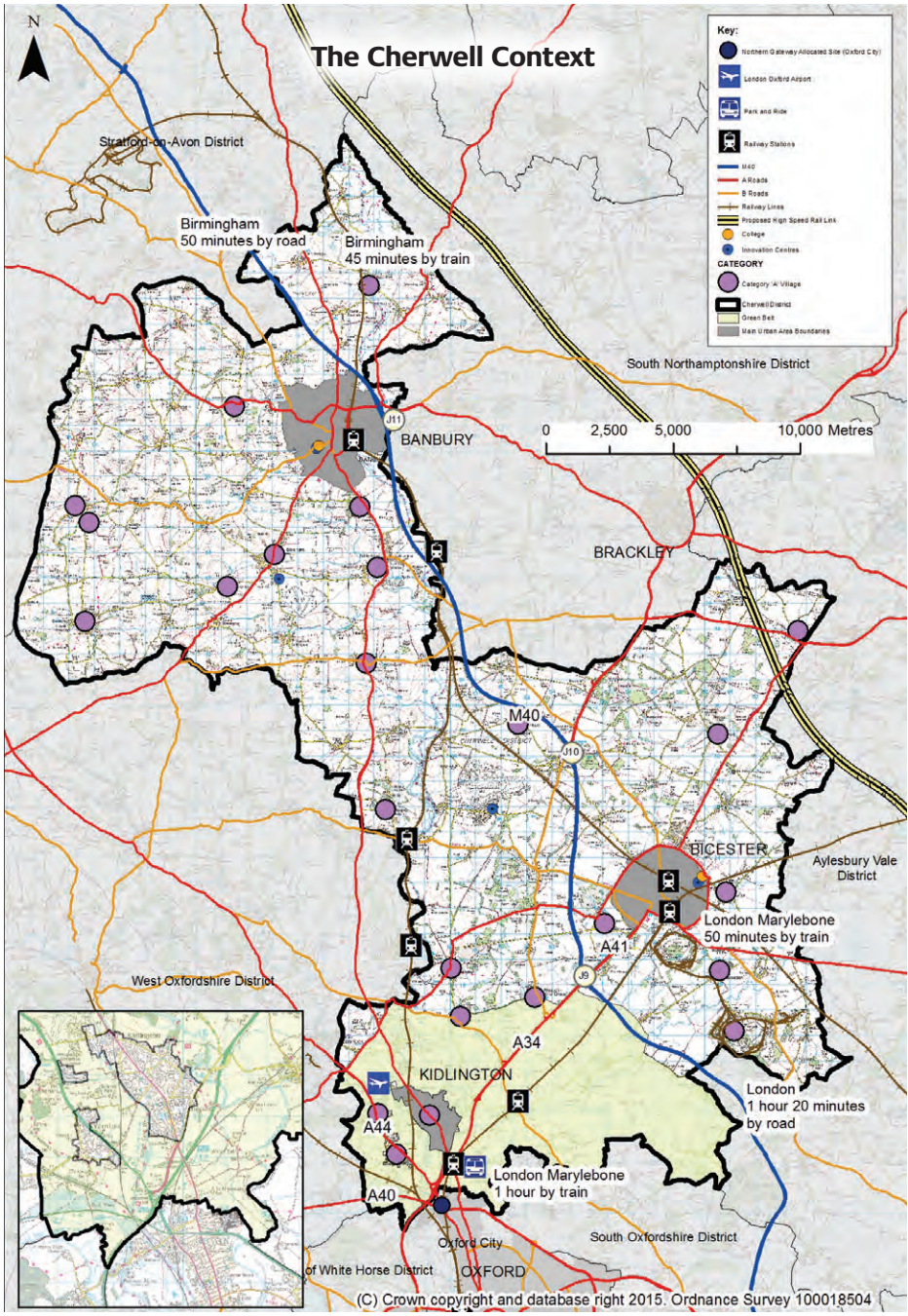
The Oxford Green Belt surrounds Oxford City, and covers the southern part of the Cherwell District. It is different from green fields which refer to undeveloped countryside beyond our towns and villages and from 'greenfield land' which refers to all land that has not been previously developed.

Government policy restricts development in the Green Belt and Green Belt boundaries should only be altered through the Local Plan making process in exceptional circumstances.

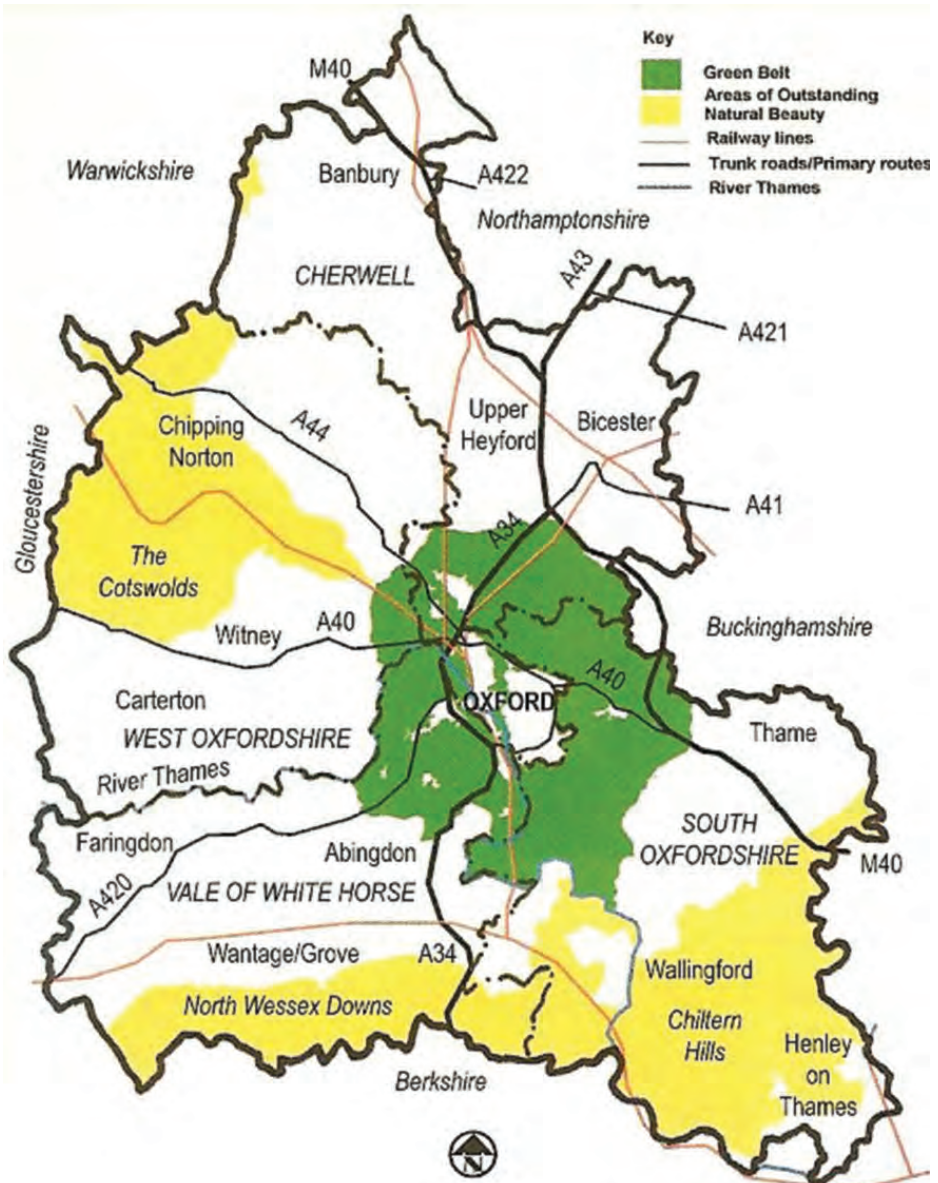
A strategic review of the Oxford Green Belt boundaries may be necessary to meet the unmet housing needs in Oxfordshire. A Green Belt Study has been carried out on behalf of the Oxfordshire Growth Board (available on the council's website) and it will be used as one source of information in considering potential locations for growth.







## The Oxford Green Belt



## Establishing a Vision

By 2031, Cherwell District will be an area where all residents enjoy a good quality of life. It will be more prosperous than it is today. Those who live and work here will be happier, healthier and safer.

The Vision for Cherwell District (above) established in the Local Plan Part 1 must form the starting point for this partial review, but we also need to establish a vision and strategy for meeting Oxford's unmet housing needs in the Cherwell District.

What are the key goals that any additional growth in the District should be aiming to achieve?

What do you think?

## Key themes

### Housing

How much housing?



The working figure for Oxford's unmet housing need is 15,000 homes (2011-2031). Were these to be distributed evenly across the local authorities this would result in 3,000 homes per authority area. Allowing for some flexibility might suggest approximately 3,500 homes. This remains a working figure until the **Oxfordshire Growth Board** completes its countywide work in Summer 2016. To deliver sustainable development, housing will need to be accompanied by the necessary infrastructure, including services and facilities, and possibly some employment development.

The consultation paper highlights the key housing issues facing both Cherwell District and Oxford City, including housing affordability and a need to provide an appropriate housing mix to meet the different needs of all communities.



## Transport



Cherwell District has good transport links and a number of transport improvements have recently been completed including to Junctions 9 & 10 of the M40, to rail transport at Bicester and a new station has recently opened at 'Oxford Parkway' south of Kidlington. The adopted Cherwell Local Plan locates the majority of new development at Bicester and Banbury where good road, rail and public transport infrastructure can provide access to employment, services and facilities. Significant further improvements to the transport infrastructure at Banbury, Bicester and Kidlington, and for Oxford City, are contained in Oxfordshire County Council's fourth Local Transport Plan (LTP4).

## Infrastructure

There will be investment in infrastructure across the Cherwell District to 2031 and this is detailed in the Infrastructure Delivery Plan accompanying the Local Plan. Similarly, planning policies in Oxford seek to ensure that new development is supported by all necessary physical, social, economic and green infrastructure. The availability of infrastructure such as schools, healthcare, and utilities will all influence the location of additional growth. It is also important that the additional growth does not worsen any existing infrastructure challenges.

What do you think are the main infrastructure issues we should consider?

How do these issues affect the location of new development?

What do you think are the main transport issues we should consider? How do these issues affect the location of new development?



## Economy

The adopted Cherwell Local Plan supports economic growth and competitiveness, and seeks to reduce the level of out-commuting and to provide a more locally self-sufficient and sustainable economy. Oxford, as the only City in Oxfordshire and with its universities and history, is the economic centre of the county. There are a number of shared economic influences for Cherwell and Oxford City including commuting patterns; the proximity of Kidlington, London-Oxford Airport and Begbroke Science Park to Oxford; Bicester's growing influence; and the international tourism draw of both Oxford City and Bicester Village.

What do you think are the main economic issues we should consider? How do these issues affect the location of new development?

## Sustainability

The Cherwell Local Plan Part 1 seeks to deliver sustainable development, to ensure that the need to travel is reduced and sustainable travel is promoted, and to ensure that resources such as energy, water and waste are managed more efficiently. The development of the North West Bicester Eco-Town, a 'zero



carbon' development, is central to this strategy. Identifying additional locations for growth to meet Oxford's unmet housing needs will need to support the sustainable Cherwell strategy.

How do these issues affect the location of new development?

Similarly in Oxford City, sustainable development is promoted including low and zero carbon development that demonstrates the efficient use of natural resources. In Oxford City air pollution and traffic noise are particular issues.

What do you think are the main sustainability issues we need to consider

### The Natural Environment

Cherwell is a rural district with attractive and high quality built and natural environments. Cherwell has dispersed rural settlements and the countryside surrounding the towns and villages plays an important part in the open and agricultural setting and identity of these places. The adopted Local Plan seeks to strictly control development in the



open countryside and directs most of the growth to the urban areas. The constraints and opportunities presented by the District's natural environment will need to be a key consideration in determining where to locate new growth. For example, both Cherwell and Oxford have areas at risk of flooding.

What do you think are the main natural environment issues we need to consider?

How do these issues affect the location of new development?



### **Built and Historic Environment**

Cherwell District has a high quality and distinctive built and historic environment. It includes many designated heritage assets and Conservation Areas. Banbury, Bicester and Kidlington each display their own unique character, and in the rural areas the wider countryside setting of Cherwell's villages plays an important role in their identity. Oxford is a world-renowned historic city with important designated and undesignated heritage assets. The Oxford Green Belt plays a particular role in preserving the setting and

special character of historic Oxford. Protecting and improving the built and historic environments will be essential in identifying locations for additional development.

What do you think are the main built and historic environment issues we need to consider?

How do these issues affect the location of new development?

## Call for Sites

The consultation paper does not propose any development sites. We are inviting the submission of sites with potential to deliver housing development in the Cherwell District in the interest of meeting some of Oxford's unmet housing needs. Promoted sites must be for over 10 dwellings. We are also consulting on the size of the strategic sites that should ultimately be included in the Partial Review document.

Do you wish to promote a site for development? Please provide details using the form at [www.cherwell.gov.uk/policypublicconsultation](http://www.cherwell.gov.uk/policypublicconsultation)

## Have Your Say

Where can you find out more about the Partial Review of the Local Plan?

The Partial Review – Issues Consultation and related documents, including representation form, are available to view online at [www.cherwell.gov.uk/policypublicconsultation](http://www.cherwell.gov.uk/policypublicconsultation)

The consultation paper is accompanied by a Sustainability Appraisal Scoping Report, on which comments are also invited. Sustainability Appraisal will assess the social, economic and environmental effects of the Partial Review's proposals. A Scoping Report has been produced which sets out the proposed scope and level and detail of the appraisal process.

Copies of the consultation documents are available to view at public libraries across the Cherwell District, at the council's Linkpoints at Banbury, Bicester and Kidlington, at Banbury and Bicester Town Councils and Cherwell District Council's main office at Bodicote House, Bodicote, Banbury. In Oxford, hard copies are available at the Oxford City Council offices at St Aldate's Chambers, at Oxford Central Library (Westgate Centre), at Old Marston Library and at Summertown Library.

## How can you get involved?

Consultation is taking place from Friday 29 January to Friday 11 March 2016.

The responses received to this consultation will inform preparation of the next stage, consultation on the spatial options, currently

timetabled for late Summer 2016.

Please complete a representation form at [www.cherwell.gov.uk/policypublicconsultation](http://www.cherwell.gov.uk/policypublicconsultation)

Alternatively pick up a representation form from one of the locations listed.



Email or postal representations should be headed 'Partial Review of the Cherwell Local Plan' and sent to:

Planning Policy Team,  
Strategic Planning and the Economy,  
Cherwell District Council,  
Bodicote House,  
Bodicote,  
Banbury,  
OX15 4AA

[Planning.policy@cherwell-dc.gov.uk](mailto:Planning.policy@cherwell-dc.gov.uk)

Representations should be received no later than  
**Friday 11 March 2016.**



## Glossary of Terms

***Duty to Cooperate*** – a legal duty introduced by the Localism Act 2011. In preparing Local Plans, Local Authorities must engage constructively, actively and on an on-going basis.

***National Planning Policy Framework*** – national guidance produced by the Government to be followed in preparing Local Plans and determining planning applications.

***Oxfordshire Growth Board*** – a joint committee including local authorities in Oxfordshire and other non-voting members including the Environment Agency, Network Rail & Highways England. Through the Oxfordshire Growth Board the Oxfordshire authorities are working together under the legal ‘Duty to Cooperate’.

***Oxfordshire Housing Market Area*** – the subregional housing market that Cherwell falls within. It includes the whole of the county of Oxfordshire.

***Oxfordshire Strategic Housing Market Assessment*** – a study produced in 2014 by consultants on behalf of the Oxfordshire local authorities which contains an ‘objective’ assessment of housing needs across Oxfordshire. It is objective in that it does not apply constraints to the level of need.

For further information about this consultation, please contact the council's Planning Policy Team:

Planning Policy Team  
Strategic Planning and the Economy  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
OX15 4AA

Email: [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk)  
Call: 01295 227985

## **Appendix 3 – Consultation poster**



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

Issues and Scoping Consultations



## Your chance to comment

How might  
Cherwell District Council  
help meet Oxford's unmet  
housing needs?

What are the  
issues and sites that  
need to be  
considered?

The Cherwell Local Plan Part 1 provides for Cherwell District's development needs to 2031. The Oxfordshire Councils are working together to determine how Oxford's unmet housing need might be addressed.

Cherwell District Council is consulting on the issues it needs to consider in making its contribution.

View the consultation documents and give the council your comments.

### Draft Statement of Community Involvement Consultation

View the Council's Draft Statement of Community Involvement and provide your comments.

How should Cherwell  
District Council involve local  
communities in preparing  
its future planning policy  
documents?

### Making your comments

View the consultation documents on-line at [www.cherwell.gov.uk/policypublicconsultation](http://www.cherwell.gov.uk/policypublicconsultation)

Fill in a consultation form and send your comments to: [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk)

Or by post to: Planning Policy Team, Strategic Planning and the Economy, Cherwell District Council, Bodicote House, Bodicote, Banbury, OX15 4AA



For more information call: 01295 227985

**Cherwell**

DISTRICT COUNCIL  
NORTH OXFORDSHIRE

## **Appendix 4 – Representation Form**

**THE CHERWELL LOCAL PLAN 2011 – 2031 (PART 1)**  
**PARTIAL REVIEW – OXFORD’S UNMET HOUSING NEED**  
**ISSUES AND SCOPING CONSULTATION JANUARY 2016**  
**DRAFT STATEMENT OF COMMUNITY INVOLVEMENT JANUARY 2016**

**Representation Form**

Cherwell District Council is currently consulting on a Partial Review of the Cherwell Local Plan Part 1. The Partial Review is not a wholesale review of the Local Plan Part 1, which was adopted by the Council on 20 July 2015. It focuses specifically on how to accommodate additional housing and supporting infrastructure within Cherwell in order to help meet Oxford’s unmet housing needs.

It will be available to view and comment on from 29 January – 11 March 2016.

To view and comment on the document, and to view the accompanying Sustainability Appraisal Scoping Report and a summary leaflet visit [www.cherwell.gov.uk/policypublicconsultation](http://www.cherwell.gov.uk/policypublicconsultation). The documents are also available to view at public libraries across the Cherwell District, at the Council’s Linkpoints at Banbury, Bicester and Kidlington, at Banbury and Bicester Town Councils and Cherwell District Council’s main office at Bodicote House, Bodicote, Banbury. In Oxford, hard copies are available at the Oxford City Council offices at St Aldate’s Chambers, at Oxford Central Library (Westgate Centre), at Old Marston Library and at Summertown library.

We are also consulting on a Draft Statement of Community Involvement at the same time.

Please use this representation form to make your comments. **This representation form is available to complete and submit online** at [www.cherwell.gov.uk/policypublicconsultation](http://www.cherwell.gov.uk/policypublicconsultation)

Please note that all comments received will be made publicly available.

Please complete one box/sheet per question.

**Comments are invited on:**

- 1. The Cherwell Local Plan 2011 – 2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need**
- 2. The Cherwell Local Plan Part 1 Partial Review – Sustainability Appraisal Scoping Report**
- 3. The Draft Statement of Community Involvement**

All documents are available to view at [www.cherwell.gov.uk/policypublicconsultation](http://www.cherwell.gov.uk/policypublicconsultation)

Visit [www.cherwell.gov.uk/policypublicconsultation](http://www.cherwell.gov.uk/policypublicconsultation)

Post completed forms to Planning Policy Team, Strategic Planning and the Economy, Cherwell District Council, Bodicote House, Bodicote, Banbury, OX15 4AA or email to [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk)





## 2. The Cherwell Local Plan Part 1 Partial Review – Sustainability Appraisal Scoping Report

### Sustainability Appraisal Scoping Report

**Do you have any comments on the Sustainability Appraisal Scoping Report accompanying the Local Plan Part 1 Partial Review consultation?**

Please make it clear to which part of the Sustainability Appraisal your comments relate.

## 3. The Draft Statement of Community Involvement

### Draft Statement of Community Involvement (2016) / Approach to this Consultation

Do you have any comments on the draft Statement of Community Involvement (2016) or the approach to this consultation on the Local Plan Part 1 Partial Review in particular?

(If commenting on the draft Statement of Community Involvement please indicate the section to which your comments relate)

Thank you for taking the time to respond to this consultation. Please ensure your comments are submitted by Friday 11 March 2016.

Visit [www.cherwell.gov.uk/policypublicconsultation](http://www.cherwell.gov.uk/policypublicconsultation)

Post completed forms to Planning Policy Team, Strategic Planning and the Economy, Cherwell District Council, Bodicote House, Bodicote, Banbury, OX15 4AA or email to [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk)

## **Appendix 5 – Call for Sites Site Submission Form**

## Call for Sites January 2016

# Cherwell Local Plan Part 1 Partial Review and Cherwell Local Plan Part 2

### ***Site Submission Form***

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Please return this Site Submission Form with a site plan by 11 March 2016.

Submissions should be sent to:

**Planning Policy Team, Strategic Planning and the Economy, Cherwell District Council,  
Bodicote House, Bodicote, Banbury, OX15 4AA.  
Or by e-mail to [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk)**

If you have any queries in completing this form please contact the Planning Policy Team on 01295 227985.

The Local Plan Part 1 Partial Review will make strategic site allocations in the interest of meeting Cherwell's contribution to Oxford's unmet housing needs. The Local Plan Part 1 applies a minimum threshold of 100 dwellings for strategic residential or mixed use sites. However, the Council will need to determine the appropriate threshold for the allocation of sites in the Partial Review of the Local Plan Part 1.

The Local Plan Part 2 will provide for non-strategic site allocations in accordance with Local Plan Part 1. Non-strategic housing sites are considered to be sites for up to 100 dwellings. There is no threshold for sites for the travelling communities. Non-strategic employment sites are considered to be sites of about 3 hectares or less. We will also consider sites to meet other identified needs such as for leisure, open space and community needs.

**Sites promoted for residential development must be capable of accommodating at least 10 dwellings.**

Site submissions will be made publicly available and will be considered in preparing the Council's plan-making evidence base.

Please indicate whether you wish to promote a site for consideration in the Cherwell Local Plan Part 1 Partial Review, the Cherwell Local Plan Part 2 document, or both. Please complete a separate form for each site you are promoting.

***Reason for Site Submission***  
**Cherwell Local Plan Part 1 Partial Review**  
**Cherwell Local Plan Part 2**

<b><i>Please tick ✓</i></b>



## Site Plan

This form should be accompanied by a site plan at a recognised OS base. **The Council regrets that representations received with no associated plan cannot be considered further.** The site plan should clearly illustrate the following information:

- The exact boundary details (**coloured red**) of the site that is to be included
- The area of the site considered to be developable (**coloured brown**)
- Potential access points (*vehicular and non-vehicular*)

### 1. Contact Details

	Agent	Site Owner
Name:		
Address:		
Tel:		
Email:		

Is there a developer option on the site which can be disclosed? (*please provide details*)

Does the site include any land for which the owner is not presently known? If so, please indicate on the site plan. Yes/No

### 2. Site Details

Site Name / Description	
Address / Location	
Total Area (hectares)	
Brownfield (hectares)	
Greenfield (hectares)	
Developable site area (hectares) <i>(the area of the site capable of being developed. Please indicate on a plan).</i>	
OS Grid Ref.	
Current use of the site	

Current planning status <i>(e.g. planning permission, current planning application, allocated in Local Plan, no planning permission)</i>	
Relevant planning history	
What are the surrounding land uses?	

### 3. Development Opportunities

Please summarise the proposed development and the opportunities presented by the site:

### 4. Proposed Use of Land

#### Residential

Total number of dwellings  
Affordable units  
Self-Build homes


#### Employment

Type of Employment Proposed (hectares)  
Business (offices) – Use Class B1  
General Industrial – Use Class B2  
Storage or Distribution – Use Class B8)


Indicative floorspace by use class (sq. m)  
Business (offices) – Use Class B1  
General Industrial – Use Class B2  
Storage or Distribution – Use Class B8


#### Retail / Leisure

Use Proposed  
Indicative floorspace by use class (sq.m)



**Open Space, Sport & Recreation**

Hectares by type


**5. Constraints Affecting the Site**      **Please tick**      **Comments**

	✓	
Flood Zone 2 or 3		
Green Belt		
Area of Outstanding Natural Beauty		
Site of Special Scientific Interest		
Ecological Interest		
Agricultural Land		
Site is of amenity value		
Tree Preservation Orders		
Contamination likely to be present		
Conservation Area		
Historic Park and Garden		
Listed Building on or adjacent to the site		
Registered Battlefield		
Other Historic Interest		
Other		

**6. Accessibility**

	<b>Comments</b>
Public transport accessibility (e.g.	

range of means of transport and frequency of service)	
Access to services and facilities (e.g. employment, retail, leisure, health, school, post office)	
Access to the site (vehicle and pedestrian access)	

### 7. Delivery/Availability

*Please describe how the site will be made available and could be delivered*

<b>Expectation for delivery</b>	<b>Please tick ✓</b>	<b>Comments</b>
2015 – 2020		
2020 – 2025		
2025 – 2031		

### 8. Site Designation as Local Green Space

Are you putting land forward for designation as Local Green Space?

Yes/No

*If you are putting land forward for designation as Local Green Space, please explain how this land meets the requirements for Local Green Space designation (as per the National Planning Policy Framework and the National Planning Practice Guidance)<sup>1</sup>*

<sup>1</sup> See paragraph 77 of the NPPF at <https://www.gov.uk/government/publications/national-planning-policy-framework--2>) and guidance in the NPPG at <http://planningguidance.communities.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

**9. Other Supporting Information**

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*Please include any further supporting information for the site.*

**Thank you for completing this form. Please ensure that it is submitted with your plan to the Council no later than 11 March 2016.**

## **Appendix 6 – List of Attendees: Town and Parish Council/Meeting Workshops**

**Cherwell Local Plan 2011-2031 (Part 2 and Cherwell 2011-2031 Local Plan (Part 1) Partial Review – Oxford’s Unmet Housing Need**

**Parish Council Workshops 23<sup>rd</sup> – 24<sup>th</sup> February 2016**

**List of Attendees**

- Ambrosden Parish Council
- Ardley with Fewcott Parish Council
- Banbury Town Council
- Bicester Town Council
- Bletchington Parish Council
- Bloxham Parish Council
- Bodicote Parish Council
- Bourton Parish Council
- Bucknell Parish Council
- Caversfield Parish Council
- Chesterton Parish Council
- Claydon with Clattercote Parish Council
- Cropredy Parish Council
- Duns Tew Parish Council
- Fringford Parish Council
- Fritwell Parish Council
- Hook Norton Parish Council
- Horley Parish Council
- Kidlington Parish Council
- Kirtlington Parish Council
- Launton Parish Council
- Lower Heyford Parish Council
- Middleton Stoney Parish Council
- Milcombe Parish Council
- Mollington Parish Council
- Noke Parish Council
- North Newington Parish Council
- Sibford Ferris Parish Council
- Souldern Parish Council
- South Newington Parish Council
- Stoke Lyne Parish Council
- Stratton Audley Parish Council
- Upper Heyford Parish Council
- Wardington Parish Council
- Wendlebury Parish Council
- Weston-on-the-Green Parish Council
- CDC Councillor K. Atack
- CDC Councillor D. Webb



## **Appendix 7 – Representations Promoting Sites**

## Representations to the Partial Review Issues Consultation January 2016

### Representations Proposing Sites

	<b>Rep ID</b>	<b>Promoted Site Address</b>	<b>Promoted Site Location (*)</b>	<b>Main Proposed Use</b>
1	PR-A-072	Land at South Adderbury	Adderbury	Residential
2	PR-A-072	Land at Berry Hill Road	Adderbury	Residential
3	PR-A-123	The Paddock, Berry Hill Road	Adderbury	Residential
4	PR-A-130	Land West of Banbury Road	Adderbury	Residential
5	PR-A-047	Land East of Banbury Business Park	Adderbury	Residential & Employment
6	PR-A-107	Land Adjoining Playing Field, Fewcott	Ardley	Residential
7	PR-A-107	Land Adjoining Southern Edge of Village	Ardley	Residential
8	PR-A-027	Junction 10 M40	Ardley & Stoke Lyne	Employment
9	PR-A-086	Land off Warwick Road	Banbury	Residential
10	PR-A-064	Land at Wykham Park Farm, North of Wykham Lane	Banbury	Residential
11	PR-A-006	Land West of Southam Road	Banbury	Residential
12	PR-A-070	Land at Southam Road	Banbury	Residential
13	PR-A-102	Bretch Farm, Broughton Road	Banbury	Residential
14	PR-A-120	Banbury Academy, Ruskin Road	Banbury	Residential
15	PR-A-122	Land Adjoining Dover Avenue and Thornbury Drive	Banbury	Residential
16	PR-A-124	Land to the North of Broughton Road	Banbury	Residential
17	PR-A-128	Land to the South of Crouch Farm	Banbury	Residential
18	PR-A-135	Lower Cherwell Street Industrial Estate	Banbury	Residential
19	PR-A-145	Land off Dukes Meadow Drive	Banbury	Residential
20	PR-A-009	Land at Junction of Langford Lane/A44	Begbroke	Residential & Employment
21	PR-A-009	Begbroke Lane, North East Field	Begbroke	Residential

22	PR-A-051	Land South of Solid State Logic HQ, Spring Hill Road	Begbroke	Residential
23	PR-A-111	Land at No. 40 and Rear Of 30-40 Woodstock Road East	Begbroke	Residential
24	PR-A-140	South of Sandy Lane	Begbroke	Residential
25	PR-A-074	Begbroke Science Park	Begbroke & Yarnton	Residential
26	PR-A-097	North West Bicester Eco-Town	Bicester	Residential (mixed use)
27	PR-A-089	Land at Skimmingdish Lane	Bicester	Residential
28	PR-A-133	Land at Little Chesterton	Bicester (Chesterton)	Residential
29	PR-A-134	Land to West of Himley Village, Middleton Stoney Road	Bicester	Residential
30	PR-A-135	McKay Trading Estate, Station Approach	Bicester	Residential
31	PR-A-138	The Plain, Land East of B4100	Bicester	Residential
32	PR-A-144	Land at North West Bicester	Bicester	Residential
33	PR-A-052	Land North and South of Milton Road	Bloxham	Residential
34	PR-A-090	Land East of South Newington Road	Bloxham	Residential
35	PR-A-115	Newlands Caravan Site, Milton Road	Bloxham	Residential
36	PR-A-105	Land South of Wards Crescent	Bodicote	Residential
37	PR-A-113	Newlands/Caulcott Farm/Greenway, South Street	Caulcott	Residential
38	PR-A-126	Dymock Farm, Buckingham Road	Caversfield	Flexible
39	PR-A-136	South Lodge, Fringford Road	Caversfield	Residential
40	PR-A-139	Land North of Rau Court	Caversfield	Residential
41	PR-A-139	Land South of Springfield Road	Caversfield	Residential
42	PR-A-127	Land at Lodge Farm	Chesterton	Residential & Employment
43	PR-A-114	Oxford Road	Deddington	Residential
44	PR-A-119	Durrants Gravel	Finmere	Residential
45	PR-A-057	Land North of Oxford	Gosford and Water Eaton	Residential

46	PR-A-131	Land to the East of Kidlington and West of the A34	Gosford and Water Eaton	Residential
47	PR-A-141	Land Adjacent Oxfordshire Inn	Heathfield	Residential
48	PR-A-110	Hornton Hill Farm, Quarry Road	Hornton	Residential
49	PR-A-118	Land at Bell Street	Hornton	Residential
50	PR-A-096	Land off Bletchindon Road and Kidlington Road	Islip	Residential
51	PR-A-096	Land off Mill Lane/Kidlington Road North of the Railway Line	Islip	Residential
52	PR-A-109	Oil Storage Depot, Bletchingdon Road	Islip	Residential
53	PR-A-004	Land North of The Moors and East of Banbury Road	Kidlington	Residential
54	PR-A-019	Land North of The Moors	Kidlington	Residential
55	PR-A-041	Land off Langford Lane	Kidlington	Employment
56	PR-A-053	London Oxford Airport	Kidlington	Mixed use (aviation, employment, transport, housing)
57	PR-A-067	North Oxford Triangle	Kidlington (Gosford & Water Eaton)	Mixed use
58	PR-A-080	Land at Webbs Way	Kidlington	Residential
59	PR-A-080	Land Adjoining 26 & 33 Webbs Way	Kidlington	Residential
60	PR-A-080	Langford Locks (Station Field Industrial Park)	Kidlington	Employment
61	PR-A-103	Land East of Hampden Farm	Kidlington	Residential
62	PR-A-137	Land at Stratfield Farm, Oxford Road	Kidlington	Residential
63	PR-A-071	Land at Grange Farm	Launton	Residential
64	PR-A-143	Land South East of Lower Heyford	Lower Heyford	Mixed use
65	PR-A-108	Oak View	Milcombe	Residential
66	PR-A-142	Land and Buildings at 12 Heath Close	Milcombe	Residential
67	PR-A-009	Land North West of Oxford Airport	Nr Woodstock (Shipton on Cherwell)	Residential, employment, retail
68	PR-A-117	Site to East of M40	Overthorpe (Banbury)	Employment

69	PR-A-014	Land at Drinkwater	Oxford (Gosford & Water Eaton)	Residential & Leisure
70	PR-A-062	Frieze Farm, Woodstock Road	Oxford (Gosford & Water Eaton)	Mixed use
71	PR-A-104	Land at Bunkers Hill	Shipton on Cherwell	Residential
72	PR-A-104	Land at Shipton on Cherwell	Shipton on Cherwell	Infrastructure
73	PR-A-106	Shipton on Cherwell Quarry	Shipton on Cherwell	Residential (mixed use)
74	PR-A-124	Land at Lower End	Shutford	Residential
75	PR-A-124	Land to the North of Banbury Road	Shutford	Residential
76	PR-A-125	Land West of Hook Norton Road	Sibford Ferris	Residential
77	PR-A-022	Land South of Upper Heyford Airfield	Upper Heyford	Residential
78	PR-A-148	Letchmere Farm, Camp Road	Upper Heyford	Residential
79	PR-A-132	Land West of Chilgrove Drive and North of Camp Road	Upper Heyford	Residential
80	PR-A-141	Heyford Leys Camping Park, Camp Road	Upper Heyford	Residential
81	PR-A-083	Land East of Wendlebury	Wendlebury	Residential & Leisure
82	PR-A-112	Church Field, Wendlebury Road	Wendlebury	Residential
83	PR-A-088	Land North and South of A34/West of M40 Junction 9	Weston on the Green	Residential (mixed use)
84	PR-A-116	Field known as Baby Ben, adjoining Northampton Road	Weston on the Green	Residential
85	PR-A-116	Land adjoining Caerleon, Northampton Road	Weston on the Green	Residential
86	PR-A-116	Land opposite Staplehurst Farm, Church Road	Weston on the Green	Residential
87	PR-A-061	Land to South of A34, north of Linkside Avenue	Wolvercote (Gosford & Water Eaton)	Residential & Employment
88	PR-A-061	Land to South of A34, adjacent to Woodstock Road	Wolvercote (Gosford & Water Eaton)	Residential & Employment
89	PR-A-061	Land to West of A44, north of A40	Wolvercote (Gosford & Water Eaton)	Residential & Employment
90	PR-A-009	Land East of Marlborough School	Woodstock (Shipton on Cherwell)	Residential

91	PR-A-121	Land to the North of Stratford Road (1)	Wroxton	Residential
92	PR-A-121	Land to the North of Stratford Road (2)	Wroxton	Residential
93	PR-A-121	Land to the North of Stratford Road (3)	Wroxton	Residential
94	PR-A-121	Land to the North of Stratford Road and West of The Firs	Wroxton	Residential
95	PR-A-061	Land West of A44/Rutten Lane, North of Cassington Road, surrounding Begbroke Wood	Yarnton	Residential
96	PR-A-129	Knightsbridge Farm	Yarnton	Residential

(\*) Location is as per stated in the representation unless this refers to the site as being outside of Cherwell District in which case a check has been made against GIS and the correct CDC parish boundary stated in brackets. Amendments have been proposed to the stated location of two sites (in brackets) (North Oxford Triangle and Little Chesterton) but no other sites have been checked as to the actual parish in which the site is located.

## **Appendix 8 – Representations to the Issues Consultation**

Rep No.	Representative Respondent	Question No.	Question number assigned to in summary	Comments	Sustainability Appraisal Scoping Report - Comments
PR-A-001	R E Everitt		13	<p>This particularly deals with planning some of the housing that should not be placed in Oxford City is to be placed in Cherwell District. The majority will end in Banbury, Bicester and Kidlington. All three cases it is essential that the accomodation as such does not cause abutting onto nearby villages so losing their village identity. This is already in danger with Banbury and Bodicote.</p> <p>Employment possibilities must be considered to account for this extra population. This overflow would indicate very serious consideration as to how after 2031 with Oxford City unable to take any more housing, the four districts will cope with any planned expansions.</p>	
PR-A-002	Godington Parish Meeting		General & SCI	<p>Parish meetings were set up under the 1972 Local Government Act as an organisation to take part in local government. Where a meeting is in place everybody on the electoral roll is a member. PMs are in fact the most democratic form of local government and should certainly be consulted on relevant matters in a plan. Why are parish meetings not mentioned in the proposed local plan? PMs are often confused with Parish Councils which in fact have quite different legislation.</p>	
PR-A-003	T Snow		3	<p>Oxford's housing needs are well described. It is hard to exaggerate the effect of high house prices and rents in Oxford. Employers in the public and private sectors find it impossible to recruit and retain the staff they need. I see this in schools in Blackbird Leys. Good staff are desperately wanted but those few who join find they cannot afford to stay.</p>	
PR-A-003	T Snow		6	<p>Yes, the area should be close to Oxford to try to accommodate the large number of people who work in Oxford but cannot afford to live there. District wide would be an irrelevance.</p>	
PR-A-003	T Snow		7	<p>Houses should be within the affordable range of those on average incomes. They should be near to public transport links. 'Development gains' must be recaptured to provide infrastructure.</p>	
PR-A-003	T Snow		9	<p>Yes, Green Belt building should indeed be considered. The Green Belt is a thick tight corset around Oxford and has been one of the principal inhibitors of the natural growth of a dynamic city. Sites have been identified of no great landscape value to allow major construction. It has always been accepted that incursion to the Green Belt would have to be made to deal with housing shortage and traffic congestion and we have both of these in spades.</p>	
PR-A-003	T Snow		14	<p>Affordability and near transport links as I have said already. Also consider flats - perfectly ok for singles, families with no children and old people who are going to be increasing by numbers.</p>	
PR-A-004	Strutt & Parker LLP / Dairystock Limited		1	<p>It is considered that the working figure of 3,500 homes is a reasonable assumption at this stage in the process. However, it is recommended that this figure is set as a minimum target for Cherwell District to meet because neighbouring authorities, most notably West Oxfordshire, may not be able to accommodate a similar number of houses due to the environmental constraints within those authorities, such as the proportion of the district that is designated an Area of Outstanding Natural Beauty (AONB). Because Cherwell has less areas of 'protected landscape' it is considered that it could meet somewhere between 4,000 and 5,000 new homes.</p>	
PR-A-004	Strutt & Parker LLP / Dairystock Limited		2	<p>While it is not considered essential for the additional housing to be supported by additional employment generating development, it is apparent that opportunities exist for the housing growth to be complimented by further employment development within the district. Our client's site to the north of Kidlington (as shown on the attached location plan) is in close proximity to essential services and facilities and is well linked to the future expansion of Begbroke Science Park set out in Policy Kidlington 1 (Accommodating High Value Employment Needs) of the Council's adopted Local Plan. The construction of new homes near to jobs and employment would minimise journey lengths and provide a good balance of land uses, as encouraged by paragraph 37 of the National Planning Policy Framework (NPPF). The site would therefore contribute to the creation of a sustainable, mixed community. The prospect of further expansion at the Science Park will be improved by providing new housing on our client's land as it will create a larger workforce in the local area.</p>	



PR-A-004 Strutt & Parker LLP / Dairystock Limited	4	<p>The additional growth in the district should aim to fulfil the three aspects of sustainable development as defined by the National Planning Policy Framework (NPPF): economic, environmental and social. By locating development in the most sustainable location – near to existing services, facilities and employment opportunities – will ensure that these three aims are met. Development on our client’s land would result in the release of some Green Belt land to the north of Kidlington and, in turn, would result in some landscape change. However, the logical and sustainable location of this land and the economic and social benefits that would be gained from developing the site would outweigh any environmental harm. In any case, suitable landscaping could be planted along the northern boundary of the site to reinforce the edge of the development and a substantial area of the site could remain undeveloped so that it could be used as recreational/amenity space with the potential of creating a country park for the benefit of the wider Kidlington community.</p>
PR-A-004 Strutt & Parker LLP / Dairystock Limited	8	<p>It is considered that the whole district may need to contribute towards meeting Oxford’s unmet housing need, but that due to the scale of the additional housing need (at least 3,000 new homes) it is submitted that strategic allocations will need to be made in order to meet this need. The housing market within Banbury and Bicester will be saturated if a significant number of additional large scale allocations are proposed for these towns. As such, it is considered that allocations should be made in and adjoining the larger villages and, in particular, Kidlington which has the closest relationship with the city. Our client’s land is suitable for a strategic development and is available now.</p>
PR-A-004 Strutt & Parker LLP / Dairystock Limited	9	<p>The Oxford Green Belt continues to restrict the ability of new development for the city to be located in the most sustainable and logical location, i.e. closest to the city. It is clearly important to maintain the Green Belt to ensure that urban sprawl is controlled and that coalescence between settlements does not occur. However, a detailed review of the Oxford Green Belt must be undertaken to consider whether the designation is still fit for purpose given the county’s current housing needs. In particular, the potential for new housing to be located within the Green Belt – potentially on the edges of Kidlington – must be properly assessed. The ‘Area for Search’ should therefore include the Green Belt.</p>
PR-A-004 Strutt & Parker LLP / Dairystock Limited	15	<p>Site submission - Land North of Kidlington. Sites that can form part of strategic scale sustainable urban extensions should be considered. Oxford’s unmet housing need will only be fully met if sites of a strategic scale are allocated and the most logical way of achieving this is by extending the existing larger settlements that are well related to the city.</p> <p>The site extends to 37 hectares approx with a potential developable site area of around 20 hectares. Such a site area has a capacity for of up to 500 dwellings assuming a density of 25 dwellings per hectare. Potentially a country park on the site.</p> <p>It would be possible to develop the site in conjunction with the land immediately to the south, which has previously been submitted to Cherwell District Council for consideration under site reference KI104 (Land North of The Moors). According to the Council’s most recent SHLAA Update 2014, this adjoining land has been identified as a site outside of an existing settlement with future potential for development.</p> <p>It is submitted that a combination of our client’s land and SHLAA site KI104 provides a logical opportunity for a strategic scale urban extension to the north of Kidlington, which would help meet the significant unmet housing need of Oxford City. Another advantage of development to the north of Kidlington is that it would avoid the coalescence issue that potential extensions south of Kidlington and north of Oxford would create (if approved).</p> <p>Site information provided.</p>
PR-A-004 Strutt & Parker LLP / Dairystock Limited	28	<p>Site Submission - Land North of The Moors and East of Banbury Road, Kidlington. We wish to submit a site on behalf of our client. This site has been submitted as part of the current ‘Call for Sites’ consultation and is described as ‘Land north of Kidlington’ (OS Grid Ref. E: 448807 N: 215187).</p>

PR-A-004 Strutt & Parker LLP 16 and 17  
/ Dairystock  
Limited

The existing strategic highway network, particularly the A40, A34 and A44, are functioning at close to capacity, which adversely affects travel times and in turn the economic productivity and success of the county. While infrastructure improvements may help to alleviate these issues, it is clear that the projected housing growth both in Cherwell District and across the county will place an increased pressure on this network.

It is considered that some of these problems could be solved by locating new housing development close to the strategic transport links that already exist. Our client's site is in close proximity to Oxford, as well as the recently opened Oxford Parkway railway station. Housing development in this location would therefore have excellent connectivity with public transport into and out of the city, while also allowing residents to travel north to Bicester or south to London from the new railway station. This approach of planning new development close to existing infrastructure and services accords with the sustainable development objectives of the adopted Local Plan and the NPPF.

PR-A-004 Strutt & Parker LLP 6 and 7  
/ Dairystock  
Limited

We agree that the 'area of search' should be well related to Oxford City. It would be best to deliver the city's unmet housing need in a location that is well connected to the strategic transport network and in close proximity to the city boundary so that access to the services, facilities and jobs within the city can be obtained quickly and without the need for extended journeys to be undertaken.

PR-A-005 D Pratt

16 Infrastructure-On the roads question, you plonk down 10,000 houses in Bicester by 2031 plus another 3000 yet to come creating another 20,000 cars or so. But there is no thought on the routes these incomers will take to get in and out of Bicester to get elsewhere and the surrounding villages just have to accept ever increasing traffic particularly rush hour. You mention that there is more work to be done on Exit 10 on the M40 but do not say what it is. I only hope that they are going to re route the Westbound traffic coming off to bypass coming thru Ardley, Middleton Stoney (a B road) and Kirtlington et al.

The peripheral damage that housebuilding and employment places brings to the rural villages is not even considered by the planners and it should be. Right from the beginning when Govt dictates so much building to be done by DCs, the first reply should be a demand for outlying/bypass road funds from the Govt. (cont...)

PR-A-005 D Pratt

18 (cont...) Sewerage - I expect that TW supply this facility to most of Cherwell and they should be forefront of the Utilities that you should constantly be badgering for improvements. Kirtlington, like other villages nearby, suffer from an old fashioned pre war system of using underground fibre pipes that are blistering which have long since been unfit for purpose but CDC does not seem to be pro-active in getting TW to update their system in the areas where development is known to be forthcoming. The National Planning Policy Guidance states that development can be phased to allow time for this to be corrected but if it is not working properly now, it won't be working in the first phase of the buildout so that comment is only a sop to avoid facing the problem up front. We spoke with Mr Atherton at CDC's Environmental Health Department when this was part of his remit but he has since moved elsewhere so nothing has been done to get TW off its backside to fix the overflow problem this Village has had for years. When the villagers call TW they are fobbed off with a reply such as it is your fault for putting fat down the drains or similar. Calls are frequently not returned. (cont..)

PR-A-005 D Pratt

1&6

Oxford City Overspill - I see from your LP1 Partial Review that Kidlington is going to expand its employment positions which includes the expansion of Begbroke for Oxford's Scientific Park and yet on page 12 of the LP2 Issues Paper, at 3.5 you state that there is to be NO strategic housebuilding at Kidlington. This surprises me immensely because at numerous CDC - run talks/occasions they have stated that the main areas for building in Cherwell will be B, B and Kidlington. This means it is going to be Oxford and Kidlington's overspill that will dump even more houses in the south western part of Cherwell District and I think CDC must try and put a stop to this part of Oxfordshire being conurbated. If Oxford wants or has to expand it should look to its own Colleges to supply land of which they own a lot in and close around Oxford itself. (cont...)

PR-A-005	D Pratt		<p>16 (cont...) With the new Oxford Parkway Rail station, it is obvious to those that live, work and visit Kidlington, the free parking spaces available along the main route through Kidlington are all taken up by 7.30 am by train commuters who wish to avoid parking fees at the station and then bus in or walk to the station. This is extremely difficult for those that drive into Kidlington to get to work by 9 am to find no all day free spots and are forced to use the 3 hour car parks and move their cars at three hourly intervals. Again plonking some large venture in a small town without thinking about the knock on effect - I realise this is probably OCC's doing and not yours but it goes to show the lack of forethought by district councils.</p>
PR-A-006	Rapeleys / Pandora Trading Ltd	15+28	<p>Site submission - Land West of Southam Road, Banbury. Bearing in mind the above, my client is the sole owner of a 17.79 ha site known as 'Land West of Southam Road' on the northern edge of Banbury. Approximately 6 ha of our client's land benefits from an extant outline planning permission for "Development of up to 90 residential (Use Class 3/extra care housing), Class A uses, Class D1 use with associated access, landscaping/open space, parking and related works" (LPA Ref: 14/01767/OUT). This same area of land also forms part of a wider site allocation within the adopted Cherwell Local Plan 2011-2031 Part 1 (July 2015) under 'Policy Banbury 2: Hardwick Farm, Southam Road (East and West)' which seeks to deliver approximately 600 dwellings.</p> <p>As part of this current 'Call for Sites' consultation exercise, the remaining 11.5 ha of our client's land is being promoted for up to 150 homes. A Site Location Plan is enclosed.</p> <p>The site is well connected to a number of established services and facilities, including:</p> <ul style="list-style-type: none"> <li>- A multi-functional playing field and recreational facility to the west;</li> <li>- A Tesco food store approximately 1 km to the south;</li> <li>- Banbury Town Centre circa 2 km to the south;</li> <li>- Employment sites including Hardwick Business Park and Banbury Cross.</li> </ul> <p>The site will also benefit in its proximity to 500 sqm of retail and 500 sqm of community facilities, once built, being provided as part of the outline permission development immediately to the south. It will also be within easy walking distance to the new primary school being built to the east of Southam Road under planning permission 13/00158/OUT. (cont.....)</p>
PR-A-006	Rapeleys / Pandora Trading Ltd	15+28	<p>(cont....) In terms of site accessibility, two multi-functional points of access will be available off Dukes Meadow Drive and Southam Road to the east to accommodate both vehicles and pedestrians. The site benefits from existing public transport provision, including two existing bus stops located on Dukes Meadow Drive approximately 200 m walking distance away, and Banbury Railway Station, circa 3km to the south of the site.</p> <p>In summary, my client is fully committed to pursuing development on the remainder of the site which falls under single ownership, is unfettered and immediately available for development. As such, my client's site represents an established sustainable location to assist Cherwell in their commitment to addressing the housing need from elsewhere in the Oxfordshire Housing Market Area, particularly Oxford City. Further details are provided on the accompanying form.</p>

PR-A-006 Rapleys / Pandora Trading Ltd	4&6	<p>The proportion of Oxford City's unmet needs that have been identified for Cherwell to accommodate is 3,500 dwellings. At this stage we have no specific observations to make with regard to this potential figure. Irrespective of the figure, the vision and principles for accommodating that need should follow and reflect the sustainable and balanced strategy already established for Cherwell in its adopted Local Plan (Part 1) – i.e., concentration of development at the main settlements of Banbury and Bicester, subject to environmental considerations. It is an anathema to suggest that the provision of an adjacent district's unmet housing need should warrant a different planning strategy from that employed within its own boundaries.</p> <p>Whilst on the one hand it might appear appropriate to concentrate the unmet need close to its source, this is not always possible, practicable or environmentally sustainable. Thus we consider that the accommodation of this need should be approached on a district-wide basis in accordance with the existing strategy. This concentration of housing at the main settlements provides opportunities to live and work in close proximity and reduce the level of out commuting to Oxford. However, an increase in housing needs to be supported by an increase in employment opportunities and other infrastructure improvements, including bus and rail corridors, if sustainable and balanced communities are to be created. (cont.....)</p>
PR-A-006 Rapleys / Pandora Trading Ltd	10	<p>(cont....) We consider that in monitoring housing provision and delivery, there should be some mechanism which distinguishes between Cherwell's own needs and that of Oxford City. The type of housing to be provided can be controlled through the planning application process rather than through a separate policy category reflecting Oxford's apparent need for more 2 and 3 bed houses. However, we do not consider it necessary or appropriate to identify specific criteria to restrict the occupation of the '3,500 or so' houses to those that have a local/familial/economic link to Oxford (in the same way that local affordable housing may be qualified). Housing need is housing need whether it is Cherwell or Oxford generated.</p>
PR-A-007 G Doucas	6	<p>No, I do not think that the 'area of search' should necessarily be 'well related' to Oxford.</p>
PR-A-007 G Doucas	8	<p>Yes</p>
PR-A-007 G Doucas	9	<p>No. This would be a very bad solution that would open the door for further future encroachments on the Green Belt. I fear that the Green Belt study is the first attempt at the gradual 'nibbling' of this valuable asset and the soothing phrases in the report are hardly convincing. There is bound to be strong opposition to any such move. In the same context, I think that it would be wrong for the District Council to allow the University to encroach on the Green Belt at Begbroke. I do not know what they propose to build there (laboratory space, offices?) but I am sure they could find space a bit further away from Oxford. After all, they do bring the Bodleian books back and forth from Swindon.</p>
PR-A-007 G Doucas	16	<p>The idea of creating additional P&amp;R sites may have some merit, but moving existing sites away from Oxford is not a good one. If some Park and Ride sites were to be moved away from Oxford while the new housing is placed very close to the city, people who need to use their cars would have to drive away from the centre before they can get on the P&amp;R. This is unlikely to be a successful solution.</p> <p>The loss of the Water Eaton site would be a retrograde step because it has provided an excellent service to people like me who live near (but not in) Kidlington but who do not have the bus services available to Kidlington</p> <p>The congestion on the main access roads to Oxford (A34, A44, A40) is well documented. What I have not seen is any mention on the ever increasing volume of traffic going through the centre of small villages. Our part of Yarnton, which is what is left of the old village, is a 'small' village and we have seen a huge increase in the traffic on the Yarnton-Cassington Road. I am sure that other villages must have had similar, or worse experiences. We need some protection.</p>
PR-A-007 G Doucas	26	<p>One of the most attractive features of Oxfordshire in general and of S. Cherwell in particular is the rural character of the landscape, which becomes evident at a rather short distance from the city centre. This has been commented upon by numerous visitors and is an asset worth preserving in any future planning decisions.</p>

PR-A-007	G Doucas	N/A	My comments are obviously based on my experience living in Yarnton for 16.5 years and on my understanding on what is being proposed for this area. I believe, however, that they are of more general applicability.
PR-A-008	Suzi Coyne Planning / Sheehan Haulage and Plant Hire Ltd	2	<p>Paragraph 2.19 of the Local Plan Part 1 Partial Review - Issues Consultation Paper ("the Partial Review") confirms that there is a clear link between housing need and employment growth, as well as other supporting infrastructure. Furthermore the quotations from the Oxford City Core Strategy (after paragraph 2.24 of the Partial Review) clarify that in the city there is a scarcity of available land; development is restricted by policy constraints; that it will never be possible to meet all of the city's housing and employment needs; and more particularly that housing need and demand far exceeds the amount of available and suitable land within Oxford, and employment uses struggle to compete against housing developers.</p> <p>Given this position in Oxford it is considered that the proposed additional housing in Cherwell to meet Oxford's needs must also be supported by additional employment generating development, and that land needs to be allocated for this purpose in Cherwell.</p>
PR-A-008	Suzi Coyne Planning / Sheehan Haulage and Plant Hire Ltd	20	<p>Paragraph 5.79 of the Partial Review confirms that the NPPF expects local planning authorities to support existing business sectors, and paragraph 5.81 states that the adopted Cherwell Local Plan supports economic growth and seeks to provide a more locally selfsufficient and sustainable economy.</p> <p>The waste management industry is a business sector and is one that is scarcely accommodated in Oxford at all. The Oxfordshire Minerals and Waste Local Plan Part 1 - Core Strategy Submission Document records at Table 10 that Oxford has 5 waste sites managing only 19,750 tonnes per annum of waste. This capacity amounts to a miniscule 0.8% of the County's total waste management capacity, yet with the highest population of all the Districts (at 23%) and a major economic and cultural centre Oxford is the main generator of waste within the county. The supporting text to Table 10 accepts that Oxford is unlikely to be able to provide for the waste management capacity to meet its needs. The issue therefore arises as to where and how this waste management - and economic - need should be satisfied.</p>
PR-A-008	Suzi Coyne Planning / Sheehan Haulage and Plant Hire Ltd	21	<p>The issue identified at Question 20 of the waste business sector not remotely being provided for in the city affects the potential development locations to meet Oxford's unmet needs, because the nearest existing employment sites in the Cherwell Local Plan Part 1, at Kidlington and Begbroke, are specifically for high value employment needs (paragraph 5.98 of the Partial Review). Waste management facilities are generally of the heavier industrial B2 type use and would therefore not be compatible with this locaiton. The only other employment sites that have been allocated for compatible type uses are at Bicester and Banbury, but are too far away to meet Oxford's needs and would not meet the Cherwell Local Plan objective of providing "a more locally self-sufficient and sustainable economy" (paragraph 5.81 of the Partial Review) in respect of the waste management business sector.</p> <p>The potential development locations to meet Oxford's unmet needs must therefore include employment sites which provide also for heavier industrial B2 type uses, where the waste management business sector could also locate.</p>

- PR-A-009 Blenheim Estates 1
- It is considered essential that the Area of Search should be focused on locations that are wellrelated to Oxford City. Oxford is an economicdriver, meeting the City’s unmet housing needs means that it is inevitable that many people moving into the new homes will have strong links with the City, whether for employment, leisure, family or other reasons.
- Given the above, it makes sense to ensure that housing land to meet Oxford City’s unmet need is wellrelated to the City. This means that land closest to Oxford City, but outside the Green Belt, with excellent transport links, should be considered for development first.
- In Cherwell, the main towns, Bicester and Banbury, have seen rapid growth and have significant land allocations for new housing. There is no need to allocate further land around these two towns. By way of contrast, there is a need to allocated new housing land to provide for the sustainable growth of Oxford City, within appropriate locations close to and wellconnected with, the City. Preferably, new housing allocations should also be capable of accessing daytoday services and facilities – such as local shops, schools, doctors surgery, pubs and cafes – without significant travel distances. Ideally then, the Area of Search should also focus on locations on the edge of, or very close to, existing settlements with services and facilities. In this way, meeting the needs of Oxford City can also help to boost the sustainability of existing settlements, by supporting local services and businesses and investing in infrastructure.
- PR-A-009 Blenheim Estates 2
- The key goal for additional growth in Cherwell to meet Oxford City’s unmet need should be sustainable development. This means investing in and providing for necessary infrastructure and services alongside new homes. It means providing a broad range of homes – from affordable housing through to high quality, even expensive homes, and everything in between. The best places provide for variety, and don’t simply comprise estates of the same type of housing throughout. Sustainable development means investing in high quality design – creating places that are distinctive, establish a sense of place and enhance local character.
- There should be plenty of scope for a broad range of travel options. Some parts of Cherwell closest to Oxford have some of the best transport links in the country: there is an exceptional bus link running from Woodstock to Oxford ; there are two train stations (Oxford Parkway and Long Hanborough) with fast, direct links into central London ; there is a growing international airport. Meeting Oxford’s unmet need in a sustainable manner means making the most of these exceptional transport links by associating new development with them.
- As per 1) above, to be sustainable, allocations to meet Oxford’s unmet need should have good access to services and facilities. The sites should be close to, and provide for investment in, existing centres. This is in line with national planning policy, which supports the vitality and viability of town centres.
- To achieve all of the above, it is essential that the development sites are of sufficient scale to achieve all of the above. Smaller schemes will simply be incapable of providing for the major investment needed to provide new, and invest in existing, infrastructure. By way of contrast, large developments, by their very nature, can bring major benefits in the form of direct investment in necessary infrastructure, facilities, jobs and housing for today and into the future. Ideally, each housing allocation should be for around 1,000 dwellings.
- PR-A-009 Blenheim Estates 3
- Housing allocations to meet Oxford’s unmet need should focus on existing transport corridors, preferably adjacent to major sustainable transport infrastructure – including bus corridors, Park and Ride sites and good access to railway stations; as well as excellent access to the road network, given that the majority of workers in Oxfordshire drive a car.

PR-A-009	Blenheim Estates	4	Allocations should have excellent access to existing and future employment sites. Millions of square feet of employment space exists, or has planning permission, along the North Oxford corridor, between the outskirts of the city and Woodstock. This corridor includes regionally significant science parks, an airport and rapidly growing employment areas. It is not sufficiently supported by new housing, meaning that workers need to travel from afar. New housing should be located within the same corridor. This would also have the advantage of excellent public transport access to Oxford in a transport corridor which has received £millions of investment.
PR-A-009	Blenheim Estates	5	New development should ensure significant investment in open space, sport and recreation provision, and the enhancement of biodiversity. This is easiest to achieve on large development sites, providing space to plan and sufficient returns to fund major investment in social and environmental infrastructure. Allocations should take this, local character and the preservation and where possible, enhancement of heritage assets into account.
PR-A-009	Blenheim Estates	28	Site submissions - Land at junction of Langford Lane/A44, Begbroke; Land North West of Oxford Airport, nr Woodstock; Begbroke Lane, North East Field, Begbroke; Land East of Marlborough School, Woodstock
PR-A-010	Anglian Water Services Limited	18	<p>At this stage the District Council has yet to determine whether the area of search for meeting Oxford's housing needs would be limited to the Oxford Green Belt within Cherwell District or it would be district wide. Therefore it is difficult to comment further on the implications for Anglian Water's existing infrastructure at this stage.</p> <p>However it is important that the availability of water recycling infrastructure within Anglian Water's area of responsibility is considered further by the Council when determining the distribution of housing within the district. Please note that Anglian Water would wish to comment further on any housing allocation sites identified by the District Council within our area of responsibility.</p>
PR-A-011	Sport England	18	<p>As Cherwell District Council considers increased housing provision with the implications on transport economic development, natural environment, with the partial review, it does not appear to consider the impact on open space, sports and recreation facilities as per paragraph 73 of the NPPF.</p> <p>Therefore Sport England would strongly urge CDC to prepare a robust and up to date playing pitch strategy and built facilities strategy to ensure healthy sustainable communities are created.</p> <p>Without up to date robust strategies, It is difficult to see how the partial review of the local plan could be considered to be robust.</p>
PR-A-012	Gosford and Water Eaton Parish Council	1	This amount is of concern and is questioned about there being a possibility about a hidden agenda over Oxfordshire housing with good transport connects being able to accommodate London overspill.
PR-A-012	Gosford and Water Eaton Parish Council	2	Under the principles of keeping the home to work journey distances down to a minimum, could lead to much larger developed areas. Where people may still work long way from home, which creates traffic and transport problems.
PR-A-012	Gosford and Water Eaton Parish Council	3	To keep large green spaces particularly in the Green Belt Gap between the City and Kidlington. It is considered that much of Oxford's home and business needs can be met away from the City.
PR-A-012	Gosford and Water Eaton Parish Council	28	There are no sites within the Parish which the Parish Council wishes to propose for meeting Oxford's unmet housing needs.

PR-A-012	Gosford and Water Eaton Parish Council	10-15	Would prefer integrating housing and employment that is allocated into the approved Cherwell Local Plan in stages. It is noted Gosford & Water Eaton does not appear mentioned by CDC. Under an earlier village search assessment for housing, the Parish Council accepted that in very a worst case scenario and last resort a development might become inevitable on the field sandwiched between Beagles Close and the recent Kidlington burial ground/temporary allotment site.
PR-A-012	Gosford and Water Eaton Parish Council	4-5	It should be distributed around some parts of Cherwell in stages, monitor and reduce downwards if necessary.
PR-A-012	Gosford and Water Eaton Parish Council	6-9	Should be considered on a Cherwell wide basis. CDC is reminded that the Peartree area used to be part of the Green Belt, which is now being developed as the North Oxford Gateway. Therefore Oxford City has already taken a large chunk of land out of the Green Belt, which is considered could take more housing, rather than eating further into Green Belt land. It is also considered that more housing could be accommodated within Oxford.
PR-A-012	Gosford and Water Eaton Parish Council	16-17	There is concern about the accuracy of predictions produced from the OCC national/countywide traffic modelling techniques and over input data from traffic surveys undertaken for proposed development projects. For instance from comparing peak traffic counts between results produced by consultants commissioned by Chiltern Railways, TVP HQ development & Northern Gateway development produced significant variances and after development predictions.
PR-A-012	Gosford and Water Eaton Parish Council	18-19	Concern over unsuitability of education establishments, water sewerage, medical centres, the road network and public transport to accommodate such further development. It is considered that these provisions are likely to not be met along from developer funding. It is considered that CDC's Community Infrastructure Levy (CIL) used to support infrastructure should also be used for flood prevention from developments located up stream in a watercourse catchment, for protecting existing downstream properties by funding the provision and maintenance of flood defences and watercourse maintenance.
PR-A-012	Gosford and Water Eaton Parish Council	20-21	It is considered that to accommodate the required infrastructure to support the housing and business development problems and issues generated will also require support funding from the Government and County Council which is unlikely to be available due the continually cut back of public finance.
PR-A-012	Gosford and Water Eaton Parish Council	22-23	More housing and people in Cherwell will add to more air and noise pollution, road congestion and loss of open countryside and rural areas. It is hoped CDC's Cherwell Local Plan policies can address this.
PR-A-012	Gosford and Water Eaton Parish Council	24-25	<p>The Green Belt area between Kidlington and Oxford in Parish of Gosford &amp; Water Eaton needs protecting as it is of a high quality landscape, being important for farming &amp; wildlife habitats, where a network of footpaths serve as a recreational facility for people living in bordering urban areas.</p> <p>The Parish Council request that in plan making and consultation involvement CIL, along with New Homes Bonus contributions should be used to provide funding for flood defences schemes. This being under the concept that surface water runoff from large developments upstream of this Parish such as Banbury, Bicester, &amp; Upper Heyford drain one way, or another into the River Cherwell, or River Ray and that the Environment Agency has confirming that their flood alleviation scheme north of Banbury will not have any effect on flooding in this Parish. Therefore there is concern about increasing flood risk in this Parish due to the impact from upstream developments taking place. It should therefore be accepted by CDC under their involvement consultation process, that it is fair and reasonable that such developments contribute towards the cost of maintaining, upgrading and providing additional flood defences. Contributions should also be used towards EA and riparian landowner to remove fallen trees and other obstructions from out of watercourses &amp; maintain them.</p>
PR-A-012	Gosford and Water Eaton Parish Council	26-27	There are a number of listed building in the Parish of Gosford & Water Eaton which need protecting, such as St Fridewides farm, Water Eaton Manor, Gosford House and Kings Arms (Harvester).



PR-A-012	Gosford and Water Eaton Parish Council		<p>1 The introduction is clear into why this partial review is taking place and about meeting the housing needs for Oxford by the District Councils, which is under a "Duty to Co-operate". However, there has been much criticism, especially by amenity groups over the make up representatives on the Oxfordshire Growth Board, its countywide housing predictions, green belt study and working arrangements. The Parish Council has some sympathy over these criticisms which are levelled that the process seems biased towards too much development and concerns over the future of the Oxford Green Belt and villages in Oxfordshire.</p> <p>The Parish Council has answered CDC's questions to the best of its ability about issues which have a direct, or indirect affect on the Parish and local community, as follows.</p>
PR-A-012	Gosford and Water Eaton Parish Council		<p>9 Regarding issues over meeting Oxford's unmet housing needs in Cherwell. The Parish Council is concerned enough to point out from the Oxfordshire Green Belt Study, that is deceptive and gives the general public a false impression when the Land Use Consultants identify and analyse parcels of land in the green belt which are located in this Parish by referring to them as OX(no.), as if they are associated with Oxford City. Whereas these parcels of land are in the Gosford and Water Eaton and District of Cherwell. The Parish Council request Cherwell District Council to point this out to the Oxfordshire Growth Board and press them to amend this referencing accordingly, as EWE(No)</p>
PR-A-013	R Turner		<p>1 Fundamentally the question must be asked is 3,500 homes a reasonable working assumption for Cherwell. The reasoning behind this figure is based on little real time, robust evidence. In addition the production of this data should be made independently and not by parties who are connected in anyway shape or form connected to the construction industry. The drivers of suggested growth appear to be out of line with the UK's expected growth as a whole.</p>
PR-A-014	Simply Land (Oxford) Ltd	1	<p>3,500 homes is not a reasonable working assumption. If 15,000 homes is the 'working figure' for Oxford's unmet housing need then why would Oxford City be included within the distribution. At this time, we agree it prudent for the adjoining Oxfordshire Authorities to contemplate an even distribution until such time that more detailed work has been undertaken to determine their own abilities to accommodate the unmet need. However, including Oxford City within this distribution is irrational. We consider that Cherwell along with the other Oxfordshire Authorities should plan for an additional 3,750 homes (15,000 divided by 4).</p>
PR-A-014	Simply Land (Oxford) Ltd	3	<p>A key issue for consideration is the relationship of any new housing to the City itself. Other key issues include the release of Green Belt land; and locating development along existing sustainable transport corridors or corridors which could be enhanced through development funding initiatives and grants.</p>
PR-A-014	Simply Land (Oxford) Ltd	4	<p>Development that is truly sustainable, well designed and planned. Economic, environmental and social goals will need to be identified in order to satisfy the true meaning of sustainable development.</p>
PR-A-014	Simply Land (Oxford) Ltd	6	<p>Yes</p>
PR-A-014	Simply Land (Oxford) Ltd	7	<p>Transport links/corridors, access to services and facilities and the ability of new development delivering new transport infrastructure.</p>
PR-A-014	Simply Land (Oxford) Ltd	8	<p>No. Providing for Oxford City's unmet need on a districtwide approach would displace the population and led to an increase in potentially unsustainable transport journeys back into Oxford.</p>
PR-A-014	Simply Land (Oxford) Ltd	9	<p>Yes, but only to the extent that siting development within the Green Belt does not led to 'significant' and 'demonstrable' harm which undermines the very purpose of designating land as Green Belt – prevention of urban sprawl. In my opinion, the Oxfordshire Authorities should take a closer look at the submarkets within the Oxfordshire HMA and define the 'area of search' or plan area from this.</p>
PR-A-014	Simply Land (Oxford) Ltd	10	<p>Yes, it would be prudent to do so.</p>
PR-A-014	Simply Land (Oxford) Ltd	11	<p>Adopt a ringfenced approach and limit it to the area of search' or plan area.</p>

PR-A-014	Simply Land (Oxford) Ltd	15	The Council should be looking at the Green Belt land to the east of the Oxford Road all the way up to the Water Eaton Park & Ride as well as the land north of the A34 bounded by the A40 and A44 and Oxford canal. Concentrating development in both these locations could yield circa 2,600 new homes and would be consistent with the rest of the Oxford's urban for.
PR-A-014	Simply Land (Oxford) Ltd	28	Site submission - Land at Drinkwater, Oxford
PR-A-015	P Kavanagh	1	No. It is derived from the Oxfordshire SHMA which has simply been accepted by the Council and not subjected to serious independent scrutiny. The SHMA was drawn up by private consultants who largely work for the development industry and therefore have a conflict of interest. Its figures are much too high, far in excess of previous trends and clearly unrealistic. I do not accept that the SHMA figures represent either Cherwell's or Oxford's needs.
PR-A-015	P Kavanagh	2	No. The excessive housing figures are already based on unrealistic forecasts of growth in employment. To provide for yet more employment generating development is simply creating a vicious circle.
PR-A-015	P Kavanagh	9	No. Green Belt is a permanent designation. The Green Belt around Kidlington is much valued. National Policy says that housing need is not a reason to build on the Green Belt. The Government, in its manifesto, made a commitment to protect the Green Belt.
PR-A-015	P Kavanagh	16	Transport networks in this area are already overloaded. I do not believe that current proposals will solve existing problems, let alone those caused by additional growth in Cherwell and elsewhere in the County. The Highway Authority's vision and objectives, that you quote, are vague aspirations and without substance.
PR-A-015	P Kavanagh	24	Finding sites for a further 3500 houses in addition to the excessive number already included in the Local Plan will further damage the natural environment of Cherwell.
PR-A-016	R Prince	1	No. The figure comes from the Oxfordshire SHMA which was prepared without any public consultation and contains many questionable assumptions. It was put together by private consultants working on behalf of property developers so I do not think it is unreasonable to take the view that figures are likely to be biased in favour of the developers. The SHMA was not subjected to any independent validation although an independent planning expert has concluded that the estimated figures in the SHMA are likely to be "grossly overstated". Consequently, I cannot accept that the SHMA reflects the housing needs of either Oxford City or Cherwell.
PR-A-016	R Prince	2	No. One of the suspect assumptions on which the overstated housing needs were arrived at in the SHMA was the level by which employment would grow. Providing more jobs would simply lead to more pressure from the developers and put a strain on local services. In the Kidlington area, we already have the example of the developers of the Technology Park in Langford Lane offering to provide 450 dwellings in the Green Belt north of The Moors to "help" to satisfy the expected demand for housing from an anticipated new workforce of 1200.
PR-A-016	R Prince	9	No. The Green Belt was put in place for a very good purpose and the increasing pressure from developers makes the reasons for doing so are even more important today than when it was first designated. The Government's own guidance states that unmet housing need is not a reason for building in the Green Belt and this has been reinforced in the manifesto of the current administration where there is a commitment to protect the Green Belt.

PR-A-016 R Prince	16	<p>Generally, I am aware of the proposals made recently to try to improve the whole transport situation in the area but they lack clarity and I am not convinced that they will solve the current problems in the long term, especially if there is to be further substantial development on top of what has already been designated for Cherwell. On a more local and specific basis, road transport is a particular issue in Kidlington. I have lived here since August 1975 and in all that time, the volume of traffic in the village and surrounding roads has increased considerably, not least because there has been widespread residential development within the village, as well as increased commercial activity, without any additional access roads being built. The congestion will now be made worse by the development of the Technology Park in Langford lane as this will bring in a new workforce of up to 1200 to the area. It is obvious, therefore, that the matter will only be exacerbated if sites in and around Kidlington are given over to providing some of the extra 3500 houses for Oxford.</p>
PR-A-016 R Prince	24	<p>The extent of development required under the local plan for Cherwell can only have a detrimental effect on the natural environment. The situation will only be made much worse if Cherwell has to find another 3500 homes for Oxford.</p>
PR-A-017 Oxford Green Belt Network	2, 8+9	<p>As the Planning Policy Team will appreciate, it is difficult for us to respond to the Consultation except in broad terms since we are in the dark over what the Oxfordshire Growth Board are likely to come up with in the summer. Since our primary concern is with the Oxford Green Belt, our comments are largely confined to those parts of the Consultation which have most bearing on the Green Belt. For us the key issue in this matter of unmet need is the future of the Green Belt.</p> <p>We are pleased to note that the Consultation recognizes the purposes of the Green Belt and it is clear to us that the main issue facing the District Council is that of balancing the role of the Green Belt against the pressure that you will be under, not least from the City Council, to locate as much of the unmet housing need as close to Oxford as possible. This being so, we urge you not to confine your area of search to the Green Belt, but to allow your search to take in the whole of Cherwell District (<b>Question 8</b>). Ideally, of course, we would like to see the Green Belt excluded from this area of search (<b>Question 9</b>), although we acknowledge that you may feel obliged to look there too.</p> <p>We have a number of observations that relate to particular parts of the Green Belt and we examine these below in the context of what the Oxfordshire Green Belt Study of 2015 has to say about them. (cont....)</p>
PR-A-017 Oxford Green Belt Network	2, 8+9	<p>(cont....) Figure 4.1 of that Study looks at the performance of the land parcels against the Green Belt purpose of checking unrestricted urban sprawl and the need to protect open land from such urban sprawl. Map Issue 1a shows parcels between Oxford and Kidlington all scoring High on this purpose (OX1, OX22, K16) and Medium in the case of OX2. This area constitutes the main portion of the 'Kidlington Gap' to which you refer in paragraph 5.28 of the Consultation, and is an area under pressure, not least from the knock-on effect from the new Oxford Parkway rail station. We hope that the High scores attributed to this area in terms of potential urban sprawl will assist you in protecting this particular part of the Green Belt, where otherwise the possibility of Oxford and Kidlington joining up, both physically and administratively, is a very real possibility in the years ahead.</p> <p>Figure 4.3 of the Green Belt Study looks at the performance of the land parcels against the Green Belt purpose of preventing settlements from merging into one another. Here the parcels that score High are those which separate the villages of Kidlington, Yarnton and Begbroke (OX1, OX22, K15-18, YA1, BB1) whilst OX2 and YA2 score Medium. The future of this area, which includes the attractive canal corridor, but also the science park at Begbroke, is critical if this purpose of the Green Belt is to be upheld. We were pleased, therefore, to note in paragraph 3.24 of your Consultation that you consider prevention of coalescence of settlements to be a key function of the Oxford Green Belt. We commend, also, your observation in paragraph 3.26 that any further housing growth at Kidlington and nearby villages to accommodate unmet housing need would have to be considered against the purposes of the Green Belt, presumably having prevention of coalescence in mind. (cont....)</p>

PR-A-017 Oxford Green Belt Network 2, 8+9

(cont...) Additionally, we fully endorse your observation in paragraph 5.136 of the Natural Environment section of the Consultation that the countryside immediately adjacent to Kidlington and Yarnton comprises part of the setting of the two villages and helps to retain their separate identity, We trust that this intention to protect village identity will carry weight in whatever you propose to do next. We hope, too, that you will bear it in mind when the small-scale review of the Green Belt at Begbroke science park takes place. Otherwise the latter is likely to act as the 'cuckoo in the nest' that will lead to the total merging of Kidlington, Yarnton and Begbroke, defeating that good intention.

Figure 4.4 of the Green Belt Study looks at the performance of the land parcels against the Green Belt purpose of assisting in safeguarding the countryside from encroachment. Understandably the areas that score High are the outer parts of the Green Belt that frame Yarnton to the west (YA2, YA3) and Kidlington to the north and east (K1-13), The latter fields, to the north of The Moors, are particularly pressured from developers keen to exploit this attractive and much enjoyed countryside towards the River Cherwell and beyond. Again, what you say in paragraph 5.136 about the need to protect the countryside adjacent to Kidlington and Yarnton applies to this area. (cont...)

PR-A-017 Oxford Green Belt Network 2, 8+9

(cont...) Figure 4.5 of the Green Belt Study looks at the performance of the land parcels against the Green Belt purpose of preserving the setting and special character of an historic town, in this case Oxford. The map indicates several areas that score Medium in this respect and we note with approval what you say in the Consultation in paragraph 5.146 that the Green Belt in the south of the (Cherwell) District plays a part in preserving the setting and special character of Oxford. It does this, in part at least, by preventing excessive levels of development that would otherwise undermine the wider aims of the Green Belt in providing open space for public enjoyment close to both the City and to nearby settlements. For this reason we reject the suggestion put forward in your **Question 2** that additional housing to meet Oxford's needs might be accompanied by additional employment. Such a policy would just create a cycle of continuing growth pressure, further employment requiring more housing and so on. This is what is happening at the City's 'Northern Gateway' where the employment planned, with only a small amount of housing, will add to the unmet housing need that Districts like your own are being expected to meet.

It is evident from the findings of the Oxfordshire Green Belt Study referred to above that practically all the Green Belt land in Cherwell District rates High on at least one, and usually more than one, of the fundamental purposes of a Green Belt. This being the case, we can only agree with your comment in paragraph 5.154 of the Consultation that meeting Oxford's needs whilst constraining development in the Green Belt is a significant challenge. Without wishing to dramatise the situation, we believe that how Cherwell District Council responds to the challenge it has set itself will determine the future of the Green Belt north of Oxford.

PR-A-018 J Wainwright

1

No, I consider the figure of a further 3500 homes additional to those already projected a grossly inflated estimate of housing needs in Cherwell. I am very surprised that this figure is being taken as gospel by Cherwell D.C. when it comes from an SHMA Report produced by people with close connections to the development sector. The classic response "They would say that, wouldn't they" springs to mind. It is an exorbitant increase wildly out of keeping with previous estimates.

PR-A-018 J Wainwright

2

No. If there is already an alleged shortage of housing in Cherwell, where is the logic in encouraging more employment generating development which is obviously going to create even greater demand for housing? This would be wilfully exacerbating the problem.

PR-A-018 J Wainwright

9

No. Green Belts were a marvellous concept created to prevent the relentless expansion of towns and cities and to provide a lung for the inhabitants of those cities. For that reason they should by definition be permanent and not vulnerable to the transient needs of local councils or the interests of developers. Moreover, National Policy states that housing need is not a valid motive for building on Green Belt and the present Conservative government in its 2015 manifesto confirmed its commitment to protecting it. The Green Belt around Kidlington is particularly scenic; it is a precious asset much used for walking and a valuable habitat for wildlife. It should be protected at all costs and any attempt to encroach upon it for development for whatever reason must be resisted. Development should be on brownfield sites, of which there are many.

PR-A-018	J Wainwright	12	I would question why it is Cherwell's responsibility to solve Oxford City's housing problems and despoil its precious countryside in the process when there appears to be no shortage of brownfield sites ripe for development in Oxford.	
PR-A-018	J Wainwright	16	There is already frequent congestion, sometimes severe, on the main roads through Cherwell. In Kidlington residential roads are increasingly being used as 'rat runs', with all the dangers that implies. A massive increase in housing to the levels projected would produce intolerable congestion to the area's through roads and in the vicinity of any large housing development, to which the Highways Authority's present insubstantial objectives offer little hope of a solution.	
PR-A-018	J Wainwright	24	The number of houses being projected would be a serious threat to the rural environment of Cherwell. Once Kidlington and other villages start extending to take over precious countryside, the process would be inexorable. The countryside around us is an amenity much valued by local residents and is also essential for the conservation of wildlife. To take Kidlington alone, there is a great variety of fauna in the fields around: foxes, badgers, grass snakes, water voles, great crested newts and many species of bird. It would be irresponsible to put these habitats at risk. Ours is a small country and we must not deprive our descendants of the countryside that remains by concreting it over.	
PR-A-019	Bloombridge	3	In terms of who will be engaged, we suggest that Cherwell will receive better information on the deliverability of sites and 'market signals' by holding a "Developers' Forum", to be attended by agents, housebuilders and commercial developers. If this forum reviews the demand side, it would also be useful to run a "Constraints & Opportunities" Workshop in parallel to help define the strategic inputs to the new spatial plan. The ideal is to identify locations with high demand/need with (relatively) low environmental impact; better still if regeneration or other community opportunities can be added in as well. This 'high level' approach will help set priorities and bring early clarity to the possible options, avoiding 'analysis paralysis'.	<p>General Comment: It would be helpful for the SA to be nuanced in order fully to allow for Green Belt policy, such as the 'Strategic Gaps'. The reason for this is that SA's tend to deal with qualitative criteria, which can often understate the importance of 'Strategic Gaps', including with regard to their importance to the local community and to the resilience of the Green Belt as a whole.</p> <p>In a similar vein, Kidlington is plainly a settlement that could benefit from growth associated with Oxford, particularly in relation to the regeneration of its town/village centre. The initial work by Alan Baxter produced an interesting and widely consulted upon Master Plan, that needs to be brought out in the general themes of the SA. There are, in short, some obvious places in the district where growth needs to be harnessed.</p>
PR-A-019	Bloombridge	28	Site submission - Land North of The Moors, Kidlington	
PR-A-020	South Oxfordshire and Vale of White Horse District Councils	General	<p>Thank you for the opportunity to respond to the Partial Review of the Cherwell Local Plan (Part 1): Oxford's Unmet Housing Need – Issues Paper consultation. We note Cherwell's positive and proactive approach to working with partner authorities in Oxfordshire to consider how Oxford's unmet housing need is addressed.</p> <p>We note that Cherwell District Council is planning to publish an 'Issues and Options Consultation' in autumn 2016 following the work of the Oxford Growth Board, once the apportionment of Oxford's unmet housing need has been identified. The Vale of White Horse and South Oxfordshire District Councils look forward to continuing to work positively with Cherwell District Council and the other Oxfordshire authorities to assist with this process.</p>	
PR-A-021	J East	1	No. It is derived from the Oxfordshire SHMA which has been accepted by the Council without serious independent scrutiny. The SHMA was drawn up by private consultants who largely work for the development industry and therefore have a conflict of interest. Its figures are much too high, far in excess of previous trends and clearly unrealistic. I do not accept that the SHMA figures represent either Cherwell's or Oxford's needs.	
PR-A-021	J East	2	No. The excessive housing figures are based on unrealistic forecasts of growth in employment. To provide for yet more employment generating development is simply creating a vicious circle.	

PR-A-021	J East	9	Most definitely not. The Green Belt is a permanent designation and is much valued around Kidlington. National Policy says that housing need is not a reason to build on the Green Belt and, furthermore, the Government, in its manifesto, made a commitment to the electorate to protect the Green Belt.
PR-A-021	J East	16	Transport networks in this area are already overloaded. I do not believe that current proposals will solve existing problems, let alone those caused by additional growth in Cherwell and elsewhere in the County. The Highway Authority's vision and objectives, that you quote, are vague aspirations and without substance.
PR-A-021	J East	24	Finding sites for a further 3500 houses in addition to the excessive number already included in the Local Plan will unquestionably further damage the natural environment of Cherwell.
PR-A-022	Savills / New College	1	It appears to be acknowledged that there is a need for around 15,000 more dwellings to meet the housing need. As noted this equates to about 3,000 for each local authority on a simple split approach. The ability of each authority to absorb the need will vary but if there is suitable land at Cherwell to meet its share or an increased share such as 3,500 (or possibly more) then provided it can be provided in a sustainable way Cherwell should provide for the capacity it could deliver.
PR-A-022	Savills / New College	2	In providing a sustainable community there has to be a mix of uses. It is not appropriate merely to provide dormitory residential zones which merely lead to extensive commuting for work, recreation and normal living activities such as shopping and schools. New development should be directed to areas where there are suitable communities and amenities, including employment opportunities, where possible.
PR-A-022	Savills / New College	4	The creation of balanced new communities over the period of the plan (to 2031) that do not impose unreasonably on established settlements.
PR-A-022	Savills / New College	6	Whilst the focus is inevitably Oxford with its scale and importance as a regional centre due to the major M40 corridor through the District and other key communication links such as the rail corridors and other major settlements from London to Birmingham and Milton Keynes etc the Oxford focus should not be the sole driver in the search for sites. There is a regional issue and the adjoining SHMA areas have also identified the pressures for additional development.
PR-A-022	Savills / New College	8	A District wide area of search is appropriate however an initial sieve map approach will no doubt quickly rule out certain areas due to environmental constraints or the lack of infrastructure.
PR-A-022	Savills / New College	9	Green Belt is merely a planning imposed constraint however over many decades the Green Belt has provided a useful function in containing sprawl and ensuring protection for the environment within the designations. If there are opportunities to jump the green belt to help deliver the necessary housing and associated development these should be explored before the Green Belt is reviewed.
PR-A-022	Savills / New College	10	The partial review is for the period to 2031 and the delivery of housing should be assimilated with the delivery identified in the recently adopted plan to deliver housing on an overall basis. It is not appropriate to separately identify the need arising from the Oxford unmet need in a separate way. The overall District delivery level has to be increased to reflect the need.
PR-A-022	Savills / New College	11	The overall housing delivery target should be managed as one. If not the integration of the new housing and communities will not be satisfactory. It is not realistic to separately define housing being developed to meet the Oxford issue and separately that for the Cherwell Local Plan.

PR-A-022	Savills / New College	12	<p>My client owns land at Upper Heyford within and adjoining the existing allocation. This site has been a major focus of employment for the local community in the centre of the District since it was developed as the major strategic cold war airbase. It has extensive employment opportunities. Also it has the benefit of Lower Heyford station close by which could be developed to enhanced links to Oxford. Also with very limited highway improvements a prime link to the M40 (Junction 10) and A34 to Oxford can be created with only minimal disturbance to the community as the current road passes along the eastern edge of Ardley on the B430.</p> <p>The growth potential of this location has already been noted and this can easily be expanded without significant further impact to make best use of the infrastructure already being built for the allocated community. An additional allocation would merely be an extension of the scheme already being brought forward creating a desirable new community.</p>
PR-A-022	Savills / New College	15	<p>The environmental assessment for the adopted Local Plan identified that there was scope for further expansion to the south of the Upper Heyford allocation and this was further acknowledged by the expansion of the allocation into part of this land. Attached hereto is a plan showing coloured pink and blue which can be integrated with the Dorchester Land promotion of the current allocation and well landscaped into the new Heyford Park community whilst providing a significant development area to help meet the need.</p>
PR-A-022	Savills / New College	16	<p>Upper Heyford has excellent links to Junction 10 on the M40 which can be improved without any significant impact on the rural community. It also has Lower Heyford station close by which could be enhanced to provide good links for the scheme and surrounding villages.</p>
PR-A-022	Savills / New College	18	<p>infrastructure at Heyford Park is being provided which serves not only the new community but also the surrounding rural settlements. Expanding the scale of the development over the life of the Local Plan would further enhance the local offer.</p>
PR-A-022	Savills / New College	20	<p>Upper Heyford has been a major employment location in the District for many years. This can be utilised to create a dynamic third major settlement in the District after Banbury and Bicester.</p>
PR-A-022	Savills / New College	22	<p>As a new community Heyford Park is being developed as a sustainable development and community. If it is further expanded then this attribute will only be enhanced.</p>
PR-A-022	Savills / New College	28	<p>Site submission - Land South of Upper Heyford. See site at Upper Heyford submitted separately.</p>
PR-A-023	Oxford Brookes University	12	<p>On behalf of Oxford Brookes University, I should like to express our support for these plans. The proposals seem sensible and realistic, and would provide a partial solution to Oxford's chronic shortage of affordable housing</p> <p>Therefore I am happy to express our warm support for these plans.</p>

PR-A-024 Framptons / DB  
Symmetry 2 and 20

Although the document makes reference to the national policy context (paragraphs 5.77-5.80), neither the Cherwell Context, nor the Oxford Context display any comprehension of the spatial interface between manufacturing and the logistics sector. As stated in the accompanying Baker Rose report (paragraph 2.5):

*2.5 The logistics industry is crucial to the economic well being of an economy. It is also crucial to the success of individual businesses and of course, the end consumer. It is not simply the movement and distribution of goods. The Supply Chain now includes the production, storage and distribution of materials, parts, sub-assemblies and completed products, as well as returns, recovery, re-use and recovery. Logistics encompasses the complete process from raw material through production, to delivery to the end consumer; and back, as returns or for recycling, recovery or re-use.*

Baker Rose makes the telling point that (paragraph 2.6):

*'Whilst the average consumer may be oblivious to complexity behind the receipt of a new product, this should not be the case for policy makers'.*

This linkage between logistics and manufacturing is explained in the function of Tiers. Paragraph 3.2 states:

*3.2 The 'tiers' referred to are the level of closeness in contract terms a supplier is to the original equipment manufacturer (OEM). Raw material is Tier 4, a supplier of individual bits, Tier 3, a supplier of the part made from bits, Tier 2 and the supplier of various parts ready assembled as a unit, Tier 1. Tier 1 suppliers will deliver direct and usually sequenced into the production line. (cont....)*

PR-A-024 Framptons / DB  
Symmetry 2 and 20

(cont....) In Cherwell and Oxford the interface between manufacturing and logistics is amply demonstrated through the automotive manufacturing industry. Paragraphs 7.1-7.3 state:

*7.1 In practice the automotive manufacturing industry has led on destocking its supply chain to the point of manufacture (and increasingly on premium products, its stock of finished products too). Just in time and the reliance on Tier 1 suppliers with tight delivery windows and huge penalties for failure, has put pressure on demand for 'large shed' space with very good access to the OEM's centres of production.*

*7.2 For the Tier 1 & 2 suppliers the two major drivers for success in the UK are now the consolidation of production to increasingly efficient and larger facilities; and the development of leading edge Research & Development capacity.*

*7.3 We see this as a very important future demand for Cherwell. The existing concentration of very high quality R&D can and should lead to a growth in demand for Tier 1 & 2 suppliers, both to the established and growing specialist business, but also for those serving the major OEM's – with ready access to Oxford and the West Midland based OEM's. Easy access to the M40 will therefore be key.*

In considering additional housing in Cherwell to meet Oxford's needs, it is therefore essential that the Partial Review also considers additional employment generating development. Paragraph 11.5 of the Baker Rose report states:

*11.5. Key motorway locations will have significant economic importance for Cherwell, the wider region and indeed the UK economy, as it is rebalanced with more manufacturing, whilst also accommodating the changes in distribution caused by multi-channel retailing. (cont....)*

PR-A-024 Framptons / DB  
Symmetry 2 and 20

(cont....) Cherwell District is encouraged to become proactive in rapidly understanding the market demand for large scale buildings closely related to the M40 which are needed to serve the locational requirements in the manufacturing and distribution logistics industries. If this is not to be taken forward through the Part 2 Local Plan Process (as Paragraph 4.7 of the Part 2 Issues Consultation DPD suggests), then it is imperative that the economic benefits and opportunities offered by the logistics sector are pursued through a focused review of Part 1 of the Local Plan at the earliest opportunity to proactively meet the economic needs of the District.



PR-A-025	Chiltern Railways	N/A	<p>The Chiltern Railway Company Limited ("Chiltern Railways") operates franchised passenger train services between London Marylebone, Aylesbury Vale Parkway and Birmingham Moor Street, plus associated branch lines. In Cherwell District we operate Banbury, Bicester North, Bicester Village, Islip and Oxford Parkway stations. The stations on the Bicester to Oxford line were opened in October 2015 as part of a £130m investment to upgrade the line and provide the first route between a British city and London in over 100 years. The Chiltern Railways franchise is due to expire in 2021.</p>
PR-A-025	Chiltern Railways	17	<p>General - Chiltern Railways welcomes the opportunity to respond to Cherwell District Council's consultation on Oxfordshire's unmet housing needs. In particular, we are pleased to see an emphasis on locating development in sustainable locations in transportation terms and managing patterns of growth to make the fullest possible use of public transport.</p> <p>Chiltern Railways would like to see growth in Cherwell District that is sustainable and which properly takes account of the infrastructure needs of a growing population. We support a policy of building houses within walking distance of our railway stations in Cherwell District to connect new residents to employment, education and leisure opportunities within the wider region.</p>
PR-A-025	Chiltern Railways	9	<p>Specific - Whilst we agree with the principles of the Green Belt in preventing urban sprawl and the coalescence of settlements we believe there is a case for a partial review of the Oxford Green Belt in the Kidlington area. The location is a major transport interchange with the new Oxford Parkway Station as well as the Water Eaton Park and Ride and the A34. The sympathetic location of housing here would fulfil the criteria of housing being developed adjacent to sustainable transport options.</p> <p>Therefore, Chiltern Railways supports carefully considered housing in the Oxford Green Belt around Oxford Parkway and Kidlington. Oxford Parkway station has excellent links into Buckinghamshire and central London and from December 2016 will be approximately a 7 minute journey from Oxford Station. The completion of East-West Rail will provide future connectivity to Reading, Milton Keynes, Bedford, Cambridge and Norwich making Oxford Parkway one of the best connected stations of its size in the country. The station and its facilities has been constructed with sufficient capacity to support growth in the local area.</p> <p>In areas where large new housing allocations are provided which are not served by railway stations, Chiltern Railways supports the provision of bus links, cycle paths and pedestrian access from houses to stations. Chiltern is happy to engage on this subject and ensure that sufficient space is provided at these stations to accommodate these modes of transport and provide an effective transport interchange.</p> <p>At railway stations where housing growth is planned it would be wise to use developer funding to improve amenities for passengers. This would be particularly relevant at Bicester North and Banbury stations. We would suggest that it is preferable to improve infrastructure in anticipation of growth rather than after. Chiltern Railways would be happy to work with Cherwell District Council to help specify the potential upgrades that would benefit from developer funding.</p>
PR-A-025	Chiltern Railways	N/A	<p>Conclusion- We are happy to have further discussions to help Cherwell meet its duties on growth and engage on any of the matters discussed in this letter.</p>
PR-A-026	Thames Water Utilities Ltd	18	<p>General Comments - Based on the level of information provided, we are only able to provide high level comments at this stage. As the site allocation process progresses and further certainty and clarification on draft allocations is gained we would like to work more closely with the Council to understand the impact this will have on both our water and wastewater network and treatment works.</p>

PR-A-026 Thames Water Utilities Ltd	18	<p>19 Water Supply - In general terms we have no major concerns around the ability to support an additional 3,500 properties (or equivalent) over and above those previously identified within the Local Plan Part 1 and which have been previously commented on. Our preference would be for additional growth to be focused in either Banbury, Kidlington and to a lesser extent Bicester.</p> <p>Banbury - We are currently delivering a reinforcement main to Banbury. This will ensure strategic supplies to this area will be secured for at least the next 40 years. Local reinforcements may still be required, and we will need to review the storage capacity of our Bretch Hill reservoir to ensure sufficient resilience is provided to customers in the even of an asset failure.</p> <p>Kidlington - Kidlington has adequate strategic infrastructure, and as such any proposed development in this area should only require local reinforcements.</p> <p>Bicester –Thames Waters alliance partnership Eight2o are currently carrying out a study which will determine the strategic transfer requirements for the area over the next 40 years. (cont....)</p>
PR-A-026 Thames Water Utilities Ltd	18	<p>(cont...) If growth is greater than previously predicted for Bicester, additional water supply upgrades may be required to our infrastructure than previously envisaged. This work will need to be fed into and form part of the Business Planning process. We will also need to review the capacity of our Ardley reservoirs (as at Bretch) to ensure security of supply to existing and future customers can be maintained.</p> <p>Additional housing being located around the villages will require a case by case review. Villages tend to be located at the end of networks and as such if any strategic upgrades are required to supply new development, these upgrades could take significant time to implement due to the distances involved.</p>
PR-A-026 Thames Water Utilities Ltd	18	<p>Waste Water - Banbury - Our alliance partnership Eight2o have been instructed to design a scheme to deliver major infrastructure upgrades to the south of Banbury. The scheme will be designed to prevent sewage flooding and relieve existing pressures on sewer network capacity between Bodicote and Adderbury Sewer Pumping Station</p> <p>Bicester - Thames Water recognise a requirement for sewerage infrastructure upgrades to cope with the demand from new developments which are being envisaged in Bicester. As such if further development is proposed in and around Bicester, upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is available ahead of any development.</p> <p>Former RAF in Upper Heyford - Both sewerage network and waste water treatment capacity will need to be upgraded to cater for the scale of development envisaged. A strategic wastewater infrastructure solution will be required to serve the scale of development proposed.</p>
PR-A-027 Quod / Albion Land	2	<p>These Representations, with reference to the information enclosed at Appendix 2, provide conclusive evidence that the Site through its allocation within the Local Plan Part 1 Review will:</p> <ul style="list-style-type: none"> <li>- Provide a deliverable development option capable of meeting a specific market requirement for very large scale logistics buildings that cannot be met through existing Local Plan allocations (set out in Part 1 of the Local Plan);</li> <li>- Provide new employment opportunities to assist in sustaining the 3,500 additional homes proposed through Local Plan Part 1 Review to help address the unmet housing need of the Oxfordshire HMA;</li> <li>- Be satisfactorily (both safely and within the capacity of the highway infrastructure) accessed via the existing road network;</li> <li>- Be appropriately accommodated without any unacceptable impact on ecology and through the application of appropriate design and landscaping treatment could deliver potential biodiversity improvements; (cont...)</li> </ul>

PR-A-027	Quod / Albion Land	2	<p>(cont...) - Be accommodated within the surrounding landscape without unacceptable harm through the incorporation of appropriate design measures; and</p> <p>- Be sustainable in flood risk and drainage terms and can be appropriately accommodated without harm to future users from potential sources of contamination.</p> <p>The Site represents a deliverable and sustainable development option that is well placed to address a specific and unmet market requirement and will support the additional planned residential growth across the HMA.</p>
PR-A-027	Quod / Albion Land	2	<p>a) National Policy Context-</p> <p>The presumption in favour of sustainable development is central to national planning policy, being seen as a 'golden thread' that runs through plan making (NPPF, Paragraph 14).</p> <p>For Cherwell this means positively seeking opportunities through the Local Plan process to 'meet the development needs of an area' (NPPF, Paragraph 14). Through the Local Plan (Part 1 and Part 2) 'every effort should be made objectively to identify and then meet the .... business and other development needs of an area, (NPPF, Paragraph 17) whilst remaining 'flexible' in order to rapidly respond to changes not anticipated in the Plan (NPPF, Paragraph 21).</p> <p>The Plan should be 'aspirational but realistic' (NPPF, Paragraph 154), and the policies that it sets must be made 'deliverable' in order to achieve sustainable development (NPPF, Paragraph 173).</p> <p>There is an emphasis in the planning system on 'supporting sustainable economic growth' which should be reflected in the Local Plan Part 1 Review and through the Local plan Part 2 'affording more weight to supporting economic growth' (NPPF, Paragraph 19). (cont...)</p>
PR-A-027	Quod / Albion Land	2	<p>(cont...) The Plan should help secure economic growth to 'create jobs and prosperity' (NPPF, Paragraph 18). Cherwell should through Part 2 of the Plan 'plan proactively to meet the development needs of business and support an economy fit for the 21st century' (NPPF, Paragraph 20).</p> <p>In order to achieve sustainable development, the NPPF advises that economic, social and environmental gains should be sought jointly and simultaneously through the planning system. This means ensuring that new housing is delivered in locations that are well served by employment and community uses and infrastructure.</p> <p>Every effort should be made through the Local Plan to 'objectively identify and then meet the .... needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of ..... business communities' (NPPF, paragraph 17). (cont...)</p>
PR-A-027	Quod / Albion Land	2	<p>(cont...) In accordance with paragraph 160 of the NPPF, local planning authorities should have a clear understanding of business needs within the economic markets operating in and across their area and should use this evidence base to assess the existing and future supply of land available for economic development and its sufficiency and suitability to meet the identified needs. 'Reviews of land available for economic development should be undertaken at the same time as, or combined with, Strategic Housing Land Availability Assessments and should include a reappraisal of the suitability of previously allocated land' (NPPF Paragraph 161).</p> <p>In order to be deemed 'sound' Paragraph 182 of the NPPF indicates that the Plan must be (i) positively prepared i.e. through seeking meet objectively assessed development and infrastructure requirements; (ii) justified in its strategy when considered against the alternatives and taking account of the evidence available; (iii) effective in 'delivering' development and (iv) consistent with national policy and the delivery of sustainable forms of development. (cont...)</p>

PR-A-027 Quod / Albion Land	2	<p>(cont...) b) Local Policy Context- i) Adopted Local Plan Part 1</p> <p>The Cherwell Local Plan Part 1 contains the Council’s proposed strategic planning polices and allocations and was adopted in July 2015.</p> <p>Policy SLE1 (Employment Development) was the subject of a number of modifications over the course of the Plan consultation and Examination process and was modified following the Local Plan Examination hearing sessions in December 2014 to include the following additional provision:</p> <p>‘In response to market signals for very large scale logistics buildings, which may not be suitably accommodated on the allocated sites within Part 1 of the Local Plan the Council will examine options for the release of land at Motorway junctions in the District within Part 2 of the Plan for this form of development.’</p> <p>The Inspector determined however, that there was insufficient evidence available at that stage to justify the modification to the Policy and recommended it be removed.</p> <p>The Part 1 Plan was adopted in July 2015 without the above modification. (cont...)</p>
PR-A-027 Quod / Albion Land	2	<p>(cont...) ii) Local Plan Part 1 Review</p> <p>During the Examination into the Local Plan Part 1 Cherwell acknowledged that OCC is unable to meet ‘in full’ its own housing needs and there would be a need for adjoining authorities including the Council to commit to accommodate some of the identified unmet need through an early review of the Plan.</p> <p>The Inspector appointed to carry out the Examination into the Local Plan Part 1 requested the Council commit to work jointly with the other Oxfordshire Local Authorities to address the objectively assessed need for housing across the Oxfordshire HMA and for this to be recorded within the Local Plan Part 1. As such, paragraph B.95 of the adopted Local Plan notes that the ‘joint work will need to comprehensively consider how spatial options could be supported by necessary infrastructure to ensure an integrated approach to the delivery of housing, jobs and services.’ (cont...)</p>
PR-A-027 Quod / Albion Land	2	<p>(cont...) The Oxfordshire Strategic Housing Market Assessment (SHMA) (2014) identifies a mid-point housing need for OCC of 28,000 homes over the period of 2011 – 2031. In comparison OCC’s Strategic Housing Land Availability Assessment (SHLAA) (2014) identifies sufficient land to provide just 10,212 dwellings over this Plan Period. Whilst the assessment of potential supply has not been completed and there remain conflicting views on the level of need that cannot be met by the Authority, the Oxfordshire Councils have agreed a working assumption of 15,000 homes for Oxford’s City’s unmet need.</p> <p>These representations do not comment on the appropriateness of the SHMA methodology or the scale of the identified unmet housing need.</p> <p>The Oxfordshire Councils have assumed that the unmet need should be distributed between the constituent authorities whilst taking account of their spatial characteristics. In this context a partial review of the Cherwell Local Plan Part 1 is necessary. (cont...)</p>

PR-A-027 Quod / Albion Land	2	<p>(cont...) The Council has published a consultation document (Cherwell Local Plan Part 1 Partial Review –Issues Consultation (hereon in referred to as ‘the Issues Consultation’) which represents the first stage in the Local Plan Part 1 Partial Review and requests views on the issues to be considered as part of the Review. The Council are also inviting the submission of sites with the potential to deliver housing development within the District.</p> <p>In terms of additional housing development, the Issues Consultation suggests that Cherwell will help to accommodate 3,500 of Oxford’s unmet housing need. The Issues Consultation goes onto question (‘Question 2’ of the Issues Consultation Document) whether the ‘additional housing in Cherwell to meet Oxford’s needs should be supported by additional employment generating development’.</p> <p>Whilst the Council have not requested non-residential sites be submitted through the Issues Consultation, these representations conclude that there is a need to identify new employment locations to support the proposed housing growth in Cherwell in a sustainable manner and that the land at Junction 10 of the M40 is a suitable employment development option that meets a specific and unmet market demand and is therefore ‘deliverable’.</p> <p>The Site merits allocation for employment use within the Local Plan Part 1 Review. (cont...)</p>
PR-A-027 Quod / Albion Land	2	<p>(cont...) iii) Local Plan Part 2 Issues Paper</p> <p>In addition to the Issues Consultation on the Local Plan Part 1 Review, the Council are consulting on a Local Plan Part 2 Issues Paper.</p> <p>The Local Plan Part 2 will cover the entire District and the same Plan Period as Part 1 and will conform with and build upon the Spatial Strategy of Part 1.</p> <p>The Local Plan Part 2 will contain detailed planning policies to assist the implementation of strategic policies and the development management process. It will also identify smaller, non-strategic development sites for housing, employment, open space and recreation, travelling communities and other land uses.</p> <p>Consultation on the scope of the Local Plan Part 2 was undertaken in May 2015 and the responses to that consultation informed the preparation of the Issues Paper. (cont...)</p>
PR-A-027 Quod / Albion Land	2	<p>(cont...) Albion Land provided representations in response to that consultation and a copy of the representations is provided at Appendix 2.</p> <p>The representations were submitted in response to the Council’s previous proposal for Part 2 of the Local Plan to ‘examine options for the release of land at motorway junctions for large scale logistics development’ which was at that time supported by the proposed Main Modifications to Policy SLE1 of the then draft Local Plan Part 1 (see above).</p> <p>Albion Land’s representations to the Local Plan Part 2 demonstrated a need for new land to accommodate specific very large scale logistic operator’s requirements in such locations and demonstrated that land within their control at Junction 10 of the M40 is a sustainable location capable of accommodating this need.</p> <p>However, the Inspector appointed to examine the Local Plan Part 1 concluded that it was inappropriate to deal with the requirement through the proposed modification at that moment in time. (cont....)</p>

PR-A-027 Quod / Albion Land	2	<p>(cont...) As such, the Local Plan Part 2 Issues Paper does not provide any policies to support very large scale logistics premises at motorway junctions albeit does indicate that further assessment on the requirement for such sites is being carried out.</p> <p>The Council have appointed GVA Grimley to assess this need and their report is to be published shortly.</p> <p>In the absence of the GVA report these representations draw on market evidence submitted to the Council as part of Albion Land's representations to the Local Plan Part 2 consultation (provided at Appendix 2) which demonstrate a strong need for new employment land within the District to meet the requirements of very large scale logistics operations.</p> <p>These representations demonstrate that this evidence is sufficient to justify the allocation of additional sites through the Local Plan Part 1 Partial Review which will in turn assist in sustaining the planned additional housing growth for the District.</p>
PR-A-027 Quod / Albion Land	2	<p>a) Policy Requirement- OCC is unable to meet 'in full' its objectively assessed housing needs.</p> <p>The Oxfordshire Strategic Housing Market Assessment (SHMA) (2014) identifies a mid-point housing need for Oxford City of 28,000 homes over the period of 2011 – 2031. In comparison OCC's Strategic Housing Land Availability Assessment (SHLAA) (2014) identifies sufficient land to provide just 10,212 dwellings over this Plan Period.</p> <p>Whilst the assessment of potential supply has not been completed and there remains conflicting views on the level of need that cannot be met by OCC, the Oxfordshire Councils have agreed a working assumption that the unmet need is in the order of 15,000 dwellings.</p> <p>The Oxfordshire Councils have assumed that the unmet need should be distributed between the constituent authorities whilst taking account of their spatial characteristics.</p> <p>In response and in accordance with the Council's commitment within their Local Plan Part 1, Cherwell have committed to a partial review of the Cherwell Local Plan Part 1. (cont...)</p>
PR-A-027 Quod / Albion Land	2	<p>(cont...) In terms of additional housing development, the Issues Consultation on the Local Plan Part 1 Review suggests that Cherwell will help to accommodate 3,500 of Oxford's unmet housing need.</p> <p>In order to ensure that the additional residential growth is sustainably accommodated, there is a need to identify additional land for infrastructure, community and employment uses to support the new population.</p> <p>In this context there is a pressing need to identify new and deliverable employment locations through the Local Plan Part 1 Review and non-strategic employment sites through the Local Plan Part 2.</p> <p>These representations demonstrate that the subject Site is both sustainable and environmentally appropriate for redevelopment and given its scale and strategic significance is appropriate for allocation through the Local Plan Part 1 Review.</p> <p>Furthermore, the Site can meet a specific and strong market requirement for very large scale logistics operations and as such is a viable and deliverable development option capable of being brought forward within the Plan Period.</p>

PR-A-027 Quod / Albion Land	2	<p>(cont...) b) Market Demand- Albion Land's representations to Cherwell Local Plan Part 2 provided market commentary from JLL on the growing demand for very large scale logistics facilities nationally as well as evidence on the limited supply of land and buildings within Cherwell to meet the need.</p> <p>This evidence remains unchanged since June 2015 and is valid for the purpose of these representations.</p> <p>The market evidence is re-provided at Appendix 2 of these representations and demonstrates the pressing needs to examine options for the release of additional sites to meet the demand. The provision of new employment sites in response to this particular identified market requirement will make a positive contribution towards sustaining the proposed additional residential growth proposed through the Local Plan Part 1 Review. (cont...)</p>
PR-A-027 Quod / Albion Land	2	<p>(cont...) The Site at Junction 10 of the M40 is well placed in market terms to attract very large scale logistics operators occupying a key location adjacent to Junction 10 of the M40. This gives the Site a truly strategic location with immediate access to the London and M25 markets south on the M40, Birmingham and the Midlands to the north and to the M1 via the A43. The Site's prominence and visibility from the M40 motorway sets it apart from other potential motorway sites in the area being an additional attraction to the larger retailers.</p> <p>Appendix 2 of the representations demonstrate that those employment sites allocated within the adopted Local Plan Part 1 are identified with the aim of meeting a specific operator or market requirement and have not sought to address the growing demand for large scale logistics buildings. In many instances the existing allocations are either too small or inappropriately located away from motorway junctions to meet the specific requirements of such operators.</p> <p>As outlined in Appendix 2, Cherwell is well placed to capitalise upon the national growth in demand for very large scale logistic buildings not least due to the M40 motorway and its excellent access to the wider motorway network and national markets. These motorway locations are sustainably located within easy commuting distance of the towns of Bicester and Banbury which, due to the presence of existing infrastructure and services are likely to be the focus of the majority of additional residential growth. (cont...)</p>
PR-A-027 Quod / Albion Land	2	<p>(cont...) The market evidence demonstrates that Cherwell is well placed for these types of facilities and that the subject Site is appropriate in market terms to help accommodate the identified need.</p> <p>c) Proposed development- The Site shown at Appendix 1 is proposed for allocation for Class B8 very large scale logistics buildings within the Local Plan Part 1 Review.</p> <p>As indicated in Albion Land's representations to the Local Plan Part 2 consultation, the Site is capable of delivering in the order of 232,258 sqm (2.5m sq ft) of Class B8 employment floorspace.</p> <p>The Site also allows for the delivery of landscape areas within and on the edges of the Site, the biodiversity benefits of which are explained within Appendix 2.</p> <p>d) Deliverability- The Site is being promoted for allocation by Albion Land via a joint venture agreement with the landowner of part of the Site and the remainder of the Site is subject to a tenancy with a rolling break option and as such does not constrain delivery. (cont...)</p>

PR-A-027	Quod / Albion Land	2	<p>(cont...) The Site is viable and deliverable and capable of being brought forward in the early phases on the Plan Period.</p> <p>There are no known constraints that will prevent the deliverability of the Site.</p> <p>e) Environmental Appropriateness- The representations provided to the Local Plan Part 2 consultation (Appendix 2) demonstrate that the subject Site is environmentally suitable to help accommodate the identified demand for very large scale logistics buildings, being characterised by land of limited ecological value.</p> <p>The Site does not present any constraints on development in relation to flood risk, drainage and ground contamination that cannot be appropriately overcome through mitigation or appropriate design.</p> <p>There is the ability through the incorporation of set-back distances and landscaping areas to effectively and appropriately accommodate development within its landscape setting. (cont...)</p>
PR-A-027	Quod / Albion Land	2	<p>(cont...) An appropriate and safe vehicular point of access from the public highway can be achieved and traffic associated with the development is capable of being accommodated within the existing highway network without significant impact upon the safe and free flow of traffic.</p> <p>There is the potential through careful consideration to design, site planning and the inclusion of boundary landscaping, to reduce potential landscape and visual impacts to an acceptable level.</p> <p>In this respect, the Site is compliant with the development management principles of the adopted Local Plan Part 1 as set out in Appendix 1.</p>
PR-A-027	Quod / Albion Land	2	<p>(cont...) These Representations demonstrate that the subject Site is suitable and deliverable for very large scale logistics buildings.</p> <p>There is a strong demand for new employment sites to help meet this specific sectoral demand which require identifying through the Local Plan process.</p> <p>The need to identify new employment sites and deliver new employment opportunities for Cherwell is all the more important in the context of the Council's Local Plan Part 1 Review and the identified need for Cherwell to accommodate in the order of 3,500 new homes across the District.</p> <p>The subject Site has the ability through its allocation within the Local Plan Part 1 Review to assist the Council in meeting the identified market demand for very large scale logistics premises and in realising the significant economic and social benefits that such development will bring. (cont...)</p>
PR-A-027	Quod / Albion Land	2	<p>(cont...) The Site occupies a sustainable location within easy access of the main population centres of Bicester and Banbury and on development will deliver a significant number of jobs for the existing and proposed local populations.</p> <p>In summary, the Site is appropriate for allocation in the Local Plan Part 1 Review given that it:</p> <ul style="list-style-type: none"> <li>- Provides a sizeable development area which is deliverable from the start of the plan period and capable of making a meaningful contribution towards accommodating an identified need for large scale logistics buildings;</li> <li>- Will provide new and substantial job opportunities to help sustain the proposed increase in residential population within easy access of the existing population nodes of Bicester and Banbury; and</li> <li>- Can be appropriately accommodated within the existing environment without any significant adverse impact upon the highway network, existing habitats, flood risk, ground conditions and landscape character.</li> </ul> <p>In these circumstances the Site merits allocation within the Local Plan Part 1 Review.</p>



PR-A-027	Quod / Albion Land	2	Site submission - Junction 10 of M40.
PR-A-028	V N Smith	1	To aim for a growth of almost 23,000 new houses by 2031 is very daunting task. To propose an increase of 3,500 houses is farcical. It is already apparent that the road system is inadequate for the current level of traffic. There are also concerns about the infrastructure whether in Health Services or Education. It is to the Council's credit that some roadworks are in progress and a review is intended but a major increase in highways in Cherwell and on routes to Oxford is needed now.
PR-A-028	V N Smith	2	As there are already numerous empty shops, offices and industrial units which have been unused for years there must be a case to move jobs from Oxford to Banbury to occupy the vacant buildings. The same issue doubtless applies to Oxford. Banbury is already taking steps to redevelop empty premises. What is the situation in Oxford? Before any attempt is made to force Cherwell to deal with Oxford's problems I would expect that a comprehensive review of vacant land and buildings should be undertaken in and around Oxford.
PR-A-028	V N Smith	3	Oxford's key issue is stated to be a need for more houses. The first question that should be asked is whether the target is wrong. What criteria were used to determine the figure,. Another the spare space or empty premises which exist in and around Oxford? If to build more homes in Cherwell even more green fields will have to be built on, then the 'green belt' around Oxford should be considered.
PR-A-028	V N Smith	4	Because of the existing road problems both in Cherwell and routes to Oxford any additional houses should have ready access to public transport. With that may come the need for extra parking at rail and bus stations and Park and Ride points.
PR-A-028	V N Smith	5	One suggestion to ease Oxford's problems would be to re-locate businesses to empty units elsewhere. Another to re-examine any land in Oxford not reserved for sport. The key principle to be followed must be to ensure that any new housing sites selected should be in sustainable locations. To quote the approved district plan "development in the countryside will be strictly controlled and directed towards larger more sustainable villages which offer a wide range of services and are well connected to urban areas by public transport" (para A11 page 29 refers).
PR-A-028	V N Smith	6	The area of search should be within 5 miles of Oxford or within easy reach of frequent public transport where there is plenty of parking.
PR-A-028	V N Smith	9	The Oxford green belt must be considered if green fields in Cherwell are to be built on. At least if houses are built in Oxford's green belt journey time to Oxford would be reduced.
PR-A-028	V N Smith	10	Although sites may be suggested anywhere in Cherwell priority should be given to locations within 5 miles of Oxford City boundary.
PR-A-028	V N Smith	11	As there are already severe traffic problems and doubts about infrastructure and services, such as healthcare and education, any increase in the rate of development will only worsen the situation.
PR-A-028	V N Smith	12	It is forecast that there will be continued growth in internet and out of town shopping during the next few years. Add to that the shops which are already vacant, plus offices and other premises, there will be plenty of opportunity to convert such premises to houses. Such locations could be suitable for affordable houses or flats. In addition as suggested in the planning document (page 31, para 5.15) there is a need for more sheltered housing for older people to free up homes for families. Such developments must be near public transport.
PR-A-028	V N Smith	13	If Cherwell District Council is having to build houses for Oxford a financial contribution should be made towards additional costs incurred in the process and infrastructure.
PR-A-028	V N Smith	14	Who has ruled that Oxford has unmet housing needs? Is it the same department that rejected Cherwell's plan so many times?
PR-A-028	V N Smith	15	No site should be in unsustainable location. All should be within easy reach of public transport links which should have adequate parking spaces.

PR-A-028	V N Smith	16+17	If any of Oxford's overspill is to be in Cherwell any uneconomic bus routes where building is planned must be funded by Oxford and remain open. Without adequate public transport links the severe traffic congestion will become even worse.
PR-A-028	V N Smith	18+19	Traffic congestion is already a serious issue. In the future education and the health service, especially availability of doctors in general practice will be a problem. When there is no rain for a time, Thames Water have introduced a hosepipe ban. It must therefore be established that this water company has sufficient capacity to cater for any more houses.
PR-A-028	V N Smith	20+21	Although several buildings which have been vacant for years are now being redeveloped it would help if some of the firms in Oxford could relocate to Cherwell and occupy empty offices or other vacant premises.
PR-A-028	V N Smith	22+23	Land owners in unsustainable locations will press for permission to build. Both the National guidance and the local plan are clear - "growth will be limited to sustainable villages and any development in the open countryside will be strictly controlled". Any such proposals should be rejected.
PR-A-028	V N Smith	24+25	In addition to preserving the natural environment I would expect the Planning Authority to prevent any building on flood plains near the Thames or Cherwell. I consider that to allow building is a criminal act as anyone who buys or inhabits such premises will find themselves in a position when they can neither repair, insure or sell the property. The misery so many people have suffered has been well documented in the media in recent times.
PR-A-028	V N Smith	26+27	Whilst I would expect that any building in or near historic locations should be in keeping with the surrounding environment, the possibility of retaining the outer shell and bringing such premises back into use should be considered. Before any houses are built for Oxford Council I would expect that steps will be taken to explore all possibilities to provide more homes or flats in Oxford by whatever means.
PR-A-028	V N Smith	7+8	Although a district wide search for places to build new homes should be resisted the stated need for so many new homes may make this inevitable. To achieve an increase of 22,000 houses by 2031 there must have been a very extensive search. The principle detailed in the approved local plan which are specified in the National plan should continue to be adhered to. Specifically that villages with no amenities should be excluded from any development.
PR-A-029	Astley / Gill / Jelfs / Barnes	1	Based on the information provided so far then the figure of 3500homes appears reasonable.
PR-A-029	Astley / Gill / Jelfs / Barnes	2	If the root cause is from those employed in Oxford or London, Reading or centres south of Oxford then the answer is no. If it relates to those commuting into Cherwell then again the answer is no.
PR-A-029	Astley / Gill / Jelfs / Barnes	3	Only those relating to those employed in Oxford City and wish to live there.
PR-A-029	Astley / Gill / Jelfs / Barnes	4	The key principle is to meet the needs of those who are employed in Oxford and cannot meet their affordable accommodation needs within Oxford and choose not to commute.
PR-A-029	Astley / Gill / Jelfs / Barnes	5	Similar to the vision of Cherwell but in locations sustainable close to their occupation.
PR-A-029	Astley / Gill / Jelfs / Barnes	6	Yes
PR-A-029	Astley / Gill / Jelfs / Barnes	7	How the Green Belt parcels of Land perform against the green belt criteria, environmental issues SEA, landscape value, availability of infrastructure.
PR-A-029	Astley / Gill / Jelfs / Barnes	8	We do not think that it is sustainable to contemplate making long commutes a policy.
PR-A-029	Astley / Gill / Jelfs / Barnes	9	Yes
PR-A-029	Astley / Gill / Jelfs / Barnes	10	Yes
PR-A-029	Astley / Gill / Jelfs / Barnes	11	The risk should be born by Oxford we only have a duty to co operate and the problem is theirs.

PR-A-029	Astley / Gill / Jelfs / Barnes	12	The issues set out appears reasonable and balanced. However it is inescapable that locations with good transport links and close to Oxford need to be pursued with some vigour. Consideration might be to spread the load amongst all village but some residents might have travel costs that are not sustainable.
PR-A-029	Astley / Gill / Jelfs / Barnes	13	The issue if how the residents of Cherwell react to further planning initiatives need to be born in mind because at the moment they feel let down by District Councillors.
PR-A-029	Astley / Gill / Jelfs / Barnes	14	The objectives should be the same as those for Cherwell but ensuring that travelling and its carbon footprint is kept to an absolute minimum. If further a field is considered improvements to Public Transport or greater use of the car will prevail making Oxford more inaccessible.
PR-A-029	Astley / Gill / Jelfs / Barnes	15	Clearly those location which reduce travel and keep it to a minimum.
PR-A-029	Astley / Gill / Jelfs / Barnes	16	The bus service from Banbury takes too long for commuters to Oxford and therefore the only sensible option is to improve rail services and perhaps bus services can act as feeders to stations opening more stations and using buses to call at more villages. Bus fare to Banbury from Adderbury is unrealistically high compared to the fare for Banbury to Oxford.
PR-A-029	Astley / Gill / Jelfs / Barnes	17	It is self evident that the root cause of Oxfords unmet need requires careful consideration and locations and density of dwellings suitable determined.
PR-A-029	Astley / Gill / Jelfs / Barnes	18	Schools and Health provisions need pre planning and implementation prior to development because the present crisis is a philosophy of let a problem occur then we will address it. There is a lack of confidence in planners.
PR-A-029	Astley / Gill / Jelfs / Barnes	19	Para's 5.73 to 5.73 seem balanced but we suspect that delivery of adequate infrastructure is a pipe dream that will not materialise and may limit growth.
PR-A-029	Astley / Gill / Jelfs / Barnes	20	Clearly given the difficulties of Oxford City then it may be necessary to limit its future growth.
PR-A-029	Astley / Gill / Jelfs / Barnes	21	Much in the same way as the issues above.
PR-A-029	Astley / Gill / Jelfs / Barnes	22	The issues explained in the consultation document are clearly explain and the solution in strategic terms is also simply provide highly efficient houses close to the need and that will provide sustainability.
PR-A-029	Astley / Gill / Jelfs / Barnes	23	They merely emphasise the solution.
PR-A-029	Astley / Gill / Jelfs / Barnes	24	Apart from the water meadows and environmental habitats .We are not aware of other issues.
PR-A-029	Astley / Gill / Jelfs / Barnes	25	Clearly some areas may be no go for development.
PR-A-029	Astley / Gill / Jelfs / Barnes	26	No because the document gives a clear image of the issues.
PR-A-029	Astley / Gill / Jelfs / Barnes	27	They may limit the future growth of Oxford along with the other factors and it may be necessary to recognise the limits of what can sensibly be achieved.
PR-A-029	Astley / Gill / Jelfs / Barnes	28	No comment.
PR-A-030	Oxford Civic Society	1	Oxford Civic Society welcomes this wellwritten consultation document. It is too early to say whether 3,500 or some other number is appropriate. The various sources of evidence upon which Cherwell's contribution should be determined will not be available until the studies commissioned by the Oxfordshire Growth Board have been completed later this year. It is likely that 3,500 will be at the lower end of the possible range.
PR-A-030	Oxford Civic Society	2	Oxford has a serious shortage of housing but is a huge source of employment. The need is for housing located in Cherwell but with good connectivity to Oxford. Employment generating development in Cherwell should be related to Cherwell's own housing plans. However, employment locations close to Oxford such as Begbroke, the Airport and Oxford Parkway are natural locations for additional employment.

PR-A-030	Oxford Civic Society	3	The key issues are addressed, and solutions proposed, in our publication, "Oxford Futures: Achieving smarter growth in Central Oxfordshire". See <a href="http://www.oxfordfutures.org.uk">www.oxfordfutures.org.uk</a>
PR-A-030	Oxford Civic Society	4	Key principles or goals should include delivering infrastructure (above and below ground) before and not after housing development, securing high quality yet affordable design, a good living environment, good public transport links and sustainability.
PR-A-030	Oxford Civic Society	5	Our publication, "Oxford Futures: Achieving smarter growth in Central Oxfordshire" offers a starting point for consideration of the Housing Vision. See <a href="http://www.oxfordfutures.org.uk">www.oxfordfutures.org.uk</a>
PR-A-030	Oxford Civic Society	6	Yes. Accessibility to Oxford should be a key criterion.
PR-A-030	Oxford Civic Society	7	The area of search should be determined by proximity to Oxford, good connectivity, enabling people to make convenient and safe journeys by bicycle, taking account of walking as well as public transport, environmental efficiency, infrastructure capacity and environmental impact. The more distant the locations are from Oxford, the higher will be the proportion of trips made by private car on existing inadequate roads. This will exacerbate congestion and pollution.
PR-A-030	Oxford Civic Society	8	No.
PR-A-030	Oxford Civic Society	9	Yes, following the example of the Green Belt adjustments successfully implemented in Cambridge. The focus should be on augmenting existing corridors which already impact on the Green Belt. Linear development will allow proximate access and help ensure some acoustic tranquillity for the green areas
PR-A-030	Oxford Civic Society	10	Yes, this is essential for accountability purposes.
PR-A-030	Oxford Civic Society	11	By adopting an integrated strategic approach, linked to effective delivery, to meeting both needs.
PR-A-030	Oxford Civic Society	12	More weight should be given to the potential for the growth of Kidlington on grounds of proximity and connectivity. Additional housing in Bicester should be limited by the capacity of the rail and road infrastructure linking it to Oxford. The road infrastructure in particular is already saturated. Affordable housing needs to be planned as part of a balanced mix of housing.
PR-A-030	Oxford Civic Society	13	By promoting design codes, Cherwell DC should emphasise the importance of making areas designated for growth attractive in terms of an urban design requirement, urban planning and infrastructure. An independent design review panel should be created, similar to Oxford's but with the specific addition of Urban Design and Streets Design. As proposed by the Government's current consultation on the NPPF, higher density housing should be provided in the vicinity of transport hubs.
PR-A-030	Oxford Civic Society	14	The objectives should deliver an appropriate housing mix, taking Oxford and the relevant areas of Cherwell together. This does not mean just replicating the housing mix within Oxford.
PR-A-030	Oxford Civic Society	15	See the comments in answer to previous questions about the selection criteria for locations. However, some sources of evidence for determining the locations of Cherwell's contribution will not be available until the studies commissioned by the Oxfordshire Growth Board have been completed later this year.
PR-A-030	Oxford Civic Society	16	Public transport connectivity with Oxford and proximity to Oxford will be the most important considerations. Space needs to be reserved for high quality rapid transit and given the relative proximity of such development the provision of safe, coherent segregated cycling provision should be designed in from the outset.

PR-A-030	Oxford Civic Society	17	It follows from the reply to Q16 that Kidlington should play a greater part than appears to be envisaged. Additional housing in Bicester should be limited by the capacity of the rail and road infrastructure linking it to Oxford. The road infrastructure in particular is already saturated.
PR-A-030	Oxford Civic Society	18	The whole range of social and educational infrastructure needed to support housing development should be included in the planning. Isolated housing estates built without such facilities will lead to social problems as well as adding to carborne travel.
PR-A-030	Oxford Civic Society	19	Taking account of the other factors discussed above and below, it would appear that Kidlington offers the best solution. Additional housing in Bicester should be limited by the capacity of the rail and road infrastructure linking it to Oxford. The road infrastructure in particular is already saturated.
PR-A-030	Oxford Civic Society	20+21	Economic considerations include viability, land ownership, and capturing value uplift to help fund infrastructure.
PR-A-030	Oxford Civic Society	22+23	Cities in Holland and Germany have demonstrated how to secure sustainability by considering in a unified way issues including heritage, biodiversity, environment impacts, sustainable travel provision, zero carbon and of course economic and financial viability. See our publication, "Oxford Futures: Achieving smarter growth in Central Oxfordshire", at <a href="http://www.oxfordfutures.o">www.oxfordfutures.o</a>
PR-A-030	Oxford Civic Society	24+25	Care should be taken to ensure the minimum of disturbance to sensitive sites, including Special Areas of Conservation, Conservation Target Areas, Sites of Special Scientific Interest, BBOWT nature reserves and other places of nature conservation.
PR-A-030	Oxford Civic Society	26+27	We agree that protecting and improving the built and historic environments will be essential. These are identified by the Statutory List of Buildings of Special Architectural or Historic Interest and designated Conservation Areas.
PR-A-031	Oxford Preservation Trust	N/A	OPT is committed to ensuring a positive future for Oxford, preserving and enhancing the City's historic character and green setting, whilst recognising the needs of the 21st century city. OPT commented previously to highlight the need for a County-wide Green Belt study prior to any development being proposed by an Oxfordshire Local Authority in the Green Belt. The Oxfordshire Growth Board is in the process for preparing just this, an Oxford Green Belt study to be used jointly by Oxfordshire authorities who are considering a Green Belt Review. It will be an impartial resource to ensure that if it is established beyond all doubt that Green belt land is needed for development, only the poorest quality land is lost. (cont...)
PR-A-031	Oxford Preservation Trust		9 (cont...) It is therefore essential that no land is considered for release from the Green Belt until the study is available. The Council, in its consultation document is asking whether to help meet the Unmet Housing Need of Oxford, Green Belt land should be considered for a housing allocation (question 8). The Trust would urge the Council not to approach the idea of altering the Green Belt boundary until the full study is completed later in the year. It would be the Trust's view and indeed the Government's view that the Green Belt should be protected as much as is possible.

PR-A-032	L Crone		<p>9 Should the use of Green Belt land be considered? Absolutely not! The Kidlington Green Belt is a major part of the area and widely used by locals. The idea of Green Belt is to permanently protect these precious areas and National Policy says that housing need is not a reason to build on Green Belt land. If these areas are reduced any more, further problems will occur as dogs and wildlife are condensed into an even smaller area. Local people will lose the natural areas and our children will eventually not ever just "go for a walk in the fields" which will add to the unhealthy obesity problem, thus putting more pressure on the NHS.</p> <p>The Kidlington public transport is already at capacity and adding more will just bring more chaos to our roads. It's not uncommon for a journey from Kidlington to The City to take 45 minutes plus already.</p> <p>Surely building the amount of houses "needed!" will just add to the flooding that is already prevalent locally.</p>
PR-A-033	P & N Forsythe	1	<p>No. It is derived from the Oxfordshire SHMA which has simply been accepted by the Council and not subjected to serious independent scrutiny. The SHMA was drawn up by private consultants who largely work for the development industry and therefore have a conflict of interest. Its figures are much too high, far in excess of previous trends and clearly unrealistic. I do not accept that the SHMA figures represent either Cherwell's or Oxford's needs.</p>
PR-A-033	P & N Forsythe	2	<p>No. The excessive housing figures are already based on unrealistic forecasts of growth in employment. To provide for yet more employment generating development is simply creating a vicious circle.</p>
PR-A-033	P & N Forsythe	9	<p>No. Green Belt is a permanent designation. The Green Belt around Kidlington is much valued. National Policy says that housing need is not a reason to build on the Green Belt. The Government, in its manifesto, made a commitment to protect the Green Belt.</p>
PR-A-033	P & N Forsythe	16	<p>Transport networks in this area are already overloaded. I do not believe that current proposals will solve existing problems, let alone those caused by additional growth in Cherwell and elsewhere in the County. The Highway Authority's vision and objectives, that you quote, are vague aspirations and without substance.</p>
PR-A-033	P & N Forsythe	24	<p>Finding sites for a further 3500 houses in addition to the excessive number already included in the Local Plan will further damage the natural environment of Cherwell.</p>
PR-A-034	Deddington Development Watch	1	<p>No, this is premature. The Oxfordshire Growth Board, on which all Oxfordshire Councils are represented, is currently considering the urban capacity of Oxford City and the allocation of forecast unmet demand to individual local authorities. Its report is not due until summer 2016.</p> <p>The housing need figures produced by the Oxfordshire Local Economic Partnership are not based on a robust evidence base like the rest of the Cherwell Local Plan. The unmet housing need figures are based on the economic growth forecasts and aspirations of OxLEP rather than on objectively assessed housing need.</p>
PR-A-034	Deddington Development Watch	2	<p>No. It would be at cross-purposes with the objective of providing housing for people working in Oxford, and would risk prejudicing Cherwell's own Local Plan strategy, to seek to promote further employment generating development in the district.</p> <p>An exception might be to relocate some of the higher-technology business planned for Oxford to Bicester, which is part of the Oxford-Cambridge corridor, where employment opportunities otherwise may not match housing growth.</p>
PR-A-034	Deddington Development Watch	4	<p>The vision for Cherwell already identified is to concentrate development in Banbury, Bicester, Upper Heyford and Kidlington whilst restricting development in rural areas to the larger sustainable villages, thereby protecting the rural nature of the District and the open countryside. These principles should not be compromised whilst taking decisions about meeting Oxford's unmet housing needs.</p>

PR-A-034	Deddington Development Watch	6	<p>Yes. This will allow additional homes to be built closer to places of employment and community facilities in Oxford, and reduce traffic congestion, consistent with sustainable development.</p> <p>This may involve development in the current Green Belt. Parts of the Oxford Green Belt have lost their green nature over time (e.g. south of Kidlington around Water Eaton and south of Oxford in the Grenoble Road area). Development in these areas would be better environmentally than in more rural parts of Oxfordshire as well as much more sustainable.</p>
PR-A-034	Deddington Development Watch	7	<p>Specific criteria such as those outlined in paragraph 4.8, especially:</p> <ul style="list-style-type: none"> <li>- distance/proximity to Oxford City;</li> <li>- key transport corridors;</li> <li>- economic links to Oxford City.</li> </ul>
PR-A-034	Deddington Development Watch	8	<p>No. This would conflict with the national policy of reducing the need to travel and the Local Plan policy of restricting development in the rural areas.</p>
PR-A-034	Deddington Development Watch	9	<p>This is already being considered as part of the Review by the Oxfordshire Growth Board. The Review should also consider whether Green Belt land swaps would be an appropriate approach.</p> <p>Parts of the Oxford Green Belt have lost their green nature over time (e.g. south of Kidlington around Water Eaton and south of Oxford in the Grenoble Road area). Development in these areas would be better environmentally than in more rural parts of Oxfordshire as well as much more sustainable.</p>
PR-A-034	Deddington Development Watch	10	<p>To avoid prejudicing Cherwell's own five year supply, this may well be necessary.</p>
PR-A-034	Deddington Development Watch	11	<p>By being 'ring-fenced'. It is essential Cherwell's own strategy is insulated from the separate needs of Oxford and that Cherwell remains in control of its own destiny, especially its five year land supply.</p>
PR-A-034	Deddington Development Watch	12	<p>Oxford City's housing requirements (e.g. mix, tenures) are very different from the needs of Cherwell residents. It will be a challenge to replicate this range of housing in the less urban or rural environment in north Oxfordshire.</p>
PR-A-034	Deddington Development Watch	15	<p>Those closest to Oxford with high quality public transport links, where adequate infrastructure (e.g. foul drainage, water supply, mains gas, schools, community infrastructure) is available or can be provided.</p>
PR-A-034	Deddington Development Watch	16	<p>Railway travel is the most sustainable mode of public transport, whether for individuals or large numbers of people travelling short or long distances.</p>
PR-A-034	Deddington Development Watch	17	<p>The development of current or potential 'commuter hubs' (see Local Plan Part 2 Issues Paper, paragraph 4.134) with rail facilities should be encouraged where these can be expanded without negative sustainability effects.</p>
PR-A-034	Deddington Development Watch	19	<p>Adequate infrastructure (e.g. foul drainage, water supply, mains gas, schools, community infrastructure) must be available or must be provided before any development work on a site can be commenced.</p>
PR-A-034	Deddington Development Watch	20	<p>Oxford City's housing needs are based on aspirational projections of Oxford's employment growth without a robust evidence base or any public consultation.</p>
PR-A-034	Deddington Development Watch	21	<p>There is no firm evidence that this additional housing will need to be built, or, if it is, whether there would be ready purchasers or whether the new residents would actually work in Oxford.</p>

PR-A-034	Deddington Development Watch	22	This additional requirement, on top of the ambitious Cherwell Local Plan Part 1 targets, will put unprecedented strain on infrastructure, the transport system and the environment in north Oxfordshire with negative sustainability effects.
PR-A-034	Deddington Development Watch	23	There is scope for mitigation if additional development is located close to Oxford.
PR-A-034	Deddington Development Watch	24	Additional population and 'dormitory' development traffic between north Oxfordshire and Oxford will place additional pressures on the environment.
PR-A-034	Deddington Development Watch	25	There is scope for mitigation if additional development is located close to Oxford.
PR-A-034	Deddington Development Watch	26	Additional development poses further threats to the integrity of the built and historic environment and heritage assets.
PR-A-034	Deddington Development Watch	27	There is scope for mitigation if additional development is located close to Oxford.
PR-A-035	Deddington Neighbourhood Plan Steering Group	1	No, the Oxford Growth Board on which all Oxfordshire Councils are represented is currently considering inter alia the urban capacity of Oxford and the allocation of the unmet demand to individual local authorities. Their report is not due until the summer of 2016. It is therefore premature to accept the figure of 15,000 homes as the unmet demand for Oxford. The figure has not been justified to date and appears to be aspirational.
PR-A-035	Deddington Neighbourhood Plan Steering Group	2	No, it would be inappropriate to create yet more jobs in Cherwell to employ people already required for jobs anticipated to be created in Oxford.  This would seem to defeat the purpose of housing people working in Oxford unless some of the "knowledge" business planned for Oxford were relocated to Bicester, where there may be a superfluity of homes compared with the employment opportunities.
PR-A-035	Deddington Neighbourhood Plan Steering Group	6	Additional housing for Oxford's anticipated employment growth should be as close to Oxford as possible, if necessary within the Green Belt, although Green Belt land swaps should be considered. This will promote sustainable transport by minimising traffic congestion and the pollution attendant on extra car journeys. Extra commuter housing scattered round the county would conflict with this aim.
PR-A-035	Deddington Neighbourhood Plan Steering Group	7	Specific criteria such as some of those outlined in paragraph 4.8: E.g. distance/proximity to Oxford City Key transport corridors Economic links to Oxford City
PR-A-035	Deddington Neighbourhood Plan Steering Group	8	No. This would conflict with the Local Plan policy of concentrating development in urban areas and national policy of reducing the need to travel.
PR-A-035	Deddington Neighbourhood Plan Steering Group	9	This is already being considered as part of the Review by the Growth Board. Each part of the Green Belt is being assessed against the original purposes of the Green Belt. Green Belt land swaps should also be considered.
PR-A-035	Deddington Neighbourhood Plan Steering Group	10	This may well be necessary to avoid prejudicing Cherwell's own five year supply.



PR-A-035	Deddington Neighbourhood Plan Steering Group	11	By being 'ring-fenced'. It is essential Cherwell's own strategy is insulated from the separate needs of Oxford.
PR-A-035	Deddington Neighbourhood Plan Steering Group	12	The housing requirements for Oxford City residents (e.g. mix, tenures) are very different from Cherwell's. It will be difficult to replicate this range of housing in the less urban or more rural environment north of Oxford City in Cherwell.
PR-A-035	Deddington Neighbourhood Plan Steering Group	15	Those closest to Oxford and having the best public transport links, on the basis that adequate infrastructure (e.g. foul drainage, water supply, mains gas, schools, community infrastructure) is available or can be provided.
PR-A-036	R Furneaux	6	Agree. Presumably, the housing that Oxford cannot provide would be wanted mainly by people who have to be in Oxford daily for work, education etc. Otherwise, they wouldn't need to live in Oxford.
PR-A-036	R Furneaux	7	The Plan Area should be one from which easy access into Oxford is possible, preferably by public transport rather than by private car.
PR-A-036	R Furneaux	8	No. Parts of the District are remote from Oxford, have poor transport links to it and have no great economic connection.
PR-A-037	Bloxham Parish Council	1	No 3,500 does not seem to be a reasonable working assumption for Cherwell as this appears to limit Oxford to 1000 additional new homes. Oxford City must take a fairer % of unmet need. A figure of 3500 might allow it to be less committed to finding more opportunity for growth in Oxford.
PR-A-037	Bloxham Parish Council	2	Yes. All the economic attractors named are close to Oxford or Bicester. What about Banbury?
PR-A-037	Bloxham Parish Council	3	Key issues to be considered should be the location of the additional houses. These should be locations: - with direct sustainable public transport links to Oxford - that avoid further congestion on rural roads - that have sufficient capacity within existing infrastructure provisions
PR-A-037	Bloxham Parish Council	4	To preserve the relationships between villages in terms of size and access to services. If the Category A villages grow disproportionately then the character of the rural area of the north of the county will be lost.  To ensure real sustainability is supported.
PR-A-037	Bloxham Parish Council	5	To achieve additional growth without adversely impacting Cherwell's own growth strategy. The impact of this strategy on Category A villages will be challenging enough.
PR-A-037	Bloxham Parish Council	6	Yes the plan area should be well related to Oxford City.
PR-A-037	Bloxham Parish Council	7	Access to Oxford. Equitable distribution of growth across rural areas. Infrastructure improvement plans.
PR-A-037	Bloxham Parish Council	9	Yes.
PR-A-037	Bloxham Parish Council	10	Yes.
PR-A-037	Bloxham Parish Council	12	Key issues for rural villages are identified at paragraph 5.37. Robust measures should be required to test any potential development location against these issues.
PR-A-037	Bloxham Parish Council	15	Locations where reliance on car use will not be essential. Bus services in rural areas even those close to Banbury are not secure. Assess potential for new settlements where access by public transport to Oxford could be designed in.

PR-A-037	Bloxham Parish Council	16	Lack of public transport options direct from Bloxham to Oxford. Cuts to bus services to Banbury to use train. No plans- and little opportunity - improve traffic flow on A361.
PR-A-037	Bloxham Parish Council	17	Must be clarity on affect development location would have on access to services for existing residents.
PR-A-037	Bloxham Parish Council	18	<p>Capacity of primary schools in rural areas. New schools in Banbury will not address issue of lack of places in village schools. No development location should be pursued that would result in primary age children having to attend a school in another village.</p> <p>Water and electricity supply are under strain and no plans to increase capacity. Systems struggling to cope with current demand.</p> <p>Flooding and drainage a real issue as fields are developed reducing capability to absorb water. See A361 March 9 where new site at Salt Way has been cleared.</p> <p>No plans and no realistic possibility of improving road access to Oxford from north of the county. Access to Banbury is increasingly difficult and it is not at all clear that road improvements connected with the Salt Way developments will ease congestion on A361. Public transport to Banbury from the villages is to be cut and so no expectation of extended services to suit commuters wanting to get to Banbury station.</p>
PR-A-037	Bloxham Parish Council	19	Infrastructure issues suggest potential development locations should be in the south of the county and closer to Oxford and the knowledge spine.
PR-A-037	Bloxham Parish Council	22	All evidence gathered for BNDP shows that Bloxham residents rely heavily on car use. There is universal acknowledgement that the mini roundabout on A361 is operating above capacity. BPC have asked for an air quality survey as numbers of HGVs using A361 increase. The road is regularly at a standstill at peak times as traffic negotiates cars parked at the local shops. Diminishing numbers of children walk to school and very few cycle.
PR-A-037	Bloxham Parish Council	25	Development to meet Oxfords unmet need should not be at the expense of Cherwell's natural environment while allowing Oxford to protect areas of its green belt that may be of lesser environmental importance.
PR-A-037	Bloxham Parish Council	26	Development already planned or completed on the edges of villages around Banbury including Bloxham has already adversely impacted the distinctiveness of these villages. The weight of new development has diminished the impact of the historic core of villages like Bloxham and has affected the rural nature of all approaches to the village. Important views of Bloxham's impressive church have been affected.
PR-A-037	Bloxham Parish Council	6&8	<p>1 Allocations for growth confined to narrower geographical focus. Closer to Oxford.</p> <p>2 Access to Oxford from rural areas north of the county is difficult. Reference access to trains bus cuts and no road infrastructure improvements suggested to A362/A 4260</p> <p>3 Area of search for development sites must be confined to areas where access to Oxford is sustainable.</p>

PR-A-038	Middleton Stoney Parish Council	1	<p>No. The concept of Cherwell District (CD) providing the level of housing to meet OC need is fundamentally flawed. In obtaining approval for its own now adopted Local Plan CD has already needed to revise upwards its own housing provision to meet the requirements of the SHMA (2014) as directed by the Planning Inspectorate. To expect CD to accommodate additional housing specifically for Oxford City (OC) must be seen in the context of the very significant increase in housing already necessary to meet its own needs.</p> <p>It seems to us that the response to OC's anticipated need (28,000 to 2031) (contained within Table 2) is pitiful but, further, to date there is no evidence upon which the true extent of unmet need arising from OC can be based.</p> <p>Oxfordshire Growth Board (OGB) and Oxfordshire Councils must, within their work as outlined in Paragraphs 1.17 &amp; 1.18, ensure that as much of the anticipated housing need for Oxford City (OC) is contained within OC boundaries utilising all brownfield areas as necessary and by the pragmatic use of greenbelt land, before allowing the spread of OC's requirements to other areas.</p> <p>Only when the work of the (OGB) has been completed can the true unmet need be established. (cont....)</p>
PR-A-038	Middleton Stoney Parish Council	1	<p>(cont....) Thus the 3500 working assumption is as yet not based on any detailed assessment and is also merely a split between 5 neighbouring authorities together with an unexplained arbitrary uplift for CD.</p> <p>Within paragraph 2.8 we note that "Oxford has a responsibility to meet its housing need as fully as it can so that neighbouring districts can be sure they are not planning to meet Oxford's housing need unnecessarily". We read from this that the general principle should be that any perceived need is met where it arises.</p> <p>The developments taking place in Cherwell District (CD) will already increase commuter traffic. The addition of a further 3500 properties specifically to meet the needs of growth in OC will add to the commuting burden and given that there are no discernible plans to improve transport infrastructure this will exacerbate an already pressured situation.</p>
PR-A-038	Middleton Stoney Parish Council	2	<p>Again this seems to be a flawed concept. The additional housing is required to support employment within OC even though there is no clear evidence that it is required. Even assuming that it is required and based upon clear evidence, is it proposed that opportunities identified within OC are simply transferred to CD? What will OC's response to this be? As indicated in our response to Q1, if employment is identified specifically for OC growth then the housing to support it should also be within OC.</p>
PR-A-038	Middleton Stoney Parish Council	3	<p>Oxford is an economically successful area and also its close proximity to London feeds greater need for housing. Type of housing must reflect the requirements of a successful economy. However, many service sector employees (e.g. healthcare education) simply cannot afford to live in close proximity to the city and commuting is both expensive and due to transport infrastructure failings, inconvenient. It is an urgent requirement that the appraisal of city boundaries is undertaken with a view to ensuring that the level and type of housing is consistent with the economic requirements of the growing city.</p>
PR-A-038	Middleton Stoney Parish Council	4	<p>Again the key principle must be to meet need as close as possible to where it arises. This means that the OC requirements should not impact on CD objectives and aims. The housing need identified for the district should compliment the CD vision. An enforced "add on" of housing for commuters to OC does not achieve this.</p>
PR-A-038	Middleton Stoney Parish Council	5	<p>As articulated in Q4 above the OC requirements should not detract from the CD vision.</p>
PR-A-038	Middleton Stoney Parish Council	6	<p>If, ultimately, a clear, evidence based, need is established for OC then the 'area of search' should relate to OC and not extended.</p>
PR-A-038	Middleton Stoney Parish Council	7	<p>Should be concentrated on unused of brownfield land (including golf courses) within OC and in conjunction with a reappraisal of greenbelt areas.</p>

PR-A-038	Middleton Stoney Parish Council	8	No.
PR-A-038	Middleton Stoney Parish Council	9	Yes. The greenbelt area should be carefully redefined. After all it is 40 years since the Oxford Green Belt was formally approved in 1975. The Grenoble Road development should be reconsidered.
PR-A-038	Middleton Stoney Parish Council	10	OC's five year housing supply should be contained within OC. It cannot be allowed to influence the five year need for CD. The clear priority for CD is to ensure that it meets its own identified housing needs.
PR-A-038	Middleton Stoney Parish Council	11	This is a technical issue but if an "area of search" within the OC is identified then it should meet the OC need only.
PR-A-038	Middleton Stoney Parish Council	12	There should be no deviation from the CD local plan. Speculative developments on the premise of meeting OC unmet need should not be permitted.
PR-A-038	Middleton Stoney Parish Council	13	No.
PR-A-038	Middleton Stoney Parish Council	14	No further comment.
PR-A-038	Middleton Stoney Parish Council	15	Not clear. Sites should be located closest to employment.
PR-A-038	Middleton Stoney Parish Council	16	Oxfordshire's transport infrastructure is already under strain due to commuting traffic. A further 3500 houses built at a distance from OC will only exacerbate already serious problems.
PR-A-038	Middleton Stoney Parish Council	17	Unless there is a reappraisal of the location of employment developments required by OC then it will cease to be an attractive place to do business.
PR-A-038	Middleton Stoney Parish Council	18	Growth increases the need for service sector support particularly health/education facilities. These services already struggle to find adequate numbers of employees. Many potential employees find it too expensive to live in OC or travel to it.
PR-A-038	Middleton Stoney Parish Council	19	Employment development locations should be sited to ensure that there is affordable access to them for those who work within them.
PR-A-038	Middleton Stoney Parish Council	20	If OC is restricted in its ability to expand its boundaries to accommodate both economic development and the housing which should support it, then eventually it will cease to be an attractive investment opportunity and economic growth will be constrained.
PR-A-038	Middleton Stoney Parish Council	21	Clearly, the city needs to expand its boundaries.
PR-A-038	Middleton Stoney Parish Council	22	Commuting to OC to service OC growth is not sustainable.
PR-A-038	Middleton Stoney Parish Council	23	Clearly, the city needs to expand its boundaries.
PR-A-038	Middleton Stoney Parish Council	24	The natural environment is important since it enhances quality of life. Development should be restricted to areas of low value environmental importance and the greenbelt appraisal must identify such areas. If there is an ultimate aim to see considerable economic growth for OC then it is not realistic to continue with the premise that all greenbelt land is sacrosanct. Further, simply to protect OC green spaces at the expense of other spaces within CD is not an answer.

PR-A-038	Middleton Stoney Parish Council	25	Realistic reappraisal of greenbelt.
PR-A-038	Middleton Stoney Parish Council	26	No, except to say that the internationally renowned sites within OC must be protected.
PR-A-038	Middleton Stoney Parish Council	27	No comment.
PR-A-038	Middleton Stoney Parish Council	28	Under no circumstances.
PR-A-039	Mid Cherwell Neighbourhood Plan Forum	1	<p>No. To date there is no evidence upon which the true extent of unmet need arising from Oxford City can be justified. For reasons set out above the MCNPF Forum reject the basis for the estimate of need, principally the Oxfordshire Strategic Housing Market Assessment. Until such time that the actual scale of unmet need has been identified, based on an up-to-date, transparent and clearly evidence-based assessment, which has been subject to scrutiny through the Examination process, no working figure should be applied.</p> <p>The 3,500 working assumption is not based on any detailed assessment other than a simple pro-rata split between the five neighbouring authorities plus an arbitrary uplift which has no sound planning justification. It pre-dates the final assessment of the Oxfordshire Growth Board and signals to that process a scale of growth that the District Council might be willing to accept. This has been done without any consultation with local communities or proper and transparent assessment as to whether this figure is suitable in terms of actual unmet need; we also consider that Cherwell District Council should, prior to this consultation, have assessed the ability of the district to accommodate such a scale of additional growth in a sustainable manner that is consistent with the established spatial strategy set out in the recently adopted LP1.</p>
PR-A-039	Mid Cherwell Neighbourhood Plan Forum	2	<p>This question is framed within the context of there being a justified and transparent evidence-based assessment of unmet need arising from Oxford and Cherwell District's ability to accommodate it in a sustainable manner. For reasons set out in response to Question 1 the MCNPF consider that there is no robust evidence base available at this time that justifies additional housing for Oxford City within the Cherwell District.</p>
PR-A-039	Mid Cherwell Neighbourhood Plan Forum	3	<p>Once again the question is framed as if it is fait accompli that Cherwell will accept a 'significant' contribution in response to Oxford City's unmet need. This is in advance of the final report of the Oxfordshire Growth Board and fails to base the district's capacity to provide for growth based on a detailed assessment of what is best for Cherwell's settlements and their ability to accommodate additional development, within the context of the established requirements set out in the LP1. Requirements which in themselves require a significant uplift in housing when compared to that previously delivered.</p> <p>The key issue for Oxford City is to ensure that identified need is based on an up-to-date and evidence-based assessment and fundamentally, that a detailed and transparent assessment of capacity within Oxford City's administrative boundary is undertaken. The neighbouring authorities to Oxford City, including Cherwell, cannot and should not be the first response of Oxford City. Need arising from Oxford City should be met as far as possible within Oxford City, and this should include urban regeneration/intensification and the release of appropriate sites located within the Green Belt.</p> <p>Only when there is a full and transparent assessment of Oxford City's capacity to accommodate growth to meet its unmet needs should neighbouring authorities be expected to consider their ability to provide for additional development. Cherwell, along with West Oxfordshire, South Oxfordshire and the Vale of White Horse should not be a dumping ground for Oxford City's unmet need.</p>

PR-A-039	Mid Cherwell Neighbourhood Plan Forum	6	<p>As set out previously the MCNPF does not support the basis of this consultation, nor is it convinced at this time as to the extent of unmet need arising from Oxford City and the need for Cherwell District Council to make provision to accommodate a significant level of development in response.</p> <p>Our response to Question 6 assumes that an appropriate level of unmet needs has been identified in an open and transparent manner based on sound evidence. It is therefore a hypothetical scenario and should not be taken as an endorsement of the scale of unmet need arising from Oxford.</p>
PR-A-039	Mid Cherwell Neighbourhood Plan Forum	7	<p>On the assumption that there is a robust and transparent evidence base to justify a scale of unmet need, which the MCNPF consider is currently lacking, the 'area of search' should be set so that need is addressed as close to Oxford City as possible. This may include areas currently located within the Green Belt. The Green Belt has remained largely unchanged since it was first designated back in the 1970s and in response to the development pressures that exist today, a comprehensive review is considered necessary in order to determine the extent to which such land continues to contribute to the purposes of Green Belt. It is only through such a detailed assessment that the capacity of land within the current Green Belt, to make a contribution to meet Oxford's unmet need can be understood.</p> <p>An area of search should also take into account the existing functional relationship of existing locations with Oxford City and the delivery of necessary infrastructure improvements to support additional development. There must be a recognition that any additional development accommodated in Cherwell will exacerbate commuting flows, not just to Oxford but also to London.</p>
PR-A-039	Mid Cherwell Neighbourhood Plan Forum	8	<p>No. The MCNPF strongly objects to the district-wide approach. The Cherwell Local Plan Part 1 has established the housing need for the district to 2031 which, as set out previously, requires a significant and challenging uplift in housing delivery when compared with historic rates of delivery. To apply the district-wide approach effectively increases the Local Plan Part 1 requirement still further, to levels which cannot be supported. The consequence of which will be to put all settlements, at every tier in the settlement hierarchy at risk from speculative development, premised on the need to respond to Oxford City's unmet need. A district-wide approach runs counter to the principle of meeting need where it arises.</p>
PR-A-039	Mid Cherwell Neighbourhood Plan Forum	9	<p>Yes. To proceed without a detailed and transparent assessment of the Oxford Green Belt would not be appropriate, particularly given the fact that the existing Green Belt boundary has remained unchanged since the 1970s. Where unmet need has been identified it is necessary to ensure that in the first instance, all options are considered within Oxford City's administrative boundary, this must include changes to policies on density, regeneration, and other policies that serve to restrict development. It should not be an automatic default position that neighbouring authorities, including Cherwell, will have to accommodate growth arising from Oxford City. The MCNPF is not advocating development at any cost within Oxford City, or promoting a dilution of the important function of the Green Belt, rather a detailed and meaningful review, resulting in pragmatic policy solutions so that the unmet need is minimised as far as possible.</p> <p>Furthermore, where specific locations within the existing Green Belt have been assessed and considered to no longer contribute to the purposes of the Green Belt designation, and therefore provide potential development locations, there should be a concerted effort to ensure that additional compensatory areas of land are re-classified as Green Belt. This will help to preserve the integrity of the Green Belt and maintain its vital function in terms of restricting urban sprawl.</p>

PR-A-039	Mid Cherwell Neighbourhood Plan Forum	10	<p>Yes. The first priority for Cherwell District Council must be to ensure that it meets in full its own identified housing needs. It should not be the case that unmet need arising from Oxford City makes the housing land supply requirements for the district more onerous such that the ability to demonstrate a five year housing land supply cannot be demonstrated.</p> <p>The implications of not having a five year land supply are serious and put all of the settlements across the district at risk from speculative developers. To some extent this is recognised as an appropriate incentive for Local Plans to ensure that an adequate supply of housing is maintained and we strongly urge the District Council to continue to facilitate appropriate development so that this can be achieved.</p> <p>There should be a clear separation between Cherwell’s housing requirements and those additional homes needed in response to Oxford’s unmet need. The failure to distinguish between the two elements of housing need will result in a free-for-all across the district, including those villages within the MCNPF area. This must be avoided through a clear separation of housing requirements.</p> <p>Cherwell’s five year housing land supply obligations must continue to be calculated on the housing requirements for the district as set out in the adopted Local Plan.</p>
PR-A-039	Mid Cherwell Neighbourhood Plan Forum	11	<p>The MCNPF is not in a position to provide a detailed response to this question. As a matter of principle there must be a clear separation of the housing requirements established in the Local Plan Part 1 and any identified housing requirement to help meet the needs of Oxford City. Although we do not support the principle of accepting unmet need arising from Oxford City, the area of search approach may provide a geographically separate area within which requirements relating to Oxford’s unmet need can be applied and an appropriate and separate land supply calculation established.</p> <p>The critical concern of the MCNPF is to ensure that unmet need arising from Oxford City does not undermine Cherwell’s ability to demonstrate a sufficient supply of sites to meet its five year obligations.</p>
PR-A-039	Mid Cherwell Neighbourhood Plan Forum	12	<p>The MCNPF supports the position set out at para 5.37 which states that the Partial Review will need to accommodate additional housing growth in a way that complements the Local Plan Part 1. We repeat our principle objection to the scale of unmet need which has yet to be scrutinised or justified through appropriate evidence, but welcome the emphasis to the established objectives set out in the adopted Local Plan.</p> <p>Reference to “all reasonable locations” at para 5.36 is vague and the MCNPF are of the view that where need is robustly identified, the response must be to address that need, as close to where that need is arising.</p> <p>Reference to Category A settlements at para 5.35 should not be read as a list of villages that, because of their classification as a Category A village, have capacity to accommodate unmet need from Oxford City. There should be recognition within the Issue document that Category A villages have made an important contribution to development and that any significant development in excess of the 750 requirement set out in LP1 Policy Villages 2, risks undermining the wider strategy of re-balancing the district by focusing development at the main urban areas.</p>
PR-A-039	Mid Cherwell Neighbourhood Plan Forum	13	<p>The Issues consultation document makes no reference to Neighbourhood Plans and the potential for the Oxford overspill to render existing plans out-of-date and/or to undermine the ability of local communities to advance a Neighbourhood Plan for the betterment of their communities.</p>
PR-A-039	Mid Cherwell Neighbourhood Plan Forum	14	<p>The MCNPF does not consider that it is possible to provide a detailed response to this question. The key issue for Cherwell must be to ensure that the true extent of unmet need arising from Oxford is firmly established and transparent. Cherwell District should not be a dumping ground for Oxford City’s unmet need, particularly if the City itself has not considered all reasonable options to accommodate as far as possible its own needs within its administrative area.</p>

PR-A-039	Mid Cherwell Neighbourhood Plan Forum	15	The Issues consultation document does not define what constitutes “strategic housing sites”. As a matter of principle need should be accommodated as close to where it is arising as is possible and other key considerations must take account of existing infrastructure and capacity for improvements. Critically, the established development strategy and settlement hierarchy set out in the Local Plan Part 1 should not be undermined. The Duty to Cooperate is not a Duty to agree and if the cost of accommodating unmet from Oxford is the dilution of the strategies, objectives and policies within the adopted Local Plan then it would be wholly inappropriate for Cherwell District Council to advance this process any further.
PR-A-039	Mid Cherwell Neighbourhood Plan Forum	16	MCNPF has registered very significant concern from local communities regarding traffic volumes in these rural areas. There are already several serious congestion hot-spots, and it is inevitable that additional housing will exacerbate these and create others.
PR-A-039	Mid Cherwell Neighbourhood Plan Forum	17	Mitigation and improvements necessary to support additional growth must be considered in the context of the communities/settlements in the locality and the potential impact that this can have in terms of making existing routes more attractive to road users and undermining the intrinsic character of our rural communities as result additional development. Although improvements may be physically possible in some cases this should not be at the expense of our established rural communities.
PR-A-039	Mid Cherwell Neighbourhood Plan Forum	18	MCNPF is already concerned regarding the capacity of existing infrastructure, both in terms of physical infrastructure such as: drainage; electricity supply; and, mobile phone coverage which are already the source of regular complaints from our communities, but also social infrastructure including health care provision, local/community policing and cemetery provision. Any new housing will clearly have an impact on existing provision and development should only be approved where it can be demonstrated that, as a minimum, it will not exacerbate existing infrastructure provision, and in order for development to be sustainable, demonstrate real improvements to the existing infrastructure situation to the betterment of existing and new residents.
PR-A-039	Mid Cherwell Neighbourhood Plan Forum	19	It is clear that existing infrastructure problems, in terms of quality and capacity, will be made significantly worse where it is the case that significant new homes need to be accommodated within the District. The ability of existing infrastructure to cope with additional homes should be a key consideration in determining potential locations for new homes in response to Oxford’s unmet need.
PR-A-039	Mid Cherwell Neighbourhood Plan Forum	20-27	No response is deemed necessary in the light of comments above.
PR-A-039	Mid Cherwell Neighbourhood Plan Forum	4+5	Our response to Questions 4 and 5 should be read in conjunction with our overriding concerns expressed previously. Questions 4 and 5 are superfluous and is reliant upon an acceptance of the district accommodating a significant scale of growth to address Oxford’s unmet need.



PR-A-039 Mid Cherwell  
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1 The starting point must be that the District has an adopted Local Plan (Part 1 - LP1) (July 2015) which sets out the need for housing and seeks to provide for 22,840 homes over the Plan period from 2011-2031. This equates to 1,140 dwellings per year over the 20 year plan period. This represents a significant increase from that originally proposed in the submitted LP1 which sought to provide housing at a rate equivalent of 670 homes per year, or 16,750 over the plan period to 2031. This significant increase was justified on the basis of the conclusions of the 2014 Oxfordshire Strategic Housing Market Assessment (SHMA).

Therefore in order to ensure soundness total housing provision proposed in the LP1 has already been increased by circa 36% from that originally proposed. The resultant annual average completion rate necessary to meet this uplift in housing amounts to a 124% increase when compared against actual completions recorded annually over the five year period preceding the start of the LP1 Plan period (i.e. 2006-2011 – average annual completions = 509dpa). Total completions over the period 2006-2015 for the district amount to 4,594 dwellings, equating to actual completion rates of 510 dwellings per annum over that 9 year period.

It is therefore clear that in order for the Cherwell District to meet its own identified need for housing it will require a very significant uplift in housing and we question whether this can be achieved given the scale of growth proposed at the district's two main towns of Banbury and Bicester. (cont....)

PR-A-039 Mid Cherwell  
Neighbourhood  
Plan Forum

1 (cont....) We note that the final unmet need figure arising from Oxford City is yet to be determined, but that a working assumption of 3,500 additional homes for the Cherwell District is being advanced as a working figure. If adopted within the timeframe set out in the Council's Local Development Scheme, i.e. 2018, it will require this need to be met over the remaining years of the Plan period, equating to approximately additional 269 dwellings in the district per year between 2018 and 2031.

To expect Cherwell District to accommodate this additional housing requirement must be seen in the context of the very significant increase in housing already necessary to ensure the district can meet its own housing obligations. The first priority for the District Council must be to ensure that it meets in full housing need for the district identified in the LP1.

It is the view of the MCNPF that Cherwell District Council should subject the figures of need arising from Oxford City to proper and transparent scrutiny. The National Planning Policy Framework (NPPF) states that "Local Plans should be aspirational but realistic". (NPPF, Para 154). The 2014 Oxfordshire SHMA figures are specifically aligned with forecasts of new job growth advanced by the Local Enterprise Partnership and the aspirations of individual promoters of land, whose very existence and motivation is justified on the basis of economic growth and job generation. In effect a self-fulfilling prophecy. The 'committed economic growth' scenario set out in the SHMA which has been applied to determine future housing requirements is an overly aspirational objective that does not appear to be grounded in any evidence. (cont....)

Moreover, to advance a strategy that effectively creates dormitory locations as a base for out-commuting, not just to Oxford but also to London and other sub-regional employment hotspots, will result in unsustainable patterns of development to the detriment of the district, beyond the capacity of our existing infrastructure and at the expense of the intrinsic quality of the district's landscape and rurality.

PR-A-039 Mid Cherwell  
Neighbourhood  
Plan Forum

1 (cont....) The implications for the Cherwell District, its established spatial strategy and the individual settlements, including those which form part of the MCNPF, will be significant. Accordingly, the MCNPF objects as a matter of principle to the premise for this consultation and the need for Cherwell District to accommodate additional growth arising from Oxford City. We recognise that the District Council has a statutory responsibility, under the Duty to Cooperate, to consider the extent to which unmet need arising from Oxford City may be accommodated within the District. However, this Duty is not a Duty to agree and in this context the working figure of 3,500 homes is regarded as without foundation and supporting evidence.

PR-A-039	Mid Cherwell Neighbourhood Plan Forum		<p>1 Conclusion-The MCNPF is committed to working closely with the District Council as it advances the Neighbourhood Plan. The progress of the Partial Review of the Local Plan 1, although focussed on unmet need arising from Oxford, must not relegate the aspirations and objectives of communities within the district as it seeks to accommodate significant housing in addition to that established in the Local Plan Part 1.</p> <p>The comments set out above represent an accurate reflection of the views of the MCNPF and demonstrate genuine concern with both the justification for, and the potential impacts of, accommodating significant additional development arising from Oxford City.</p> <p>The primary focus for the District Council must to the spatial strategy and objectives set out in the Local Plan Part 1 and to support those communities that are committed to the Neighbourhood Planning process.</p>
PR-A-040	T Lucas	16	<p>Transport networks in this area are already overloaded and at peak times are barely usable. The main routes into Oxford are congested and without relief. I do not believe that current proposals will solve existing problems, let alone those caused by additional growth in Cherwell and elsewhere in the County, and am dismayed by the lack of vision or principle displayed in the planning.</p>
PR-A-040	T Lucas	24	<p>Finding sites for a further 3500 houses in addition to the excessive number already included in the Local Plan will further damage the natural environment of Cherwell. I am very concerned that the Kidlington's natural surrounds are being eroded by excessive development, and that the knock on effects of this on the flora, fauna, and animal life will be irreversible.</p>
PR-A-041	JPPC / Oxford University Press		<p>2 Account should be taken of the potential need for additional land for employment purposes as well as for housing. In this context, should the Council conclude that the Part 2 Plan should retain the site within the green belt, it should consider the removal of the site from the green belt in the Partial Review in order to meet the employment needs generated by the additional housing growth. In this context, the analysis of the larger parcel contained in the Oxford Green Belt Study should be taken into account: the site makes no significant contribution towards the green belt or any of its purposes.</p>
PR-A-041	JPPC / Oxford University Press	28	<p>Site submission - Land off Langford Lane, Kidlington</p>
PR-A-042	J & H Maddicott		<p>1 The figure of 3,500 homes needed to meet Oxford's housing demands is by no means a reasonable one. It derives from the Oxfordshire SHMA, which has never been properly scrutinised and which was largely drawn up by developers and their associates. The figures provided in the SHMA are based on no hard evidence and are quite unrealistically high.</p>
PR-A-042	J & H Maddicott		<p>2 Cherwell does not need to provide for more employment generating development. Increasing employment opportunities, in an area which currently has very low unemployment, will merely increase the need for housing.</p>
PR-A-042	J & H Maddicott		<p>9 The Oxford Green Belt should be regarded as an area permanently protected from development. The Green Belt around Kidlington is particularly valued, since it prevents Kidlington's merger with the city and the creation of a continuous suburban strip stretching for some seven miles north of Oxford.</p>
PR-A-042	J & H Maddicott		<p>17 Oxford's transport system is already near the point of breakdown, with traffic jams and delays occurring increasingly frequently. Further building can only exacerbate what is already a major problem.</p>

PR-A-043 E & R Moore

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In the context of the necessity for this partial review of Cherwell's Local Plan (Part 1), we would first like to restate our strong objection to the obligation forced upon the Oxfordshire district local authorities to meet Oxford's estimated unmet housing needs. It is vital that CDC should challenge both the SHMA's overinflated estimate of the county's housing requirements, and the accuracy of Oxford's own estimate of its housing need. CDC has the discretion (Issues Paper 2.6) "... for Local Plans to examine whether that need can be fully met in the light of environmental or other considerations". We urge CDC in undertaking this Review to resist a proposed solution to Oxford's housing, pollution and traffic problems that merely shifts them outwards to adjacent localities in the Cherwell District. We would also express our very strong objection to any development on the Oxford Green Belt: the Green Belt has a very special function, in Cherwell as elsewhere, to protect the countryside and open and green spaces and to act as a buffer against the spread of urban development and coalescence between settlements. In Kidlington, where we are resident, the Green Belt surrounding the village is precious and highly cherished by the community for its health, environmental, visual, and recreational value. This is not nimbysm: the majority of Kidlington's residents live in an urban setting, probably a majority of them on estates, and Kidlington, although a sizeable settlement, is deficient in parks and open or green spaces, so that the countryside around the village provides the only locally accessible opportunity for enjoying open green space. (cont...)

PR-A-043 E & R Moore

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(cont...) In this context, and as Kidlington residents, we would make the following detailed comments on the Issues Paper (IP) and Sustainability Appraisal (SO):

The Issues Paper outlines development for Kidlington already set out in the Local Plan Part 1, including employment creation at Begbroke Science Park and Langford Lane (acommodated from a smallscale review of the Green Belt), an increased role for Oxford Airport, and the enhancement of Kidlington village centre. These together with additional traffic generated by proposals in the current Transport Strategy (Park & Ride at Langford Lane, rapid transit bus routes), the Northern Gateway, improvements to the A34/A40 interchanges, the planned Upper Heyford housing development, and the recently opened Oxford Parkway rail station make any consideration of major housing development on the outskirts of Kidlington unsustainable in terms of loss of green and open space, increased road and air traffic and pollution, and additional demand upon an already stressed local infrastructure, most notably health services provision. Largescale development in Kidlington is probably only possible within the Green Belt, most likely in the Kidlington gap, and we would object to this absolutely for reasons already indicated. The effects of largescale housing or employment development in or near to Kidlington can only be detrimental to the health and quality of life of Kidlington residents and to the natural environment, outcomes that are the opposite of Cherwell's 'vision' for '... an area where all residents enjoy a good quality of life .... [where] those who live and work here will be happier [and] healthier ....'. (cont....)

PR-A-043 E & R Moore	1 SA	<p>(cont...) With regards to the detail of the Sustainability Appraisal, the critical and key part of the Review process, we have concerns in relation to Kidlington in particular, since it is clearly a likely target area for largescale development about the accuracy and viability of a number of the Assumptions (expressed as positive, negative or neutral ratings) that are proposed as a short cut to measuring the Review's deliberations against Cherwell's sustainability objectives. We believe that these Assumptions are in many instances simplistic and should be modified or abandoned in favour of a more detailed and balanced methodology.</p> <ol style="list-style-type: none"> <li>1. Provision for affordable housing. Cherwell's existing target is for 33% affordable housing; this will not be achieved while developers have the option of 'financial contribution', which makes a nonsense of this target.</li> <li>2. Health/wellbeing. Sites within/adjacent to Kidlington are rated (+) because of the adequacy of existing healthcare facilities – but the existing healthcare facilities in the village are already stretched to breaking point.</li> <li>5. Create/sustain vibrant communities. Airports should be included in the list of adverse factors (). The number of flights from Kidlington airport has increased over time, causing considerable noise, air, and light pollution in and around Kidlington. More recently lengthy episodes of very loud and persistent noise from ?engine testing occur on an almost daily basis, and can be heard inside our doubleglazed house in north Kidlington and as far away as the centre of Kidlington and ShiptononCherwell. The noise is unpleasant and intrusive. Further development of the airport will increase these pollutions, to the detriment of the mental and physical health of residents. (cont...)</li> </ol>	SEE LEFT COLUMN
PR-A-043 E & R Moore	1 SA	<p>(cont...) 6. Improve accessibility to all services/facilities. Development within/near Kidlington is rated (++) because of proximity to a number of services/facilities, but this rating is very crude, and takes no account of the range, quality, and adequacy of the services, such as the capacity of the health and education services, the standard of retail provision, or the number and quality of urban green spaces.</p> <p>7. Conserve, enhance, create resources for biodiversity. The rating of 'may have' (-) or () is conditional upon the detailed planning application, because it is considered that potential impacts cannot be determined with certainty at this level of assessment. The conditionality attached to this critical objective is not satisfactory and should be amended: the momentum of a full planning application favours development over biodiversity interests, and green infrastructure and mitigation are dependent on developers' remediation plans which in actuality may or may not be of environmental value and may or may not be implemented and maintained. There are similar concern about the conditionality attached to the creation of new areas of open space ('likely positive effect', 'larger sites may have particularly positive effects'): this is much too vague and also begs the question of how new areas of open space are to be created in largescale developments which by their very nature actually substantially reduce existing areas of open space.</p> <p>8. Protect/enhance landscape character ... make accessible for the enjoyment of the countryside. Again, the conditionality of this rating ('may have' ) is unsatisfactory, leaving the burden of assessment to the planning application stage. (cont....)</p>	SEE LEFT COLUMN

PR-A-043 E & R Moore

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(cont...) 10. Reduce air pollution and road congestion. It is essential that these ratings based on distance from sustainable transport links are applied with reference to the actuality of public transport provision and cycling and walking opportunities at the time of the review and not on any planned future (but uncertain) public transport etc. improvements. The current Oxfordshire Transport Strategy itself needs careful scrutiny for its potential to increase congestion and traffic flow through Kidlington by merely moving the current congestion and traffic volume from the perimeter of Oxford to outlying areas. There are wider current or planned developments such as the Northern Gateway, Upper Heyford housing scheme, and proposed alterations to the A34/A40 intersections in the locality that will increase the type and volume of traffic through Kidlington, and these should be factored into any consideration of additional traffic pressures created by largescale housing development in or near Kidlington, especially as Kidlington already has an AQMA. A weakness in setting ratings according to the proximity of public transport provision etc. is that it inherently excludes commercial traffic with its heavy polluting and noise effects and, critically, it relies on voluntary use of public transport, making it misleading to assume that public transport provision will substantially reduce the increase in traffic resulting from largescale development. Finally, a serious omission in this section is consideration of the air pollution from air traffic over Kidlington (see 5. above), and this should be rectified.

12. Reduce flooding risk. We struggle to understand why largescale development in highrisk areas should be considered at all, and why ratings are applied based on the extent of the allocation of open space in a development when it is an inherent characteristic of largescale development that it itself consumes a large area of open space. There are sufficient examples in the county of permitting development on highand moderaterisk flood areas to demonstrate that it can precipitate flooding events that damage quality of life and the economy and necessitate highcost remedial works. Fields and open spaces around Kidlington frequently flood in periods of heavy rainfall, particularly near the river Cherwell to the east and the canal to the west. (cont....)

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PR-A-043 E & R Moore

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(cont...) 16. Ensure levels of high and stable employment so that everyone can benefit from economic growth of the district and Oxford and 17. Economic growth, competitiveness. These are very generalised aspirations that fail to take into account the disbenefits (mainly health and social) of economic growth, such as loss of green and open space and increased traffic and pollution and infrastructure pressures, nor is there any recognition that to some (currently unknown?) extent the types of employment and income levels generated could lead to greater inequalities in areas such as access to affordable housing and educational and health provision – not everyone would benefit. The outcome of largescale residential development adjacent to Cherwell's existing and planned key employment areas is problematic to forecast, and the positive ratings (++) and (+) need reconsideration since they do not reflect the complexity of possible outcomes. It is difficult to predict where people will choose or can afford to live in relation to their workplace. Housing developments adjacent to Kidlington intended to provide for Oxford's workforce risk instead being occupied by London commuters attracted by the new Oxord Parkway rail link or by commuters utilising the access to nearby trunk roads, and expansion of employment sites in the same locality can only increase pressure on housing, transport and infrastructure.

Similarly, the notion that the development of largescale employment sites always merits a positive (++) rating as a contribution to economic growth is simplistic since it does not take into account such factors as the type of employment and revenue generation and, critically, the economic benefits to the locality in which it is situated or the disbenefits to communities of loss of open space and increase in traffic and pollution. The Cherwell district already enjoys a below national average unemployment rate, and continued expansion of the labour force will exert unsustainable pressures on housing supply and on public services that are already and for the foreseeable future under massive strain from funding cuts. (cont...)

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PR-A-043	E & R Moore	1	9 (cont...) We would additionally ask that the Review process also gives due weight to the government's stated desire to conserve the Green Belt; the NPPF presumption against development of the Green Belt; the recommendation of the 2015 Green Belt study that local authorities should undertake careful master planning and development so that harm [to the Green Belt] is minimised (SA 3.15); the planning inspector's view that Kidlington's own housing needs can be addressed under PV3 rather than requiring a local review of the Green Belt (SI3.25); the NPPF requirement that local authorities should have regard to the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary (SI4.15); and to Cherwells' own stated objectives to protect and respect individual settlements (SI 3.2), strictly control development in open countryside (SI3.6), carefully consider in relation to the Green Belt and its purposes [proposals for] any further housing growth in Kidlington to accommodate unmet housing need from elsewhere (SI3.26), avoid sprawl and coalescence and harm to the identity of existing settlements and protect biodiversity in both designated and nondesignated sites (SI5.37) (SI5.113), protect the canal corridor (SI5.130) and its value as a tourism resource (SI5.87), and strictly control development in open countryside, and in floodrisk areas in Kidlington and along the canal (SI5.133/4).
PR-A-043	E & R Moore	SCI	Before setting out our comments on this planned Review, we would like to register a protest at the number of major consultations that are running consecutively or within a very short time frame of each other. These are major, lengthy and complex documents to read and comment on, and time pressures or health or other life events, and even limited IT skills, must preclude many people's participation in this consultative process. To encourage public participation and support the democratic process, please could you leave more time between major consultations, or give us a longer consultation period. The following comments are – we apologise probably not in the required format, but we found it impossible to respond to the battery of formal questions inserted in such lengthy documents that we can only scan onscreen, in the time available. Thank you.
PR-A-044	J Pilgrim	1	No. It is derived from the Oxfordshire SHMA which has simply been accepted by the Council and not subjected to serious independent scrutiny. The SHMA was drawn up by private consultants who largely work for the development industry and therefore have a conflict of interest. Its figures are much too high, far in excess of previous trends and difficult to justify. I do not accept that the SHMA figures represent either Cherwell's or Oxford's needs.
PR-A-044	J Pilgrim	2	No. The excessive housing figures are already based on unrealistic forecasts of growth in employment. To provide for yet more employment generating development is simply creating a vicious circle.
PR-A-044	J Pilgrim	9	No. Green Belt is a permanent designation. The Green Belt around Kidlington is much valued. National Policy says that housing need is not a reason to build on the Green Belt. The Government, in its manifesto, made a commitment to protect the Green Belt. There are better opportunities in Oxford itself to develop underused sites for residential use and to ensure unoccupied property is fully utilised.
PR-A-044	J Pilgrim	16	Transport networks in this area are already overloaded. I do not believe that current proposals will solve existing problems, let alone those caused by additional growth in Cherwell and elsewhere in the County. The Highway Authority's vision and objectives, that you quote, are vague aspirations and without substance. Improvements to transport networks should be the priority.
PR-A-044	J Pilgrim	24	Finding sites for a further 3500 houses in addition to the excessive number already included in the Local Plan will further damage the natural environment of Cherwell. There is a serious risk of flooding in areas close to Oxford already struggling to handle increased surface water run-off which will be exacerbated by this scale of development.
PR-A-045	Archstone Projects Ltd	1	An apportionment of 3,500 homes from the working assumption of 15,000 homes for Oxford City seems a reasonable approach at this stage. We support the Council's decision to push ahead with the review of the Local Plan based on these principles rather than waiting for the conclusions of the ongoing Oxfordshire Growth Board work.
PR-A-045	Archstone Projects Ltd	6	It would seem logical for the area/s of search for the unmet need to relate well to Oxford City. However, the tests for how well areas relate should be varied and also balance constraints. Areas in close proximity to the City will not necessarily perform better or as well as locations in other parts of the District, which may be less contained and more conducive to sustainable travel (e.g. by train or Park and Ride).

PR-A-045	Archstone Projects Ltd	7	The LTP4 Oxford Transport Strategy identifies the existing problems in the City of poor air quality and traffic congestion and the challenges for mass transit for future growth. The Strategy should be a key influence in narrowing the area/s of search to focus on sustainable transport corridors and support the County's transport strategies.
PR-A-045	Archstone Projects Ltd	10	Part 1 of the Local Plan was recently adopted before the work by the Oxfordshire Growth Board was sufficiently progressed, so CDC will effectively be identifying additional housing supply specifically for meeting Oxford's needs. However, both authorities form part of the same housing market area and the need of Oxford is already affecting the availability and affordability of housing in Cherwell District. So in reality, identifying a supply of additional sites in the District and attributing them specifically to Oxford would be artificial and very difficult to monitor in terms of the need they are addressing.
PR-A-045	Archstone Projects Ltd	11	The work by the Oxfordshire Growth Board has acknowledged the extent of the unmet housing need for Oxford City. The urgent need for new housing related to Oxford City is already affecting Cherwell and the surrounding authorities in the market area in terms of affordability and where people choose to live. By helping to meet Oxford's needs, CDC will also be helping to address associated problems in the District.  Cherwell is responsible for providing sufficient supply within its administrative boundary to assist Oxford City and will be the authority controlling the development plan and planning permissions.  The supply should therefore be aggregated to achieve the objectives of the NPPF to encourage sustainable development to boost housing supply, and to address the current failings in the housing market area. To do otherwise would be artificial and impractical.
PR-A-045	Archstone Projects Ltd	15	Traffic and poor air quality are key planning challenges facing Oxford City. CDC should therefore consider all areas where people (either currently or through improvements to infrastructure) can travel most sustainably to Oxford to reduce traffic and improve air quality. This should include near railway stations and also along main roads which can benefit from park and ride.
PR-A-046		1	No. It is derived from the Oxfordshire SHMA which has simply been accepted by the Council and not subjected to serious independent scrutiny. The SHMA was drawn up by private consultants who largely work for the development industry and therefore have a conflict of interest. Its figures are much too high, far in excess of previous trends and clearly unrealistic. I do not accept that the SHMA figures represent either Cherwell's or Oxford's needs. I would like to see an independent group, i.e., none connected to development in any remote way, prepare a study. Results, then, might be worth considering seriously.
PR-A-046	B Seymour	2	The excessive housing figures are already based on unrealistic forecasts of growth in employment. To provide for yet more employment generating development is simply creating a vicious circle. Employment need should be natural self-generating growth, not artificially implanted.
PR-A-046	B Seymour	9	No. Green Belt is a permanent designation. The Green Belt around Kidlington is much valued. National Policy says that housing need is not a reason to build on the Green Belt. The Government, in its manifesto, made a commitment to protect the Green Belt.
PR-A-046	B Seymour	16	Transport networks in this area are already overloaded. I do not believe that current proposals will solve existing problems, let alone those caused by additional growth in Cherwell and elsewhere in the County. The Highway Authority's vision and objectives, that you quote, are vague aspirations and without substance. There are already too many private vehicles. Each house/home has 3, sometimes more, vehicles parked in front. Paved-over front gardens have become parking lots. More chaos on the roads will accompany more housing. Cyclists (and I am one) continue to be in danger and will be even more so with frustrated, nasty, ill-tempered, ill-trained drivers taking it out on us.
PR-A-046	B Seymour	24	Finding sites for a further 3500 houses in addition to the excessive number already included in the Local Plan will further damage the natural environment of Cherwell. Considering the increase in private vehicles that further housing will engender air pollution can only increase.

PR-A-047	JLL / Church Commissioners for England	10	<p>The formation of a specific housing land supply to meet Oxford City's needs would need to be carefully formulated and considered to ensure that it is consistent with the evidence base underlying the SHMA.</p> <p>Such a policy is also likely to be difficult to formulate, as sites in the District are likely to contribute to both housing needs at a District level and those in the wider Strategic Housing Market Area (SHMA). We will carefully monitor any future policy proposed by the Council to ensure that the practical implications for the delivery of the District's housing land supply are properly understood.</p>
PR-A-047	JLL / Church Commissioners for England	11	<p>Whilst the District has identified strategic sites to meet its own housing needs over the plan period, it has not allocated land that could provide for Oxford City's needs or smaller housing sites (the latter being considered in Part 2).</p> <p>We welcome the Council's acknowledgement at Paragraph 5.11 that the NPPF requires, amongst other things, the Council to ensure that the Partial Review meets the full, objectively assessed needs for the SHMA, and in addition, that CDC should review the supply of housing annually.</p> <p>To assist the 5 year housing land supply, CDC should ensure that there is sufficient flexibility in planning policy for sites to move from employment (where such uses cannot be attracted), and released to deliver dwellings which will contribute to the District's five year housing land supply. This flexible approach is in line with Paragraph 22 of the NPPF, and will assist CDC in accommodating the additional housing required in the District. This flexible approach will also reduce the pressure to release greenfield land to accommodate housing growth elsewhere in the District.</p>
PR-A-047	JLL / Church Commissioners for England	15	<p>Site submission - Land East of Banbury Business Park. Please see answers to Questions 10-12 and note the role that redundant or underutilised employment land could play in contributing to the District's housing supply. Such locations should be reviewed to assess their potential as potential housing sites, particularly where the demand for employment land is limited.</p> <p>We have suggested that the Land East of Banbury Business Park should be considered as a potential housing location in our Call for Sites submission.</p>
PR-A-047	JLL / Church Commissioners for England	12-14	<p>Paragraph 5.37 states that: <i>'the Partial Review will need to accommodate additional housing growth in a way that complements the Local Plan Part 1's approach of creating and supporting inclusive communities in quality urban and rural environments; avoiding sprawl and harm to the identity of settlements'</i> .</p> <p>In order to accommodate this additional housing growth in a sustainable way, a flexible approach should be taken to enable employment land to be brought forward for residential uses where demand for the employment use cannot be secured in line with Paragraph 22 of the NPPF. This approach (to review the potential of such sites to contribute to the District's housing supply) will contribute to the aims of the Part 1 Partial Review by promoting, creating and supporting inclusive communities in quality urban and rural environments. It will also assist in reducing urban sprawl and harm to the identity of settlements, and should also ensure that housing growth is focused to areas where sufficient infrastructure is provided. We expand on this further in our response to Part 2.</p> <p>We reserve the right to make further comments as the Partial Review of Part 1 Local Plan progresses.</p>
PR-A-047	JLL / Church Commissioners for England	20+21	<p>We welcome Paragraph 5.79 which recognises that in formulating Local Plans, Local Planning Authorities (LPAs) are expected to support existing business sectors, and take into account whether businesses are expanding or contracting.</p> <p>Paragraph 5.79 also acknowledges that policies should be flexible enough to accommodate needs not anticipated in the Plan and to allow a rapid response to changes in economic circumstances. This approach is welcomed as it is in line with the Paragraph 22 of the NPPF.</p>



PR-A-047	JLL / Church Commissioners for England		11 CDC should ensure that there is sufficient flexibility in the Local Plan for sites to be released from employment uses (where such uses cannot be attracted) so that residential dwellings can be delivered which will contribute to the District's five year housing land supply. This flexible approach is in line with Paragraph 22 of the NPPF, and will assist CDC in accommodating the additional housing requirements in the District. This flexible approach will also reduce the pressure to release greenfield land to meet the housing requirements under Parts 1 and 2 of the Local Plan.
PR-A-047	JLL / Church Commissioners for England		11 There is sufficient protection of employment land in Part 1 and any greater protection in Part 2 would reduce the flexibility to bring forward employment land for alternative uses (in situations where there is limited demand for employment). Policy SLE1 already provides sufficient protection, and any further protection would not be compliant with Paragraph 22 of the NPPF.
PR-A-047	JLL / Church Commissioners for England	11&15	We have also provided a response to the Council's 'Call for Sites', to highlight the potential of the remaining of remaining land at Banbury Business Park not only for employment uses in the future, but also the potential to accommodate alternative uses, such as residential. Although the previous employment allocation of the remaining employment land should be carried forward into Local Plan as Part 2, it is critical that local planning policy remains sufficient flexible to bring forward alternative uses on the remaining land at the Business Park, if the refreshed marketing campaign for employment uses fails to secure an employment use in the future.
PR-A-048	Historic England	1	No comment.
PR-A-048	Historic England	2	We can see the advantage of supporting additional housing by additional employment-generating development (together with essential facilities and services) to avoid or reduce the need for commuting. However, we also a wider issue here that presumably Oxford's identified housing need is based partly on that needed to support economic growth. If that economic development was then to be provided outside Oxford, it would be reasonable to expect the overall housing need of Oxford to be reduced accordingly. This is a wider issue of where economic growth takes place in the county.
PR-A-048	Historic England	3	Oxford's Key Issues are as set out in the extract from the Oxford City Core Strategy in paragraph 2.24. We would also specifically mention views into and over the city, including those identified in the Oxford Viewcones Study, and how they contribute to the significance of the city and appreciation of that significance, and the need to reduce or minimise travel demand.  Paragraph 3.4 – has the land within the district to the north of Oxford any historic significance – have the Historic Environment Record and Historic Landscape Characterisation been checked ?  Paragraph 3.19 – Kidlington has a historic centre, recognised by Conservation Area designation. Any proposed development at Kidlington should not have an adverse effect on the character, appearance and special interest of the Conservation Area.  Paragraph 3.28 – we welcome the recognition of the conservation areas within the District.
PR-A-048	Historic England	4	We would expect a key principle or goal that additional growth in the District should aim to achieve is the conservation and enhancement of the District's historic environment and the heritage assets therein. This should reflect the Vision.
PR-A-048	Historic England	5	Logically would come before goals, which should contain "without unacceptably affecting Cherwell's natural, built and historic environment".
PR-A-048	Historic England	6	Generally yes, but with the caveat that other considerations also need to be taken into account, including the potential effects on the historic environment.
PR-A-048	Historic England	7	As above, proximity to Oxford City and potential effects on the historic environment, and also transport infrastructure. If employment-generating development is provided alongside the new housing, then the area of search could be wider.
PR-A-048	Historic England	8	Possibly, if employment-generating development and other facilities and services are provided alongside the new housing.

PR-A-048	Historic England	9	Not just on the Green Belt, and if the Green Belt is considered then, as we explain earlier in this letter, the contribution of a site to the purposes of the Green Belt, particularly, given our remit, the purpose to preserve the setting and special character of historic towns, will obviously be a major issue.
PR-A-048	Historic England	13	The conservation and enhancement of the historic environment and the heritage assets therein.
PR-A-048	Historic England	14	“to not unacceptably affecting Cherwell’s natural, built and historic environment”.
PR-A-048	Historic England	15	Locations with an existing or potential adequate range of employment opportunities, facilities, services and infrastructure, and which would not unacceptably affect the District’s natural, built and historic environment.
PR-A-048	Historic England	22	The National Planning Policy Framework (NPPF) makes it clear that the conservation and enhancement of the historic environment is an integral part of sustainable development (paragraphs 7 and 9).
PR-A-048	Historic England	23	The need to conserve and enhance the significance of heritage assets and their settings should be a consideration when identifying potential development locations to meet Oxford’s unmet needs, both as a potential constraint and as a potential opportunity to secure the future of historic buildings or to better reveal their significance.
PR-A-048	Historic England	26	We welcome paragraphs 5.142 – 5.154. However, paragraph 5.143 could have noted that the NPPF also requires local plans to contain a clear strategy for enhancing the built and historic environment and to identify land where development would be inappropriate, for instance because of its environmental or historic significance.
PR-A-048	Historic England	27	The need to conserve and enhance the significance of heritage assets and their settings should be a consideration when identifying potential development locations to meet Oxford’s unmet needs, both as a potential constraint and as a potential opportunity to secure the future of historic buildings or to better reveal their significance. This consideration should include the contribution of a site to the purpose of the Green Belt to preserve the setting and special character of Oxford.
PR-A-048	Historic England	28	Although we have no sites to put forward, we would respectfully remind the Council of the need to have regard to potential impacts on the historic environment when considering potential housing sites. The National Planning Policy Framework explains that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance.

Information on designated heritage assets can be found on the National Heritage List for England (<http://list.historicengland.org.uk>) and on non-designated heritage assets from the Historic Environment Record. Other potential sources of information include the Oxfordshire Historic Landscape Character Assessment, currently underway, Urban Character Assessments and Conservation Area Character Appraisals. (cont...)

PR-A-048	Historic England	28	<p>(cont...) Historic England expects the policies and proposals of local plans, including development site allocations, to be based on an adequate, up-to-date and relevant evidence base as regards the historic environment. We will look to see how the consideration of impacts on the historic environment has informed the choice of allocation sites. These should include the impacts of any sites proposed in the Oxford Green Belt on its function to preserve the setting and special character of Oxford.</p> <p>Historic England's Good Practice Advice in Planning Note 1 contains advice on the historic environment in local plans: (<a href="https://content.historicengland.org.uk/imagesbooks/publications/gpa1-historic-environment-local-plans/gpa1.pdf/">https://content.historicengland.org.uk/imagesbooks/publications/gpa1-historic-environment-local-plans/gpa1.pdf/</a>) and we have published further advice on site allocations in local plans: (<a href="http://www.historicengland.org.uk/images-books/publications/historic-environmentand-site-allocations-in-local-plans/">http://www.historicengland.org.uk/images-books/publications/historic-environmentand-site-allocations-in-local-plans/</a>). Advice on the setting of heritage assets is given in Historic England's Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (<a href="https://content.historicengland.org.uk/imagesbooks/publications/gpa3-setting-of-heritage-assets/gpa3.pdf/">https://content.historicengland.org.uk/imagesbooks/publications/gpa3-setting-of-heritage-assets/gpa3.pdf/</a>). (cont...)</p>
PR-A-048	Historic England	28	<p>(cont...) We would be pleased to offer comments on potential sites as regards the potential impact on the significance of designated heritage assets, in confidence if necessary, and further advice should be sought from your Conservation Officer and Archaeological advisor.</p>
PR-A-048	Historic England	10-12	No comment.
PR-A-048	Historic England	16-21	No comment.
PR-A-048	Historic England	24+25	No comment.
PR-A-048	Historic England		<p>9 We note the preparation of the Oxford Green Belt Study and its having been undertaken through the Oxfordshire Growth Board under the Duty to Cooperate. As noted above, the Duty also applies to Historic England and we are surprised that we do not appear to have been offered any opportunity to comment on the study before now.</p> <p>Therefore, whilst we are pleased to see that the study has assessed the extent to which the Green Belt has performed against the purpose to preserve the setting and special character of historic towns, we are not in a position to endorse or necessarily agree with the study's findings in this respect.</p> <p>The contribution of a site to the purposes of the Green Belt, particularly, given our remit, the purpose to preserve the setting and special character of historic towns, will obviously be a major issue to be considered in identifying possible sites to help meet Oxford's unmet housing need. In addition, the consideration of impacts on the historic environment should inform the choice of allocation sites.</p>
PR-A-048	Historic England		<p>28 We have published advice on site allocations in local plans: (<a href="http://www.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/">http://www.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/</a>). Advice on the setting of heritage assets is given in Historic England's Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (<a href="https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/gpa3.pdf/">https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/gpa3.pdf/</a>).</p>

PR-A-048 Historic England

As regards the Sustainability Appraisal, general advice on Sustainability Appraisal and the historic environment is set out in Historic England's publication "Strategic Environmental Assessment, Sustainability Appraisal and The Historic Environment": [https://content.historicengland.org.uk/images-books/publications/strategic-environ-assessment-sustainability-appraisal-historic-environment/SA\\_SEA\\_final.pdf/](https://content.historicengland.org.uk/images-books/publications/strategic-environ-assessment-sustainability-appraisal-historic-environment/SA_SEA_final.pdf/). We also have the following detailed comments.

In paragraph 2.45, it could be noted that the NPPF requires local planning authorities to set out in their Local Plans a positive strategy for the conservation and enjoyment of the historic environment.

In paragraph 3.20, the historic environment does not just include designated heritage assets – the NPPF gives a broad definition of the "historic environment". We consider that the historic environment includes areas, buildings, features and landscapes with statutory protection, together with those parts of the historic environment which are locally valued and important and also the historic character of the landscape and townscape. (cont....)

PR-A-048 Historic England

(cont...) Does the District Council have an up-to-date and comprehensive "local list" ? If not, then this should be identified as a gap in the baseline knowledge. Reference should be made to the Oxfordshire Historic Environment Record and the Oxfordshire Historic Landscape Characterisation (currently being completed). There are currently four listed buildings on the Heritage at Risk Register.

In Table 4.1, not all the historic environment is "built", nor is it entirely composed of "areas". We suggest that the Key Sustainability Issue for the historic environment be "Conserving and enhancing designated and non-designated heritage assets and the contribution made by their settings and addressing heritage assets at risk from neglect, decay, or development pressures".

PR-A-049 Aylesbury Vale District Council

We have no comments to make on the Oxford's Unmet Need and Development Management Policies and Sites Issues Papers.

PR-A-049 Aylesbury Vale District Council

17 We acknowledge that the Oxfordshire Strategic Housing Market Assessment document identifies that the Full Objective Assessed Need for Housing in Cherwell to be 22,800 dwellings over the 20-year period 2011-31, equivalent to an average of 1,140 dwellings per year. We acknowledge and support that Cherwell intends to accommodate the unmet need from Oxford of up to 3,500 dwellings that cannot be met by Oxford City Council but is not seeking to accommodate any unmet housing need in Aylesbury Vale.

We also acknowledge that Cherwell District Council is currently exploring the provision of a new junction on the M40, to the south of Junction 9, near to Arncott. This proposal is supported by AVDC.

We recognise the need to work co-operatively and confirm our continued support to ensure we can demonstrate this co-operation when we get to examination of the authority's plans. We hope our comments are helpful and look forward to continuing to work with you in your Local Plan production. We welcome the opportunity to be engaged in the next steps of the plan making as part of the Duty to Co-operate.

PR-A-050 Duns Tew Parish Council

6

Yes.

PR-A-050	Duns Tew Parish Council	7	As This is to support Oxford's needs the area should be close to Oxford.
PR-A-050	Duns Tew Parish Council	8	No.
PR-A-050	Duns Tew Parish Council	9	Yes.
PR-A-050	Duns Tew Parish Council	10	Yes.
PR-A-050	Duns Tew Parish Council	11	a) Development should be directed towards Kidlington as the area already has the Services and Infrastructure. b) build in the Green Belt and extend the line of the Green Belt To compensate c) Consider developing some of the Open Spaces around Oxford For Example Oxford Golf Course.
PR-A-051	Mike Gilbert Planning and VSL & Partners	1	3,500 homes is a minimum for Cherwell to accommodate to meet its share of Oxford's unmet housing needs. The number of additional homes that will need to be provided as a share of the total of requirement of 15,000 homes is likely to be between 3,500 and 4,500.
PR-A-051	Mike Gilbert Planning and VSL & Partners	2	No. The purpose of the Local Plan Partial Review is to address Oxford's major housing shortage. The adopted Local Plan already enables the growth of Langford Lane/Oxford Technology Park and Begbroke Science Park in Kidlington's hinterland to help provide for Oxford's overflow business needs. The two issues can be joined up by providing the necessary additional housing on appropriate sites in Kidlington's hinterland. There is no need, therefore, to plan for additional employment development.
PR-A-051	Mike Gilbert Planning and VSL & Partners	4	Key principles to achieve: - Given Kidlington's role as a main urban centre and its close physical and economic links with Oxford, the vitality of Kidlington and its ability to serve its hinterland need to be promoted; - Additional development needs to be concentrated in sustainable locations and the thriving rural community around the main urban centre of Kidlington needs to be supported; - Unused sites of a lesser environmental value and unconstrained by environmental designations need to be brought forward; - The identity of individual settlements needs to be protected by avoiding coalescence; and - Growth needs to be enabled in areas with excellent transport infrastructure to ensure the fullest possible use is made of public transport, walking and cycling.
PR-A-051	Mike Gilbert Planning and VSL & Partners	6	Yes. The purpose of the Local Plan Partial Review is to address Oxford's major housing shortage. It is self-evident, therefore, that the additional housing development needs to be located close to Oxford and transport routes into Oxford. This will also accord with the requirements of the NPPF and the overall strategy of the adopted Cherwell Local Plan Part 1 to deliver sustainable development.
PR-A-051	Mike Gilbert Planning and VSL & Partners	7	Proximity to both Oxford and transport routes into Oxford.
PR-A-051	Mike Gilbert Planning and VSL & Partners	8	No. As the purpose of the Local Plan Partial Review is to address Oxford's major housing shortage the required additional housing development needs to be located close to Oxford.
PR-A-051	Mike Gilbert Planning and VSL & Partners	9	Yes. The extent of the Oxford Green Belt is a clearly defined geographical area and lies close to Oxford. It is the obvious "area of search" for additional development sites needed to meet Oxford's unmet housing needs.

PR-A-051	Mike Gilbert Planning and VSL & Partners	10	Yes. That will enable developments aimed at meeting the distinct housing needs of Oxford and Cherwell District to be effectively monitored.
PR-A-051	Mike Gilbert Planning and VSL & Partners	11	The strategy for meeting Oxford's unmet housing needs must be consistent with the overall strategy of the adopted Cherwell Local Plan Part 1 and the requirements of the NPPF. Following on from Question 9, the separate monitoring of the five year housing land supply relating to Oxford's unmet housing needs could tie in with the geographical area of the Oxford Green Belt within Cherwell as current planning constraints in this area mean that it contributes little towards meeting the housing needs of Cherwell District.
PR-A-051	Mike Gilbert Planning and VSL & Partners	15	Sites should be adjacent to existing larger settlements, close to both Oxford and transport routes into Oxford, and located where people will have a real choice in how to travel - including sites that are currently protected by the Green Belt. Unused sites which are well located and which, according to the Green Belt Study, contribute least to the purposes of including land within Green Belts should be released from the Green Belt and so made available for development.
PR-A-051	Mike Gilbert Planning and VSL & Partners	28	Site submission - Land South of Solid State Logic Headquarters, Spring Hill Road, Begbroke. Yes. Please see the attached site submission form, site location plan and letter dated 10 March 2016 promoting the land on the southern edge of Begbroke. The land is unused rough grassland. It is deliverable, developable and in a sustainable location.
PR-A-051	Mike Gilbert Planning and VSL & Partners	22+23	There is the opportunity to join up the two issues of helping to provide for Oxford's overflow business needs within Kidlington's hinterland through the planned growth of Langford Lane/Oxford Technology Park and Begbroke Science Park (Policy Kidlington 1 of the adopted Local Plan) and providing for Oxford's unmet housing needs by developing appropriate sites also within Kidlington's hinterland.
PR-A-052	Nathaniel Lichfield & Partners / Taylor Wimpey Oxfordshire	1	The Issues Consultation Document Part 1 notes (para 2.16) that if the 15,000 homes were proportioned on a pro rata basis across the Oxfordshire Authorities (including Oxford CC) this would result in a need for Cherwell to address an unmet need of 3,000 homes.  In the first instance we query how Oxford City Council can meet its own "unmet need" - if it were able to meet this need it would, by definition, not be "unmet". Cherwell go some way to acknowledge this (para 2.17) recognising that "this figure would potentially increase for the rural districts if Oxford's contribution was to be less than 3,000".  They go on to acknowledge that the level of need may change if "the overall countywide level of unmet need changes or if the countywide work shows that there are significant differences between the relative sustainability of potential options . . . meaning one authority should take more or less than another."
PR-A-052	Nathaniel Lichfield & Partners / Taylor Wimpey Oxfordshire	1	(cont...) Our clients concur with this analysis. Furthermore, relative to the other Oxfordshire Authorities (excluding Oxford CC) Cherwell is relatively unconstrained as shown in Map 3 of the Issues Consultation document. Specifically it lacks the significant extent of Areas of Outstanding Natural Beauty (AONB) that West Oxfordshire, Vale of White Horse and South Oxfordshire respectively all have.  These factors, coupled with the strong transport links and other relationships Cherwell has with Oxford, may well lead to CDC's share of the unmet need being proportionately higher than this as the extent of Oxford's unmet need may not be divided equally between the authorities.  We do not therefore consider that 3,500 homes is a reasonable working assumption for Cherwell in seeking to meet Oxford's unmet need. Any one of the factors that we have identified would lead to a higher level of housing need than and, in aggregate, the need could be substantially higher.

PR-A-052	Nathaniel Lichfield & Partners / Taylor Wimpey Oxfordshire	4	<p>The key principle will be establishing appropriate sustainable locations for Oxford's unmet need to be accommodated throughout the District. The NPPF is clear (para 14) that the "presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking."</p> <p>Such an approach is consistent with that set out within the current Local Plan (summarised in the Issues Consultation Document – para 3.28) that whilst seeking to focus the majority of development in urban locations it also "identifies a sustainable hierarchy of villages which will inform the distribution of growth across the rural areas."</p>
PR-A-052	Nathaniel Lichfield & Partners / Taylor Wimpey Oxfordshire	6	<p>Our clients do not consider that it is appropriate to identify either an "Area of Search" or "Plan Area" for the partial review document. The evidence base, primarily the 2014 SHMA, identifies a single Housing Market Area within Oxfordshire and offers no support for an approach of defining an "area of search" for locations to meet the identified unmet need from Oxford.</p> <p>They are concerned that if such an "area of search" was identified and formed the basis of Cherwell's attempts to meet additional housing growth including unmet need it may well preclude sustainable locations falling outside the area of search therefore both conflicting with the NPPF and resulting in a sub optimum approach across the District. (cont...)</p>
PR-A-052	Nathaniel Lichfield & Partners / Taylor Wimpey Oxfordshire	6	<p>(cont...) We recognise (para 4.7) that parts of the district have more direct relationship with Oxford for different reasons but the SHMA indicates that cross district migration has produced, and will continue to produce, complex housing market sub areas. The provision of housing in a range of sustainable locations across the District will best meet the twin objectives of sustainability and addressing unmet need from Oxford.</p> <p>Whilst Bloxham benefits from reasonably good links with Oxford (enabling it to assist in meeting unmet need from the City) it can also address other housing need arising within Cherwell which in turn will free up new residential development in locations physically closer to Oxford.</p>
PR-A-052	Nathaniel Lichfield & Partners / Taylor Wimpey Oxfordshire	7	<p>As set out above, our clients do not consider it is appropriate to identify an 'area of search', instead consider that CDC should focus on promoting development in sustainable locations throughout the District, including Bloxham.</p>
PR-A-052	Nathaniel Lichfield & Partners / Taylor Wimpey Oxfordshire	8	<p>Yes, for the reasons we summarise above our clients consider this would be the most appropriate way to deal with meeting Oxford's unmet needs.</p>
PR-A-052	Nathaniel Lichfield & Partners / Taylor Wimpey Oxfordshire	10	<p>Our clients do not consider that CDC should pursue two separate 5 year land supplies. A single HMA has been identified within Oxfordshire, the reality is that housing need in Cherwell and the unmet needs arising from Oxford are not distinct but overlapping, and should therefore be considered as part of one housing requirement / supply.</p>
PR-A-052	Nathaniel Lichfield & Partners / Taylor Wimpey Oxfordshire	15	<p>As set out above, we consider that the need should be met throughout the entire district focussing on sustainable locations for development in line with the NPPF.</p> <p>We consider that Bloxham as "one of the most sustainable villages in the District" is well placed to contribute to meeting this need. Both the 2014 SHLAA and consultation response to a recent planning application on part of our clients site confirming it's suitability for housing endorse this approach.</p>

PR-A-052	Nathaniel Lichfield & Partners / Taylor Wimpey Oxfordshire	28	<p>Site submission - Land North and South of Milton Road, Bloxham. We note that the Part 1 Partial Review seeks the submission of strategic sites of 100 dwellings or more.</p> <p>Our clients consider that land within a central area in Bloxham, part of which the 2014 SHLAA has already identified "could be suitable for residential development" is capable of meeting residential need (of between 200 and 250 dwellings).</p> <p>In addition to this level of residential development the site is also capable of accommodating a primary school in view of the constraints experienced within the current facility.</p> <p>We expand upon our analysis of this site in our response to the "Call for Sites" at Section 5.0 of this report.</p>
PR-A-053	Bilfinger GVA / London Oxford Aviation Services Ltd	2	<p>The NPPF encourages Planning Authorities to progress housing and employment growth as linked strategies, as ensuring a joined-up approach to assessing need/land supply and the planned spatial distribution of these uses is a key element in ensuring sustainable development (particularly at a strategic level).</p> <p>LPP1 sets out employment land policies to meet the local needs identified as part of the preparation of that plan, which includes the removal of part of the LOA site from the Green Belt. However, the partial review to LPP1 has stepped beyond local matters and is required to tackle county-wide strategic planning needs. While this is primarily focussed on housing, it is our view that other key uses (principally employment, alongside infrastructure) should be dealt with at the same time as part of a joined-up strategy in order to ensure the proper planning of the district and county as a whole. (cont...)</p>
PR-A-053	Bilfinger GVA / London Oxford Aviation Services Ltd	2	<p>(cont...) The dispersal of what otherwise would have been Oxford's resident population offers the opportunity to capture economic activity/output within Cherwell which might otherwise have been in Oxford. This offers an opportunity to realise potential economic benefits for the district that would have otherwise been unachievable. It is our view that optimising potential economic benefits is dependant on a joined-up approach to housing and employment matters.</p> <p>This translates into an opportunity to unlock more ambitious economic development at existing and planned employment clusters, either directly through introducing a greater scale of employment and/or complementary mixed use development (including housing), or indirectly by facilitating infrastructure delivery. This is particularly relevant when considering 'strategic' employment locations such as London Oxford Airport which have a functional economic relationship with Oxford, the other Oxfordshire Authorities, and beyond (in terms of employee in/out-commuting patterns and supply chains), and which have their own economic challenges and development needs.</p>
PR-A-053	Bilfinger GVA / London Oxford Aviation Services Ltd	4	<p>The requirement to accommodate additional housing growth in the district creates an opportunity for existing Cherwell residents and businesses in terms of harnessing the value generated by this strategic development to deliver economic benefits, new/improved infrastructure, and a more sustainable pattern of development to the district.</p>
PR-A-053	Bilfinger GVA / London Oxford Aviation Services Ltd	28	<p>Site submission - London Oxford Airport. The enclosed Position Paper sets out the case for the removal of the London Oxford Airport site from the Green Belt alongside a site specific policy which supports mixed use development, to include a retained/enhanced aviation function, employment uses, transport infrastructure, housing, and associated supporting uses.</p>
PR-A-053	Bilfinger GVA / London Oxford Aviation Services Ltd	6-9	<p>We consider the factors set out at para 4.8 to be an appropriate set of criteria against which alternative spatial options for the location of housing growth should be appraised. In addition, consideration should be given to how housing growth could complement/support existing strategic employment locations and support economic growth as a direct benefit.</p>



PR-A-054	Gladman Developments	1	<p>Gladman has already set out their concerns over the seemingly premature nature of this consultation at a time when the full evidence base is not complete and the proportion of the unmet need that Cherwell will have to deliver is unknown.</p> <p>The working assumption that Cherwell will need to deliver 3,500 additional units to meet Oxford's unmet housing need is crude (based on a simple mathematical calculation) and for example, assumes that 3,000 units can be delivered within Oxford City itself which is surprising given it is Oxford City's unmet need that is being addressed. Removing the apportionment from Oxford City and distributing it evenly across the other Oxfordshire Districts would mean that Cherwell would have to accommodate at least 3,750 units. (cont...)</p>
PR-A-054	Gladman Developments	1	<p>(cont...) The evidence base needs to be far more sophisticated in terms of assessing the most logical, appropriate and deliverable strategy that will best meet Oxford's needs in a sustainable way. A study which seeks to assess key issues such as major constraints, travel to work data, public transport corridors, road infrastructure, evidence of historic house moves out of Oxford etc. will allow the apportionment of Oxford's unmet need to be more systematic, robust and transparent. Options can then be tested through other evidence base documents such as the Sustainability Appraisal and viability testing to ensure the option chosen is the most appropriate tested against reasonable alternatives and is deliverable.</p>
PR-A-054	Gladman Developments	2	<p>The key to addressing the additional housing required is to treat it simply as an increase to the overall objectively It is considered to be unnecessary to provide additional employment within Cherwell as a result of accommodating Oxford's unmet housing needs. Any additional employment provided within Cherwell would require additional housing beyond Oxford's unmet need to support the additional workforce.</p>
PR-A-054	Gladman Developments	3	<p>There are a number of key issues that need to be considered through the process of meeting the City's unmet housing needs.</p> <p>The City is one of the most unaffordable places to live in England where first time buyers, families and new employees seeking to move to the City struggle to find suitable accommodation to rent let alone buy. This causes major issues for recruitment, attracting 'key workers', and staff retention and has other associated consequences such as congestion as people seek to get into the city from other more affordable areas to access employment.</p> <p>The City also faces significant issues with various constraints including Green Belt, maintaining the historic environment flood risk and other environmental constraints which all need to be considered when seeking to meet the unmet housing needs of the City within the neighbouring local authority areas.</p>
PR-A-054	Gladman Developments	12-15	<p>The existing Cherwell Local Plan concentrates new development upon the major towns of Bicester and Banbury with Sustainable Urban Extensions of a significant scale. It is considered that these towns do not offer a suitable location for additional sites to meet Oxford's unmet housing needs as they will not be delivered in the short term because of the existing focus of development on these areas.</p> <p>Kidlington, which is a large rural settlement is surrounded by Green Belt and was looked at for further allocations through Part 1 of the Cherwell Local Plan adopted in 2015 including a small scale Green Belt review. It is therefore also considered that Kidlington offers extremely limited scope for new sites to meet Oxford's unmet housing need. (cont...)</p>

PR-A-054 Gladman  
Developments 12-15

(cont...) Gladman therefore agree with the statement made in para 5.36 of the Issues Consultation that the Council will have to consider all reasonable locations for contributing to meeting Oxford's unmet need, although we disagree that this should be limited to areas closest to Oxford. Sustainable sites located on the edge of the sustainable larger villages must be considered as suitable, sustainable and deliverable locations for meeting the unmet needs of Oxford in the short term, increasing choice to both house builders and house buyers thereby increasing the supply and delivery of housing. These sites are often free from constraints, can be delivered quickly and without major investment in new infrastructure. These sites will complement the large scale sites allocated in the adopted Local Plan and will ensure that the Council maintain a healthy and rolling five year supply of housing. They can also be delivered in a way which complements the approach of the adopted Part 1 Local Plan by creating and supporting inclusive communities in quality urban and rural environments; avoiding sprawl and harm to the identity of settlements; minimising environmental impacts; providing access to employment, services and facilities and ensuring sufficient infrastructure is provided.

It is therefore considered that the key specific housing objective that needs to be considered for meeting Oxford's unmet housing need is that it is met in full and without delay, across the plan period and within the district of Cherwell as part of the Oxfordshire HMA.

PR-A-054 Gladman  
Developments 6-9

As stated above, Cherwell District forms part of the Oxfordshire HMA and paragraph 47 of the Framework states that local planning authorities should use their evidence base to ensure that their Local Plan meets the full objectively assessed needs for market and affordable housing across the housing market area.

There is therefore, no specific requirement to identify sites that relate well to Oxford City in order to deliver the additional housing required within the HMA. Proximity and/or connectivity to Oxford may be one criteria that is assessed in the overall consideration of which sites to allocate for residential purposes, but this must be weighed in the balance amongst many other economic, social and environmental factors including importantly, deliverability.

The existing Local Plan allocates a considerable level of new development to the major towns of Bicester and Banbury. These sites are large in scale and will take a considerable amount of time to deliver in full. Scope for further allocations around these two towns through this process is therefore extremely limited and questionable in terms of actual deliverability. (cont...)

PR-A-054 Gladman  
Developments 6-9

(cont...) Therefore, in allocating sites to maximise housing supply the widest possible range of sites by size and market location are required, so that house builders of all types and sizes have access to suitable housing land in order to offer the widest possible range of products. The key to increasing housing supply is the number of sales outlets. Whilst some SUEs may have multiple outlets, in general increasing the number of sales outlets available means increasing the number of housing sites. So for any given time period, all else being equal, overall sales and build out rates are faster from 20 sites of 50 units than 10 sites of 100 units or 1 site of 1,000 units. The maximum delivery is achieved not just because there are more sales outlets but because the widest possible range of products and locations are available to meet the widest possible range of demand. In summary, a variety of sites in the widest possible range of locations ensure all types of house builder have access to suitable land, which in turn will assist the Council in maintaining a flexible and responsive housing land supply, ensuring increased housing delivery.

The Partial Review of the Local Plan should therefore look to allocate a range of sites of a variety of sizes in a wide range of locations principally centred around the larger sustainable villages within the district that are not constrained by Green Belt in order to provide deliverable sites and choice in the market for both house builders and house buyers. (cont...)

PR-A-054	Gladman Developments	6-9	<p>(cont...) The extent of the unmet housing need in Oxford and the immediate urgency of addressing this need to tackle the key issues of affordability and meeting the economic aims of Oxfordshire is such that sites that are allocated must be deliverable in the short term and should be located in a variety of settlements to provide extensive choice and speed up housing delivery.</p> <p>Whilst Green Belt locations should not be automatically excluded from consideration in the assessment of sites suitable for allocation, this must be weighed in the balance of all relevant factors with the knowledge that it is a constraint that is considered by the Framework to be restrictive. The policy test that applies to the removal of sites from the Green Belt is formidable and the need to justify exceptional circumstances for such a change must be considered to be an extremely high hurdle to overcome. Therefore, Green Belt releases should only be considered where alternative strategies for the delivery of the additional housing, such as sites surrounding the sustainable larger villages which are not constrained by Green Belt, have been exhausted.</p>
PR-A-054	Gladman Developments	10+11	<p>Gladman would object strongly to the identification of a specific housing land supply for Oxford's unmet needs with a separate five year supply calculation.</p> <p>As stated previously, housing needs must be met, in full, across the housing market area and for the purposes of Cherwell the housing market area is Oxfordshire. Therefore, any separation of the five year housing land supply calculation would be contrary to the Framework and therefore unsound.</p> <p>The unmet housing needs of Oxford are present now and need to be addressed in the short term to rectify the lack of housing supply, deal with affordability and increase economic prosperity. A separate five year housing land supply that relates specifically to Oxford would only serve to delay much needed housing delivery and would run counter to the need to boost significantly the supply of housing. (cont...)</p>
PR-A-054	Gladman Developments	10+11	<p>(cont...) It is considered that the requirement to meet Oxford's unmet housing need in Cherwell would not undermine the existing Cherwell strategy for delivering growth as the exercise should simply be seen as the need to deliver a higher OAN for the Oxfordshire HMA partly within Cherwell District.</p> <p>In addition, as the Local Plan runs from 2011, as does the Oxfordshire SHMA which sets out the OAN for Oxfordshire, there is already a substantial backlog of unmet housing need from Oxford (2011-2016) which needs to be met immediately. In addition, Cherwell have never met their own housing requirement (1,142 dpa) since 2011 and is therefore an authority where the 20% buffer applies, further exacerbating the unmet need issue.</p> <p>Therefore, sites should be identified through the Part 2 Development Management Policies and Sites document, which is also currently out for consultation, to meet the higher OAN number including Oxford's unmet need and Cherwell's housing requirement with a 20% buffer, within the sustainable larger villages which are not constrained by Green Belt to ensure delivery in the short term with no additional delay.</p>
PR-A-054	Gladman Developments	22+23	<p>Sustainability is not just about the environmental aspects. It is a balance of economic, social and environmental factors that all carry equal weight and should be considered alongside each other, through the Sustainability Appraisal when considering the most appropriate strategy for meeting Oxford's unmet housing need through the Partial Review.</p>

PR-A-054	Gladman Developments	24+25	<p>Consideration of the natural environment in the formulation of the strategy for the delivery of Oxford's unmet housing needs should be in line with the guidance set out in the Framework paragraphs 109 to 125.</p> <p>It is particularly pertinent to highlight that paragraph 109 states that the planning system should contribute to and enhance the natural environment by protecting and enhancing valued landscapes and paragraph 113 states that distinctions should be made between the hierarchy of international, national and locally designated sites so that protection is commensurate with their status.</p> <p>Landscape designations, outside of those specifically mentioned in footnote 9 of the Framework, are therefore not to be considered as absolute constraints. They are simply environmental considerations that should be factored into the balance of sustainability when identifying the most appropriate strategy and sites for meeting Oxford's unmet housing needs.</p>
PR-A-054	Gladman Developments	26+27	<p>Consideration of the built and historic environment in the formulation of the strategy for the delivery of Oxford's unmet housing needs should be in line with the guidance set out in the Framework paragraphs 126 to 141.</p> <p>Historic assets are not to be considered as absolute constraints, they are simply environmental considerations that should be factored into the balance of sustainability when identifying the most appropriate strategy and sites for meeting Oxford's unmet housing needs.</p>
PR-A-054	Gladman Developments	4+5	<p>It is difficult at this stage to comment upon suitable principles, goals and vision for meeting Oxford's unmet needs until the evidence base is complete and Cherwell are aware of the issues that they have to address. The principles, goals and vision will flow to some extent from the evidence base but also from the more strategic work that is being undertaken by the Growth Board. It is this strategic vision for the whole of Oxfordshire that should be reflected in the update to the vision and which will form the basis of the principles and goals as this exercise is about meeting the needs of the entire county rather than just the local authority area.</p> <p>Obviously these strategic aims may have to be amended to reflect a local context relevant to Cherwell but they must be based on achieving the aims of the strategic plan as set out by the Growth Board.</p> <p>The key overriding principle that needs to be reflected through the Partial Review is that the unmet needs of Oxford City are delivered in full, across the Oxfordshire HMA in a sustainable, deliverable and transparent manner to ensure that the economic prospects of the region are realised and people have access to suitable and affordable accommodation which they cannot attain within Oxford City.</p>

PR-A-055 Oxalis Planning / Cuvette Property Consulting Ltd	16	<p>We welcome that the Issues document includes sections on Transport, as well as Infrastructure and the Economy, and strongly support Cherwell District Council's apparent intention to consider the issues of Oxford's unmet housing need in a comprehensive and holistic way.</p> <p>However, a number of key transport issues, and associated land-use planning issues, are missing from the consultation document and should feature in the subsequent stages of the partial review. In particular, there is no reference or cross-reference to freight and distribution related transport. While the focus on the movement of people is understood given the general focus on housing and population, this should not be at the expense of also considering the needs for transport connectivity to enable the movement and storage of goods and materials.</p> <p>Related to this, the need for additional logistics or distribution development sites in Cherwell should be explicitly considered as part of the partial review. Along with planning to meet housing needs, this too forms an essential part of the local, sub-regional and national economy, and brings with it a need for development land in suitable and sustainable locations. We have also made representations to the Part 2 Local Plan Issues consultation regarding the issue of strategic logistics sites. However, our view is that this is a strategic issue and as such is appropriate within the partial review which should consider the need to allocate additional employment strategic sites suitable for logistics or distribution development. (cont...)</p>
PR-A-055 Oxalis Planning / Cuvette Property Consulting Ltd	16	<p>(cont...) Supporting and enabling the continued growth of Oxford through cross-boundary cooperation is clearly a requirement upon Cherwell District. The District already faces a number of challenges, including reducing out-commuting, and the charts on page 47 of the consultation document help to illustrate the significant scale of the commuting flows from Cherwell to Oxford. The transport section of the consultation document identifies a number of key issues, including the County Council's estimate that despite the high levels of congestion already seen in many parts of the City, there could be a 25% increase in journeys within the City of Oxford by 2031, with approximately 13,000 more commuter trips each day.</p> <p>If Cherwell is to accommodate significant additional housing growth to help meet Oxford's needs, and in the context of the objective to reduce out-commuting, it is appropriate to reconsider strategic employment land requirements as part of the debate about the distribution of additional housing demand from Oxford. We consider this essential if Cherwell is to positively address the challenges posed by the high levels of out-commuting, and if the collective efforts of the two local authorities and the County Highways Authority to address congestion are to have any impact.</p>

<p>PR-A-055 Oxalis Planning / Cuvette Property Consulting Ltd</p>	<p>20</p>	<p>We welcome that the Issues consultation document includes a section on the Economy, as well as sections on Infrastructure and Transport. We feel it is essential that the review to consider the most appropriate distribution and scale of housing development to help meet Oxford's unmet needs also consider the associated economic issues.</p> <p>It is clear that Cherwell District and Oxford City share a range of functional and economic cross-boundary relationships. It is also clear that Oxford is highly constrained in terms of the City's administrative boundaries, and the limited availability of potential development land is of direct relevance to employment development as well as for housing. We believe the issues identified for the partial review should include further work relating to the scope for cooperation between Cherwell and Oxford City regarding strategic employment sites alongside consideration of how and where Cherwell accommodates a proportion of Oxford's unmet housing needs.</p> <p>The issue of identifying sites to accommodate large scale logistics buildings was discussed during the Local Plan Part 1 examination process, and the District Council has previously recognised that provision should be made for strategic logistics/distribution development, and that further policy guidance is required. The separate Part 2 Local Plan Issues Consultation document includes a reference to 'further economic assessment work' being planned with regard to large-scale logistics sites, but does not offer any detail as to how or when the issue will be addressed. In our view, having identified this issue previously as a pertinent and relevant strategic local planning issue, the Council should incorporate it into the scope of the partial review of the Local Plan. (cont...)</p>
<p>PR-A-055 Oxalis Planning / Cuvette Property Consulting Ltd</p>	<p>20</p>	<p>(cont...) The 2015 Local Plan Inspector's Report made several comments about the development pressures for large logistics sites, dismissing them as being 'speculative' with reference to the need for such sites as being 'as yet unproven'. We would strongly challenge a number of the Inspector's conclusions and assumptions, and remain of the view that this strategic land-use needs to be actively and explicitly planned for. It would be logical and appropriate to incorporate this issue into the partial review alongside the work needed to revisit the distribution of strategic housing development.</p> <p>It is clear that there are numerous potential development sites in the District, several of which are likely to be well suited to strategic distribution and logistics development. Cuvette is involved in promoting a potential site at Junction 9 of the M40, and are actively seeking to bring this site forward. The site is particularly well placed both in the context of Cherwell District and Oxford City to meet economic development needs, and could play a key role in helping meet demands associated with the cross-boundary growth agenda. The site is located on the motorway network adjacent to the A34, approximately 10 miles from central Oxford, and around 3 miles from central Bicester, with Banbury approximately 17 miles to the north along the M40. A high-quality employment site could meet a range of strategic employment requirements, focused on B8 distribution, but potentially also incorporating B2 industrial space to meet a diverse range of economic sectors and markets. (cont...)</p>

PR-A-055	Oxalis Planning / Cuvette Property Consulting Ltd	20	<p>(cont...) Our technical work to assess and the site is ongoing, but such a proposal would make a significant contribution to the wider economic objectives across the LEP area and Oxford housing market area, including supporting the growth of Cherwell's economy as part of the overall housing and population growth agenda. We are also exploring the opportunities to include new local highways infrastructure to address existing local challenges, and to the benefit of existing local communities nearby. We are keen to discuss these emerging proposals with the Council and to provide plans and other details in due course.</p> <p>Our ongoing work in relation to the potential of this site is a direct response to the strong locational advantages of Cherwell, something which has already seen a number of potential strategic sites emerge earlier in the plan-making process in response to market demand and requirements. The local strength and opportunities of the logistics sector are recognised in the Council's Cherwell Economic Analysis Study of 2012. The SEMLEP Strategic Economic Plan for 2015-2020 identifies Logistics as 'key sector'.</p> <p>As a long-term plan looking ahead to 2031 our view is that the approach of the adopted Local Plan has no flexibility with regard to responding to market signals and economic opportunities. We note that one of the economic challenges facing the District included in the Adopted Local is:</p> <p><i>"new employment sites are needed to meet modern business needs"</i> (cont...)</p>
PR-A-055	Oxalis Planning / Cuvette Property Consulting Ltd	20	<p>The lack of a clear strategy and policies for actively addressing the issue of strategic logistics and other large-scale employment development represents a critical weakness in the Council's response to this challenge. Although advocated by the Inspector, we do not feel it is sound to progress with a planning strategy which provides such limited guidance on this key issue. Given the potential for development early in the plan-period, we don't believe delaying until a subsequent review of the Local Plan is appropriate or sound. The partial review to accommodate additional development provides a natural and logical opportunity to broaden the debate to include associated strategic economic development and employment land issues.</p>
PR-A-056	Kidlington Development Watch	1	<p>No. It is derived from the Oxfordshire SHMA which has never been subject to independent review. Its figures for housing need are wholly unrealistic and, as you know, far in excess of previous trends and likely future outcomes. The SHMA was concocted by private consultants who spend most of their time working for the development industry and have a vested interest in producing the highest figures possible. At both the Cherwell and West Oxfordshire EiPs the principal authors of the SHMA appeared for property developers, and in the case of Cherwell, appeared on the same day for the Council. This is an outrageous conflict of interest which destroys any claim that the SHMA is an objective assessment. The Cherwell Inspector largely ignored evidence of the shortcomings of the SHMA presented to him and was disdainful and dismissive of it at the EiP.</p> <p>The SHMA figures for Oxford's needs are the most contentious in the document and are based on many dubious assumptions as was pointed out, and ignored by the District Council and the Inspector, in the Examination of the Cherwell Plan. They have not been included in any Oxford plan let alone tested at an EiP. They should not be used as the basis for reviewing Cherwell's Local Plan. (cont...)</p>
PR-A-056	Kidlington Development Watch	1	<p>(cont...) In fact the review provides an opportunity to correct the biases in the 2014 SHMA. There should therefore be a critical review of the SHMA and its underlying employment forecasts by a genuinely independent organisation which is not compromised by its links to the development industry and the LEP. This would almost certainly result in lower figures for both Cherwell's and Oxford's needs.</p> <p>In the meantime, the already excessive figure of 22,700 houses within Cherwell's adopted Local Plan, should be more than enough to meet any purported need from Oxford City without any further provision.</p>

PR-A-056	Kidlington Development Watch	2	<p>No. The employment generating development already proposed (or permitted) at Langford Lane, Kidlington, at Begbroke Science Park and just over the District boundary at the so-called Northern Gateway is already excessive. It remains to be seen whether there will be sufficient demand for the “high-tech” science-based industries sought given that there is vacant development land and premises at the Oxford Science Park to the south of the city and in the adjacent Kidlington business park.</p> <p>Your question is also totally illogical as the alleged housing needs are themselves based on exaggerated forecasts of employment growth, which again, as was argued at your EiP, are unrealistic and based on the aspirations of the LEP. To provide for yet more employment generating development will simply fuel an unsustainable vicious circle.</p> <p>Furthermore, the inclusion of any additional development is outside the scope of this consultation which is to address Oxford’s hypothetical overspill requirements.</p>
PR-A-056	Kidlington Development Watch	3	<p>The most important issue for Oxford is to achieve a balance between taking advantage of the benefits deriving from its internationally renowned university and limiting growth to levels which do not destroy the very things (such as the historic city centre) which make it an attractive location.</p> <p>The City Council has not got this balance right. It is encouraging employment generating developments, such as the Northern Gateway for which the demand is not proven and then using such developments to fuel demand for housing, making its self-confessed housing affordability problem worse.</p> <p>The City Council has not demonstrated any understanding of the implications of its aspirations as was abundantly clear at the Northern Gateway. It was unable to make any forecast of employment generation for that development. It was also unable to respond to requests to reconcile the consultant-produced high levels of employment generation assumed by the SHMA with the much lower levels used in traffic forecasting. This demonstrates the need for independent strategic planning across Oxfordshire. (cont...)</p>
PR-A-056	Kidlington Development Watch	3	<p>(cont...) The City Council and the Oxfordshire Councils generally should be seeking to find ways of diverting growth away from the city of Oxford both (1) across the County and (2) beyond to areas of the country with both need and can accommodate growth. Within the county, Oxford Brookes University could be gradually located to Bicester. This would both benefit Bicester, the University and Oxford. Beyond the county, Oxfordshire should consider economic twinning with specific locations in regions which would particularly benefit from growth. This is now more feasible than ever with the availability of high speed internet links.</p>
PR-A-056	Kidlington Development Watch	6	<p>No. Firstly we do not accept the underlying premise that there is an additional need. Secondly, we believe that growth in general should be directed away from Oxford within and beyond the County as outlined in our response to Question 3.</p>
PR-A-056	Kidlington Development Watch	9	<p>No. Planning guidance states that permanence is a key characteristic of the Green Belt. It also makes clear that housing and economic needs do not override constraints on the use of land, such as Green Belt. It states that this may mean that an authority is in fact unable to meet its ‘objectively assessed needs’. Cherwell appears to have made no attempt to take into account the effect of the Green Belt (and other constraints) on its ability to provide for ‘objectively assessed need’. (And, as we have pointed out above the figure it is using for “objectively assessed need” is no such thing and is highly exaggerated). The Review of the Local Plan provides an opportunity to put right these deficiencies.</p> <p>Green Belt is much valued by local residents, makes an important contribution to the areas natural capital, and should be improved as an asset in its own right and not built upon.</p> <p>The Government, through its manifesto, is committed to protect the Green Belt. (cont...)</p>



PR-A-056	Kidlington Development Watch	9	<p>(cont...) Paragraph B253 of the Cherwell Local Plan says "The Oxford Green Belt was designated to restrain development pressures which could damage the character of Oxford City and its heritage through increased activity, traffic and the outward sprawl of the urban area." We support this statement strongly. Planning policy should therefore seek to direct development away from the city, both within and beyond the county boundaries.</p> <p>The recent Green Belt study is therefore wrong to ignore the fact that all land parcels within the GB contribute to the over-riding purpose (in the case of Oxford and similar historic cities) of preserving the setting and character of Oxford. (The study only considers the setting, not the damage to the character of the city resulting from increased activity). Despite this, even under its (highly subjective) assessments, all Green Belt land parcels in Cherwell contribute to the purposes of the Green Belt, therefore justifying its original designation.</p>
PR-A-056	Kidlington Development Watch	16	<p>Transport networks around Oxford are already over-capacity. Oxfordshire County Council's statements quoted in your document are bland and vague aspirations. The actual schemes currently proposed will not even solve existing problems. The additional developments proposed (including the 3500 homes) will make matters much worse while the forecasts apparently being used do not inspire any confidence. For example it became clear at the Northern Gateway EIP that the high figures were being used for employment generation, and then translated into high forecasts of housing need, while very much lower figures were being used for forecasting travel demand. Again this review presents an opportunity to re-visit these inconsistent and excessive forecasts and scale back the level of proposed development.</p>
PR-A-056	Kidlington Development Watch	24	<p>Finding sites for a further 3500 houses in addition to the excessive number already included in the Local Plan will further damage the natural environment of Cherwell and its natural capital, of which the Green Belt is a major component. It is likely that by providing for numbers in excess of what is likely to be built, the District will soon lose its ability to demonstrate a 5 year housing land supply, thereby allowing to developers to build on the most unsuitable sites both from natural environment and general sustainability perspectives.</p>
PR-A-056	Kidlington Development Watch	1	<p>Firstly, we would like to express our serious concern about the nature of the consultation. You are running several consultations concurrently with about 30 separate documents on your website. Many of the documents are lengthy and difficult to follow and it is very difficult to distinguish between them and understand their purposes. It seems to us that this will deter members of the public from responding, although no doubt developers, landowners and their consultants wishing to promote individual sites will be only too keen to respond. This renders the idea that this is an open public consultation a largely meaningless sham.</p> <p>Since Oxford City has yet to produce a Local Plan the consultation is premature. The putative division of housing across the neighbouring counties is crude. It would be better to assess capacity based on sound planning and infrastructure considerations backed by evidence of actual need. It would be preferable to defer any assessment of additional housing requirements based on actual need.</p> <p>Ironically, the quantity of material you have provided for consultation is in sharp contrast to the total lack of consultation on the Oxfordshire SHMA and its subjective, biased and highly exaggerated estimate of Oxford's housing need. Yet it is this document and its single figure of 100,000 houses which is the reason for your consultation on the Partial Review and to which all your consultation questions are subordinate</p>

- |                              |   |  |
|------------------------------|---|--|
| PR-A-057 Oxford City Council | 1 | <p>The City Council agrees with para. 2.8, that it should seek to meet its OAN as fully as it can. This is reflected in the approach agreed by Growth Board (20 Nov 2014) which agreed the need for a robust assessment of Oxford's capacity to deliver housing for the period to 2031, with a critical friend and check and challenge process built in.</p> <p>The City Council therefore commissioned independent consultancy URS (now Aecom) to work with in producing a new Oxford SHLAA, published Dec 2014, indicating a capacity to deliver 10,212 homes in period 2011-31. Following a thorough check &amp; challenge process, including consideration of a 'challenge' report commissioned by Cherwell, South &amp; Vale, this figure was updated to 10,368 in May 2015.</p> <p>An independent Critical Friend, Fortismere Associates, concluded that the City Council's approach to assessing housing supply is compliant with government policy and guidance in the NPPF and PPG. The report did not find that there were any further sites that should have been assessed as suitable and deliverable, albeit there was scope to further test housing densities whilst still meeting other important plan objectives. In November 2015 the Oxfordshire Growth Board agreed a working assumption of 15,000 homes as the basis for planning for providing housing for Oxford outside its administrative boundary. The City Council agrees that this should be taken forward in the partial review process as a working assumption. (cont...)</p> |
| PR-A-057 Oxford City Council | 1 | <p>(cont....) However it is unlikely that a precise figure for Oxford's unmet need will ever be fully agreed, as there will always be different views as to the quantum of housing considered to be deliverable and achievable in Oxford. This reflects that in a constrained area such as Oxford where most housing comes from small sites and recycled land, the housing supply trajectory will fluctuate constantly. The Oxford housing target will always therefore be a floor not a ceiling. Whilst the City Council will continue to maximise its housing beyond the adopted housing target, the target must be based on a realistic assessment of housing potential within a constrained urban area with very limited land supply. Any unmet need beyond the Oxford housing target will need to be planned for in the neighbouring authority areas, reflecting the Government's and local priority to boost housing supply.</p> <p>The joint County-wide process for apportionment is due to conclude by September 2016. At this point, Cherwell (and the other districts) will have an apportioned number to incorporate into its plan review. Even if, due to timetable slippage, there were no apportionment agreed by September, in Summer 2016 the jointly prepared evidence should allow a reasonable degree of precision and steer to identify strategic sites for meeting Oxford's unmet need. (cont...)</p>  |
| PR-A-057 Oxford City Council | 1 | <p>(cont....) Therefore the City Council considers that 3,500 (para 2.17) is a minimum and should be considered only as an intermediate working assumption pending the outcome of on-going the joint work. To commit to this figure now would pre-empt the outcome of the joint work, given that the joint work is within months of concluding. In the City Council's view, the final apportionment figure is likely to be higher than 3,500.</p> <p>Work undertaken by Oxford City Council with an expert consultant has identified that land to the immediate north of Oxford has capacity to sustainably deliver some 2,800 - 3,600 homes, and furthermore that this would be one of the two most sustainable locations for housing development compared with other alternatives. Together with further possibilities, for example stated landowner intentions to deliver homes at Begbroke (likely to be in the region of 1,500 - 2,000 homes), this would indicate that within a range of 4,300 - 5,600 additional homes, sustainably located to meet Oxford's needs, could be an achievable scenario. This is in the context of expectation that the joint work being separately undertaken will lead to an evidence-led apportionment to be agreed across the Oxfordshire authorities.</p>  |

PR-A-057	Oxford City Council	2	<p>The City Council welcomes that there is a clear shared ambition across the Oxfordshire authorities to accelerate economic growth in the County, particularly focused on the knowledge spine Bicester-Oxford-Science Vale. The NPPF (paras. 20 &amp; 21) explains that local authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century; and should plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology clusters. Oxford's status as a world-class University city, and the lack of land supply within the City boundaries, mean that there continues to be demand for research and development space within or close to the City necessary to maintain Oxford's special status long term.</p> <p>However, over-provision of employment uses would create significant further pressure on the housing stock and therefore require a greater level of housing growth than currently planned for. The City Council is only therefore likely to support provision of further employment that is either ancillary to the housing already being planned for (i.e. supports the principles of sustainable mixed-use development), or responds to a specific need arising from one of Oxford's key sectors.</p>
PR-A-057	Oxford City Council	3	<p>The City Council welcomes that some of Oxford's key issues have been identified (paras 2.23 – 2.26). We would add the following key points:</p> <ul style="list-style-type: none"> <li>- The single greatest physical issue is movement into and around the City. Around 50% of jobs in Oxford are taken by people living outside of Oxford. Despite recent and ongoing improvements to the road network, the magnitude of existing pressure on the network, combined with the future pressure arising from housing and employment growth, makes it imperative to locate growth sustainably, in a way that maximises sustainable travel modes such as walking, cycling and public transport, and reduces the need for Oxford workers to commute long distances. This principle also reflects the overall thrust of the Oxford Transport Strategy and the Local Transport Plan.</li> <li>- By building on high levels of cycling, walking and bus use in Oxford, delivery of strategic housing sites to meet Oxford's need presents a great opportunity to improve sustainable transport infrastructure such as investment in high-quality public transport corridors and, assuming proximity to Oxford, cycle super-highways. (cont...)</li> </ul>
PR-A-057	Oxford City Council	3	<p>(cont...) - The City is witnessing severe difficulty in the recruitment and the retention of staff at all levels, because of a lack of housing choice and affordability. The Oxford universities and key public services, such as health and education, are severely compromised through the lack of available affordable housing for key staff. There is also a severe impact on individuals and families resulting from the lack of affordability, such as overcrowding, homelessness and poor living conditions. It is important for the new housing to provide a very wide mix of tenures and house types.</p> <ul style="list-style-type: none"> <li>- The quality and design of new growth in and around Oxford is key. With a high benchmark having been set by Barton Park and other Oxford developments, there is an expectation that the new housing will create distinctive, exemplar high quality new neighbourhoods for Oxford that include all necessary community and social infrastructure to deliver high quality place-making.</li> <li>- Oxford aims to be a Low-carbon City. New development should aspire to be zero-carbon. Low carbon technologies such as district heating, ground-source heat pumps, photovoltaics, and electric charging points for vehicles should be incorporated in the new Oxford communities.</li> </ul>
PR-A-057	Oxford City Council	4	<p>The overriding principle should be to make a significant contribution to Oxford's unmet housing need, in a manner that maximises sustainable and affordable travel. Key principles and goals should look beyond the plan period (2031) as the need from Oxford (as well as Cherwell) is likely to continue well beyond then. Suggestions for Plan objectives, which will also be tested against Sustainability Appraisal objectives, are:</p> <ul style="list-style-type: none"> <li>- Maximise the sustainable provision of housing towards meeting the existing and future objectively assessed housing needs of Oxford (reflecting the significant and ongoing constraints to development within Oxford itself);</li> <li>- Provide significant affordable housing and key worker housing which respond to local circumstances;</li> <li>- Reduce the need to travel;</li> <li>- Maximise convenient access to the whole of Oxford by walking, cycling and low-cost public transport;</li> <li>- Create distinctive, high quality new neighbourhoods for Oxford of national exemplar quality; (cont...)</li> </ul>

PR-A-057	Oxford City Council	4	<p>(cont...) Create mixed and balanced communities, providing for a range of household types and income levels;</p> <ul style="list-style-type: none"> <li>- Ensure that future development relating to Oxford is physically and socially integrated with Oxford's existing communities;</li> <li>- Provide social and physical infrastructure to meet local community needs;</li> <li>- Minimise the use of non-renewable resources;</li> <li>- Make efficient use of land;</li> <li>- Ensure excellent design and masterplanning;</li> <li>- Minimise impact on landscape, and seek to enhance the surrounding environment;</li> <li>- Maintain, enhance and protect biodiversity.</li> </ul>
PR-A-057	Oxford City Council	5	<p>A further key requirement of the Plan (albeit more process rather than a Plan objective) is for the housing to be The City Council suggests a focussed vision along the lines of the following:</p> <ul style="list-style-type: none"> <li>- To provide new balanced communities that form part of Oxford, of exemplar design; provide for a range of household types and incomes reflecting Oxford's diverse needs; and support the City's world-class economy and universities by ensuring people have convenient, affordable and sustainable travel opportunities to their Oxford places of work and study.</li> </ul>
PR-A-057	Oxford City Council	6	<p>It is essential to relate the area of search to Oxford, for the reasons already stated. This should reflect both physical proximity, and accessibility by sustainable transport modes.</p>
PR-A-057	Oxford City Council	7	<p>The City Council broadly supports the factors listed in para 4.8 except for the last two ('geographical area covered by the Oxford Green Belt', and 'the Cherwell settlement hierarchy').</p> <p>The area of search should not be overly prescriptive as ultimately, the closer to Oxford the housing can be provided, whilst taking into account any major physical barriers, the more likely it is to meet the unmet need of the City in a sustainable manner. It must very clearly take into account accessibility to Oxford as a whole: public transport is important, but equally access by cycling, walking, or a combination of these sustainable modes should be considered. This should be in the context of overall travel time from origin to a number of Oxford destinations (but particularly to key areas of economic activity).</p> <p>It would not be appropriate to define the area of search simply using one destination point such as the City centre. Future occupants will need good, convenient access to as much of the City as possible, particularly areas such as Headington and the Eastern Arc where much of the economic activity lies.</p>
PR-A-057	Oxford City Council	8	<p>No. Much of the wider district has little functional relationship with Oxford and would allow consideration of unsustainable options for growth, which would not meet un-met needs from Oxford. Rather they would likely exacerbate existing unsustainable commuting patterns, such as congestion on the A34 and primary routes into North Oxford.</p>
PR-A-057	Oxford City Council	9	<p>The Oxford Green Belt was created primarily for a specific purpose: to preserve the historic setting of the City. It would be somewhat arbitrary to use the Green Belt boundary as a proxy for an area of search for new housing for Oxford, as the factors relevant to sustainably locating Oxford housing growth are not equivalent to why the Green Belt boundaries were drawn where they were.</p> <p>However the application of proximity and transport link tests makes it highly likely that the most appropriate sites are primarily within the area delimited by the outer edge of the Green Belt. Therefore the City Council strongly supports that the partial review is to consider a Green Belt boundary review. There are clear exceptional circumstances to justify a strategic review of Green Belt boundaries. In the City Council's view this should be done to enable a well-planned urban extension to the north of Oxford. The loss of Green Belt in this location would be minimal – well under 1% of the total area of the Green Belt in Oxfordshire.</p>

PR-A-057 Oxford City Council	14	<p>The City Council has outlined its key objectives in the answers to earlier questions. Please refer to our response to questions 4 and 5 in particular. The key aim is to provide housing development of exemplar design which integrates well with Oxford, by ensuring convenient sustainable access to the whole of Oxford; create a mixed and balanced housing offer including significant provision of affordable housing, and ensure low-carbon technologies are incorporated.</p> <p>Other more detailed objectives should include:</p> <ul style="list-style-type: none"> <li>- Aiming for all housing to meet Category 2 of the Building Regulations Part M (Access to and Use of Buildings), with a proportion to meet Category 3 (wheelchair accessible or adaptable dwellings);</li> <li>- Comply with the National Space Standards for internal space within dwellings;</li> <li>- Include provision for super-fast broadband;</li> <li>- Include provision for vehicle electric charging points for all new dwellings where parking is provided.</li> </ul>
PR-A-057 Oxford City Council	15	<p>As outlined earlier in this response, the City Council has provided compelling evidence to suggest that an urban extension to the immediate north of Oxford would offer a highly sustainable location for housing-led development to help meet Oxford's unmet housing needs. The location is highly accessible to various locations in Oxford by public transport, walking and cycling, and is adjacent to Oxford Parkway station on the main Chiltern Railways line linking to central Oxford (from December 2017), Bicester, High Wycombe and London Marylebone. There are excellent opportunities to integrate communities in this location with existing Oxford communities, whilst also providing for all necessary local community and social infrastructure, and to create new neighbourhoods of exemplar and distinctive design. The City Council's work has shown that there is capacity for some 2,800-3,600 houses in this location. Please see the enclosed Turley Route Map suite of documents for a comprehensive evidence base supporting this option. (cont...)</p>
PR-A-057 Oxford City Council	15	<p>(cont...) The City Council would not support spatial options that locate the new housing where access to Oxford is inconvenient by sustainable means, or would encourage further car travel to destinations in Oxford for a significant part of the journey. Therefore additional sites in more remote locations such as Bicester, Banbury or Upper Heyford would not be supported.</p> <p>In common with objectives suggested earlier in this response, the following factors should be taken into account:</p> <ul style="list-style-type: none"> <li>- Be located as close as possible to Oxford;</li> <li>- Capitalise on existing and future readily achievable sustainable transport links, in particular which provide for active modes i.e. walking and cycling to Oxford destinations, but also high frequency public transport links;</li> <li>- Ensure as far as possible that convenient access can be achieved to a range of transport destinations in Oxford, not just one area such as the City centre;</li> <li>- In particular, seek to ensure good transport links to economic activity hotspots (the City centre/Oxford West End, but also Headington, and as far as possible Cowley and Littlemore areas (the Eastern Arc);</li> <li>- A hierarchical approach to location: physical proximity (for cycling/walking), then focus along high frequency public transport corridors to multiple Oxford destinations.</li> </ul>

PR-A-057 Oxford City Council	18	<p>The City Council welcomes that there are dovetailing objectives for providing infrastructure in both Cherwell and Oxford Local Plans. It is clear common ground that appropriate social and physical infrastructure should be provided as part of meeting the unmet need.</p> <p>Opportunities for making efficient use of existing infrastructure is essential (see our response to question 19 below). However it is equally important that new development should be of a scale to provide for its own local needs such as schools, GPs and green infrastructure. Any spread of smaller development sites as a means of addressing Oxford's unmet need would be inappropriate, as it would be difficult to deliver new schools, health facilities etc. on a scale necessary to mitigate the additional pressure on existing facilities and services.</p> <p>As well as education, health and community infrastructure, there should also be a strong policy steer on green infrastructure. The Oxford Sites and Housing Plan requires a minimum 10% public open space on strategic housing sites. Other types of on-site infrastructure must also be addressed at an early stage of plan-making, e.g. drainage, water supply and energy connections.</p>
PR-A-057 Oxford City Council	19	<p>The City Council believes that the range of employment opportunities, community facilities and services in Oxford provide the best opportunity to mitigate the gaps in infrastructure as growth comes forward. As the highest order settlement in Oxfordshire, Oxford provides the best choice of social and community infrastructure, as well as numerous leisure, retail and sports facilities. These should be considered as a strong positive factor in considering the options for growth.</p> <p>The enclosed Turley Associates report Appendices includes as Appendix 2 (page 162) a spatial assessment of social and community infrastructure in the north of Oxford area. This indicates that new development in this location would have a good range of existing local services to choose from. The Pro-forma Analysis of Options also identifies a number of existing social infrastructure provisions in both North Oxford and Kidlington would provide additional choice for new residents of strategic housing in this area.</p> <p>Turley Associates has also provided a Delivery Statement for the North of Oxford prospective area for development that concludes the development would be viable with the cost of on-site infrastructure requirements factored in.</p>
PR-A-057 Oxford City Council	20	<p>The City Council welcomes the summary of issues in paragraphs 5.100 to 5.107 relating to the Oxford economic context. It would be helpful to identify some particular additional issues in the Oxford context.</p> <p>Firstly, the lack of housing affordable to workers in Oxford is recognised as a significant drag on the economic development of the City, and also on the Oxfordshire economy more generally. There is a serious issue of recruitment and retention becoming difficult across most sectors due to the housing crisis. This is an increasing problem particularly in key public services such as hospitals and schools, for whom many employees even on moderate wages cannot afford to live in or near the City and are therefore finding jobs elsewhere. Furthermore, the two universities and associated research industries are equally reporting difficulties in recruitment to key Oxford-based research posts. (cont...)</p>
PR-A-057 Oxford City Council	20	<p>(cont...) Secondly, it should be recognised that as well as being the economic centre of the County, the Oxford economy is of national and worldwide significance, principally due to the presence of the universities, research hospitals and associated industries. This is recognised in the Strategic Economic Plan, which highlights Oxford as a key area where continued investment is required to realise the full potential of its world-class education, research and innovation that will underpin this economic growth. It would also be helpful to explicitly recognise that planned economic growth in Oxford is projected to result in some 24,000 jobs over the period 2011-2031.</p> <p>Thirdly, the diversity of employment types in Oxford should be more clearly recognised. Major employers of blue-collar workers include BMW and Unipart, and there are numerous other companies offering more manual-based types of work. These workers provide valuable services for the well-being of the City, but are also suffering the effects of the housing crisis and congestion on the transport network.</p>

PR-A-057	Oxford City Council	21	<p>Locating significant new housing close to Oxford is vitally important to support Oxford's long-term economic well-being. There is growing evidence that Oxford is beginning to slip behind other comparable cities' attractiveness for economic development, for example Cambridge.</p> <p>It is also vitally important to improve access for workers at hospitals, schools, universities to get to their workplaces conveniently and cheaply, in order to sustain the world-class clinical and research activities that help to drive the Oxfordshire economy and benefit Oxfordshire's communities, in relation to health care and educational opportunities.</p> <p>Locating new housing immediately north of Oxford would support significant proposed economic growth at Northern Gateway, Begbroke Science Park, Kidlington Business Park and Oxford Airport. This would be of benefit to both Cherwell's and Oxford's spatial strategies.</p>
PR-A-057	Oxford City Council	22	<p>The City Council welcomes that the Issues document recognises the framework and context set in relation to its ambitions and achievements towards being a low-carbon City. As well as the policy context highlighted in the paper, it should also be noted that Oxford has adopted a Low Emissions Strategy and a Carbon Management Strategy. The latter has a headline target of aiming to achieve a 5% year-on-year reduction in carbon dioxide emissions for the period 2012-2017.</p> <p>As a factual correction, note that the most recent policy on low carbon relating to residential development is included in the Sites &amp; Housing Plan which requires 20% of energy requirement on site to be from renewables and low carbon sources. We would want this standard to apply to the Oxford related housing.</p>
PR-A-057	Oxford City Council	23	<p>As explained earlier in this response, it is crucial that the new housing to meet Oxford's unmet need is spatially closely related to the main built-up area of Oxford. The City Council's view is that a sustainable urban extension to Oxford is a far more sustainable option for meeting the need than stand-alone settlements, or development adjoining smaller settlements, as it offers the greatest opportunity for sustainable modes of travel.</p>
PR-A-057	Oxford City Council	24	<p>The City Council welcomes recognition of the importance of the Oxford Meadows SAC. It should also be noted that the Oxford Core Strategy and other Oxford Local Plan policies provide for the protection and enhancement of biodiversity and the natural environment (see Core Strategy Spatial Objectives and Policy CS12). We would encourage that these same principles are applied to the new housing being planned for.</p> <p>As a point of factual accuracy, it should be noted that the Green Belt is not a natural environment constraint but relates to the setting of historic Oxford. See comments under Q26.</p>
PR-A-057	Oxford City Council	25	<p>The City Council notes that the SAC and flood plain present significant constraints in some areas to the north of Oxford, however there is also much land outside the flood zone.</p> <p>The SAC is currently compromised by A34 traffic. Whilst a detailed Habitats Regulations Assessment will be necessary, it is likely that housing close to Oxford could help alleviate this when compared with other alternatives more likely to generate additional traffic on the A34.</p> <p>We would further note that options for growth in the more rural areas away from Oxford are likely to have a greater impact on the character of the open countryside.</p>
PR-A-057	Oxford City Council	28	<p>Site submission - Land North of Oxford</p>

PR-A-057 Oxford City Council 10+11

The City Council supports identifying a specific housing supply identified for Oxford to be provided in Cherwell. This must be limited to the geographical area of search identified as having a strong spatial relationship with Oxford.

Market indications are that there is strong pent-up demand for sites close to Oxford. Further drivers are planned jobs growth at sites immediately north of the built-up Oxford area such as Begbroke and Northern Gateway. Sites close to Oxford therefore have good prospect of being delivered within the Plan period. If such sites are the most sustainable and suitable, there is no reason why the housing should not be delivered as quickly (or quicker) than housing elsewhere in Cherwell District.

Furthermore, Cherwell's Spatial Strategy is to focus development elsewhere in the District around Bicester and Banbury in line with planned and existing employment growth in those locations; the Local Plan Part 1 was adopted on this basis. Therefore additional housing to meet the needs of Oxford will be complementary to housing being built to meet the needs and market demands elsewhere in the district.

PR-A-057 Oxford City Council 12+13

The City Council supports recognition of the housing issues in Oxford as reported in the SHMA (Box 5).

It would be helpful to more fully recognise the severity and long-standing nature of the affordable housing crisis in Oxford, and the impact this has on the local economy. See introduction to this response letter.

The issues should also include recognition that the presence of the Universities, and various 'spin-off' tutorial colleges and language schools, is also a significant driver of housing demand in the City, therefore the mix of housing will need to cater for students and key workers at the Universities and colleges.

The objective of avoiding 'sprawl' and the harm to identity of settlements (5.37) is broadly supported, within the meaning of avoiding unplanned or badly-planned development in the open countryside. However the term 'sprawl' in itself is ambiguous and should be avoided, given that well-planned extensions to settlements can be designed to cause minimal impact on, and potential enhancement to, the setting of affected settlements. (cont...)

PR-A-057 Oxford City Council 12+13

(cont...) There should be recognition of the expectation that the new housing will create distinctive, exemplar high quality new neighbourhoods which successfully integrate with Oxford, that include all necessary community and social infrastructure. It could be highlighted that both the City Council and Cherwell share an aspiration for housing development to be of national, or even international, exemplar quality.

The Plan objectives should mitigate the impacts of new greenfield development through efficient use of land, and good design and masterplanning. This can be achieved through the adoption of design codes alongside strategic allocations, which can positively reinforce community cohesion and identity (for both existing and new communities), including where physical or visual gaps between settlements are reduced.



PR-A-057 Oxford City Council 16+17

The City Council's views on principles relating to transport and movement issues are set out in our responses to earlier questions. Overall, proximity to Oxford is key to ensuring deliverability in transport terms. This is because Oxford has exceptionally high levels of sustainable transport mode share, including amongst the highest mode share for cycling in the country, and a highly developed bus network. There are high frequency bus corridors into Oxford from Cherwell, particularly the route connecting Kidlington and Oxford centre via Oxford Parkway station. The existing infrastructure and availability of public transport in the area immediately surrounding Oxford gives much better prospects for acceptability and deliverability in transport terms, compared with more remote locations where transport mitigation would be far more costly and would do less to encourage private car use for travel into Oxford and elsewhere.

The City Council broadly support the County Council's vision for transport in and to Oxford, although we have made comments on some of the detail within the OTS and LTP4. It is important to note that, at the current time, there is uncertainty over the timing of delivery of the proposed Bus Rapid Transit system and proposed new Park and Ride sites. Hence there should not be sole reliance on these coming forward. (cont...)

PR-A-057 Oxford City Council 16+17

(cont...) The City Council considers that the existing City Park & Ride sites will be needed in the long term, together with additional 'outer ring' Park and Ride sites to help address the additional trips arising from housing growth in Oxfordshire. Existing and proposed sites could link with 'Bus Rapid Transit' (BRT) services as these are developed in future. However, even if and when the Bus Rapid Transit system is completed, it is unlikely to substitute for the need for housing located close to Oxford, as some cross-city journeys will still take significant time and require changing buses. Also the time to develop BRT is likely to go beyond the 2031 Plan period, and due to funding uncertainties, some parts of it may not be realised at all. BRT also provides limited opportunity for cycling and walking as the main mode.

As well as the potential increase in trips within the City boundary, of equal concern is the continuing trend of more in-commuting trips into Oxford as a result of Green Belt 'leap-frogging' due to the lack of housing supply in and around Oxford. The figure on page 47 of the Issues paper shows how there are well over 8,000 journeys to work made each day from Cherwell to Oxford, and this has increased between 2001-2011. This contributes to congestion on the A34 in particular, which is known to be one of the most congested parts of the strategic road network in the UK. (cont...)

PR-A-057 Oxford City Council 16+17

(cont...) The enclosed Peter Brett Associates report "Transport Overview and Assessment of Site Options" (Appendix 3 of the Advocacy Statement Appendices, page 169) gives a full analysis of the pattern of travel associated with Oxford, and describes the opportunities to mitigate the impact of future growth by locating housing development close to Oxford in future. The enclosed Peter Brett Associates Report "North & South Oxford Growth Options: Transport Appraisal" (Appendix 6 of the Advocacy Statement Appendices, page 378) provides evidence that with appropriate mitigation measures, strategic housing development north of Oxford is deliverable in transport terms. Turley Associates has provided a Delivery Statement that concludes the development would be viable with the cost of transport mitigation factored in.

PR-A-057 Oxford City Council 26+27

The key issue for Oxford is the protection and enhancement of the historic setting of the City. This is particularly relevant to areas of open countryside around Oxford that form part of the green backdrop to the historic core of the City. The recognition of the importance of the 'green wedges' or 'green lungs' into Oxford are noted and welcomed.

The joint Oxford Green Belt Study prepared by Land Use Consultants on behalf of all the Oxfordshire districts is relevant in this respect. It highlights that irrespective of the performance of particular Green Belt parcels, a key consideration is whether exceptional circumstances exist that outweigh the Green Belt designation. Previously adopted development plans, such as the former South East Plan, have on review of the evidence found that exceptional circumstances do indeed exist which necessitate a review of the inner Oxford Green Belt boundaries. (cont...)

PR-A-057 Oxford City Council 26+27

The City Council would therefore urge consideration of growth options within the Green Belt which take into account the likely impacts on Green Belt purposes, but also consider the exceptional circumstances that exist which justify a review of the Green Belt boundary. The detailed commentary within the LUC Green Belt Study, as well as work done by Turley Associates on behalf of the City Council (Landscape & Visual Impact Assessment – see Turley Associates Report Appendices - Appendix 1, page 72) will assist in balancing the need for sustainably located housing for Oxford against the important aim of maintaining the overall integrity of the Green Belt.

PR-A-057 Oxford City Council

General

The City Council trusts that our comments will be helpful, and we look forward to continued positive engagement in respect of this Partial Review as well as in relation to the joint work of the Growth Board. Please note that we will be submitting a separate form under the 'Call for Sites' exercise currently being undertaken in relation to the area north of Oxford.

PR-A-058 Natural England

9&24

Natural England welcomes the opportunity to look at and ensure that our remit is being covered appropriately within these partial review documents. It would appear that with the documentation provided that the correct areas have been identified and suggested for inclusion within the main assessment going forward. Ensuring that Oxford City is able to meet its unmet housing need is a key issue for this area and will need to be worked on in cooperation with the other Oxfordshire authorities as highlighted in this document. It should be ensured that any additional housing to be accounted for on behalf of Oxford (potentially around 3,500 dwellings) can be accommodated without impacting upon the Cotswolds Area of Outstanding Natural Beauty (AONB) in the north west of Cherwell. The review of greenbelt land around Oxford could well highlight areas nearer the city that can be used for additional housing in Cherwell's southern extent. This shouldn't however allow for an intrusion of new housing into greenbelt land where it would be using best and most versatile soils that fall into the Agricultural Land Classification bands 1-3a (inclusive). (cont...)

PR-A-058 Natural England

9 (cont...) Survey work will need to be carried out in order to assess whether any allocations put forward that might be within existing greenbelt land are in fact viable options for development in order to be in line with National Planning Policy Framework (NPPF) paragraph 112: "Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality".

In terms of the search area for the Oxford housing needs review the area shouldn't be narrowed too far in order to allow for consideration of the entire area nearer Oxford even if large parts of it can then be discounted given their propensity to flood or present green belt status.

Within the Part 2 issues consultation the questions around HGVs and Transport mitigation and monitoring, it would be beneficial to see areas highlighted that are at risk of being adversely affected by HGV movements and also to ensure that effective mitigation is proposed and properly monitored so as to allow for effective controls on development. In terms of securing and demonstrating net biodiversity gain on site (in paragraph 4.236) this should be expanded as suggested in order to give developers a very good idea of the sorts of things they can implement in order to ensure a gain is seen with all development.

PR-A-058 Natural England

Natural England welcomes the recognition of a number of sustainability issues in the scoping report for the Local Plan review parts 1 and 2. The areas which are highlighted as being of importance and which will be covered are those which Natural England would wish to see under our remit. Given that there are areas at considerable risk of flooding in the southern part of Cherwell, between Kidlington and Bicester (as identified in Figure 3.6 of the SA for the Issues Consultation) this will need to be a factor considered early on for any sites suggested in that area.

PR-A-059	Pegasus Group / The Dorchester Group	1	<p>At present there is a lack of evidence to demonstrate whether or not 3,500 additional homes represents an appropriate scale of development that should be accommodated within the Cherwell District. It is understood that the final figure will not be known until the Oxfordshire Growth Board presents its findings in the summer of 2016.</p> <p>The starting point must be that the District has an adopted Local Plan which sets out the need for housing and seeks to provide for 22,840 homes over the Plan period from 2011- 2031. This equates to 1,140 dwellings per year over the 20 year plan period. This represents a significant increase from that originally proposed in the submitted Local Plan which sought to provide housing at a rate equivalent of 670 homes per year, or 16,750 over the plan period to 2031. This significant increase was justified on the basis of the conclusions of the 2014 SHMA. (cont...)</p>
PR-A-059	Pegasus Group / The Dorchester Group	1	<p>(cont...) Therefore in order to ensure soundness total housing provision proposed in the LP1 has already been increased by circa 36% from that originally proposed. The resultant annual average completion rate necessary to meet this uplift in housing amounts to a 124% increase when compared against actual completions recorded annually over the five year period preceding the start of the LP1 Plan period (i.e. 2006-2011 – average annual completions = 509dpa). Total completions over the period 2006-2015 for the district amount to 4,594 dwellings, equating to actual completion rates of 510 dwellings per annum over that 9 year period.</p> <p>The extent to which the Cherwell District will be expected to accommodate unmet need arising from Oxford City must be seen in the context of the very significant increase in housing already necessary to ensure the district can meet its own housing requirements. The first priority for the District Council must be to ensure that it meets in full housing need for the district identified in the LP1.</p>
PR-A-059	Pegasus Group / The Dorchester Group	2	<p>Question 2 considers whether additional employment generating development should be provided alongside any additional housing required in response to identified unmet need. The adopted LP1 housing requirements reflects the 2014 SHMA which in itself was informed by economic considerations, the result of which was to identify a housing requirement for the district that integrates strategies for housing and employment.</p> <p>The “Issues” consultation document does not provide any details as to the overall quantum of employment land that would be sought, even against the working assumption of 3,500 additional homes. Reference is made at paragraph 2.21 of the “Issues” document that the major economic drivers in Oxfordshire include its concentration of high-tech and research technologies, such sectors reflect aspirations within the adopted Cherwell Local Plan so in principle such additional employment generating uses would be supported. The former RAF Upper Heyford and its existing employment base is entirely consistent with such drivers. (cont...)</p>
PR-A-059	Pegasus Group / The Dorchester Group	2	<p>(cont...) Unmet need arising from Oxford City relates specifically to the economic projections that supported the SHMA and the forecasts for economic development at Oxford City. Where housing cannot be provided within Oxford City the concern will be there it will result in a disconnect between the economic projections for Oxford, specifically in terms of the potential to dislocate the physical relationship in terms of location of future employment generating uses and new homes over the Plan period.</p> <p>Additional employment generating uses associated with providing for additional housing must therefore ensure that they are consistent with the economic objectives, priorities established for Oxford and critically, that it does not undermine the economic base and associated strategies and objectives for Cherwell as established in the adopted Local Plan. The Former RAF Upper Heyford site represents the only strategic employment location outside of the main towns of Banbury and Bicester in Cherwell and Policy Villages 5 seeks to facilitate the delivery of an additional 1,500 jobs at this established strategic employment site. Significant employment generating development proposed through the partial review of the Local Plan must first ensure that such proposals do not dilute the value of existing employment provision and to consider opportunities to enhance existing provision within the district, where the sectors / objectives are consistent with those identified areas of growth.</p>

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Questions 6 to 9 deal specifically with how unmet need could be accommodated, providing two options. The first being a geographically defined area within which additional development would be directed, i.e. an 'Area of Search', with the second option being that the district as a whole accommodates additional growth under the Duty to Cooperate.

A district-wide approach would not be supported. The Cherwell Local Plan Part 1 has established the housing need for the district to 2031 which, as set out previously, requires a significant and challenging uplift in housing delivery when compared with historic rates of delivery. To apply the district-wide approach effectively increases the Local Plan Part 1 requirement still further, to levels which are unlikely to be achievable within the current spatial strategy established in the adopted Local Plan. The consequence of which will be to put all settlements, at every tier in the settlement hierarchy at risk from speculative development, premised on the need to respond to Oxford City's unmet need, which will undermine the Local Plan's spatial strategy. (cont...)

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(cont...) An 'Area of Search' approach would provide a more pragmatic and manageable solution to unmet need arising from Oxford City. It will provide certainty as to those areas of the district that will be subject to additional development pressures and can be identified so that the established spatial strategy set out in the adopted Local Plan is preserved by, for example, focusing development in locations where appropriate infrastructure is in place or can be provided to mitigate the impact of additional development. It may well be the case that multiple Areas of Search are identified, responding to appropriate development opportunities, such as where existing brownfield land could be utilised or where additional development, housing and/or employment, would support/reinforce the role of specific settlements and/or established employment centres.

The former RAF Upper Heyford Site is an established and growing new community that represents the main strategic location for housing and employment outside of the main towns. Significant levels of development are provided for within the adopted Local Plan, supported by an increase in employment through the creation of an additional 1,500 new jobs over the Plan period. The LDA Masterplanning exercise is set within the parameters of the quantitative provisions of Policy Villages 5, it does not attempt to consider the extent to which this important brownfield resource could contribute to meeting Oxford's unmet needs. Notwithstanding this, the LDA Masterplanning is considered important as it gives effect to requirements of Policy Villages 5 and ensures that the first priority of the Council, i.e. meeting its own identified housing needs, can be achieved. (cont...)

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(cont...) As a large brownfield resource within the district, with strong physical connections to Oxford, with an established employment basis entirely consistent with the high end, highly skilled and innovative employment sectors that form a central component of Oxford City's economic strategy, the Former RAF Upper Heyford site has further potential to make an important contribution to meeting Oxford's unmet need. This is particularly relevant when considered in the wider context of the district where the uplift in housing delivery required at Banbury and Bicester to meet the districts need, is of such a scale that it casts significant doubt on the district's two main towns capacity to make a meaningful contribution to unmet need arising from Oxford. The scale of the uplift in housing required at Banbury and Bicester is illustrated below. (housing completion graphs provided in rep).

The consequence of which is to limit the potential of the district to accommodate unmet need to other strategic locations, i.e. Upper Heyford, and lower tier settlements, or sites located within the Green Belt. It should be recognised that the current Green Belt designation surrounding Oxford and within Cherwell may have an important role in terms accommodating need closest to where it arises and to ensure that there is not a disconnect in terms of the distribution of additional development and the origin of identified need. However, these will be entirely dependent upon a review of the existing Green Belt in order to identify those areas that do not make a positive contribution to the purposes of this designation. Notwithstanding the need for a review of the Green Belt, where it is the case that brownfield sites, of sufficient scale, are available, this must limit the extent to which sites within the Green Belt are required as part of a coherent strategic response to meeting Oxford's unmet need. (cont...)

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(cont...) Given the strategic significance of the former RAF Upper Heyford Site it is considered necessary that this large brownfield resource is properly considered in terms of its capacity to accommodate additional development. As a result of strong sales, production levels are being increased such that a delivery rate of 300 per year will be achieved, which is in excess of the housing trajectory envisaged in the adopted Local Plan. The build out rate includes the ability and funding to build out properties for rent as well as sale. The consequence of which is that on this annualised build rate the quantitative provisions of Policy Villages 5 are likely to be met by 2024, with 7 years of the plan period remaining.

The Former RAF Upper Heyford site therefore represents a strategic development location that is attractive to the market and the acceleration in both sales and build-out rates, supports the continued focus of development at this location. With headroom in housing completions, it means that the site will fulfil the Local Plan Part 1 requirements well in advance of the end of the plan period. Therefore, the opportunities for additional development at this brownfield site, as part of a comprehensive strategy, in response to unmet need arising from Oxford, should be considered as a suitable, deliverable and achievable response to the District Council's Duty to Co-operate obligations. (cont...)

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(cont...) Additional growth, supported by commensurate improvements to the infrastructure network, to ensure connectivity of the site and its surrounds to the wider area, including Oxford City, will be necessary. This will not only reinforce the sustainability credentials of this brownfield site, but will also have real and tangible knock on benefits to other villages due to improved public transport provision. Improvements which have more urgency and relevance in the context of recent cuts to local services.

Policy Villages 5, the LDA masterplanning and other site specific appraisals are all framed within a quantitative context that does not account for unmet need arising from Oxford City and Cherwell's obligations under the Duty to Cooperate. The delivery of development at this site in response to Policy Villages 5 must be the first priority but it is considered that this should not preclude the consideration of wider opportunities for development. It is recognised that development should not be at any cost and the heritage, ecological and landscape circumstances of the Upper Heyford Site must be taken into account, but these must be set in their appropriate context and reflect their true significance so that appropriate development can be identified and accommodated. The consideration of wider opportunities for development at the Former RAF Upper Heyford site, should not be constrained to the quantitative provisions of Local Plan Policy Villages 5, rather it should be considered in the context of unmet need and the Duty to Cooperate and the development potential of this site and the proven record of delivery.

The Dorchester Group is supportive of, and a member of the Mid-Cherwell Neighbourhood Plan Executive. This designated area represents the largest Neighbourhood Area in the country and although it is at a relatively early stage in its preparation, it represents the collective determination of the Parish Councils to advance a Neighbourhood Plan for the betterment of those communities, within which the Former RAF Upper Heyford site is located. (cont...)

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(cont...) As recognised in the NPPG (Para 003. Reference ID: 41-003-20140306), the Neighbourhood Planning process provides the opportunity for communities to set out a positive vision for how they want their community to develop. A central objective of the Mid-Cherwell Neighbourhood Plan will be to identify and promote appropriate scales of development including sites and a strategy for distribution, in response to the quantitative provision set out in the adopted Local Plan. There is collective agreement within the Neighbourhood Plan Forum which endorses the development of brownfield locations in advance of the release of additional greenfield sites. The Upper Heyford site, as an expansive brownfield resource, provides opportunities to support the Neighbourhood Plan in its approach to support the release of brownfield land in order to protect greenfield sites from development. In doing so this also supports the wider objective of protecting and maintaining the intrinsic character of the rural settlements that form the Neighbourhood Plan Area. Such objectives have additional emphasis when considered in the context of Oxford's unmet needs as pressures for development will inevitably increase.

PR-A-059	Pegasus Group / The Dorchester Group	10+11	<p>The first priority for Cherwell District Council must be to ensure that it meets in full its own identified housing needs. It should not be the case that unmet need arising from Oxford City makes the housing land supply requirements for the district more onerous such that the ability to demonstrate a five year housing land supply cannot be achieved.</p> <p>The implications of not having a five year land supply are serious and put all of the settlements across the district at risk from speculative developers and undermines the emphasis on brownfield land ahead of green field sites established in the adopted Local Plan. To some extent this is recognised as an appropriate incentive for Local Plans to ensure that an adequate supply of housing is maintained and we strongly urge the District Council to continue to facilitate appropriate development so that this can be achieved.</p> <p>There should be a clear separation between Cherwell's housing requirements and those additional homes needed in response to Oxford's unmet need. The failure to distinguish between the two elements of housing need will result in a free-for-all across the district, including villages and green field sites adjacent to existing development locations, including the former RAF Upper Heyford. This must be avoided through a clear separation of housing requirements. Cherwell's five year housing land supply obligations must continue to be calculated on the housing requirements for the district as set out in the adopted Local Plan.</p>
PR-A-059	Pegasus Group / The Dorchester Group	N/A(cont.)	<p>It is understood that this consultation is limited to "issues" that relate to the commitment set out in the adopted Local Plan for the District to consider the extent to which it can accommodate unmet need arising from Oxford City. This is necessary in order for the District Council to discharge its obligations under the Duty to Co-operate as set out in the Localism Act 2011.</p> <p>The Duty to Co-operate is not a Duty to Agree but the District Council, through the Oxfordshire Growth Board, has confirmed its commitment to work collectively with Oxfordshire's Councils to consider how any unmet need might be sustainably distributed to the neighbouring districts.</p> <p>To date there is no definitive figure for Oxford's unmet need however, through the Oxfordshire Growth Board a working assumption of 15,000 homes is currently being advanced. Paragraph 2.17 of the Issues consultation document, identifies a figure of an additional 3,500 homes to be provided within the Cherwell District as an appropriate working assumption intended to inform the debate on Cherwell's capacity to accommodate unmet need arising from Oxford City through its obligations under the Duty to Cooperate. (cont...)</p>
PR-A-059	Pegasus Group / The Dorchester Group	N/A(cont)	<p>(cont...) Current role of the Former RAF Upper Heyford- Our comments relate specifically to the Former RAF Upper Heyford Site. This ex-military base benefits from planning permission for a new settlement, with existing consents delivering 1,134 homes. In light of the need for a significant uplift in housing resulting from the conclusions of the 2014 Oxfordshire Strategic Housing Market Assessment (SHMA), the submitted Local Plan was modified to provide for a substantial increase in the number of new homes to be provided at this site over the Plan period to 2031.</p> <p>Specifically, Policy Villages 5 confirms that an additional 1,600 homes will be provided alongside an additional 1,500 jobs over the Plan period to 2031. This significant increase recognises the strategic function of the Upper Heyford site which represents the only strategic employment/housing allocation outside of the main towns of Banbury and Bicester. (cont...)</p>

PR-A-059 Pegasus Group / The Dorchester Group	N/A(cont)	<p>(cont...) In the context of Policy Villages 5, Paragraph C.292 of the adopted Local Plan confirms that a comprehensive approach will be required to demonstrate how additional land for development can be satisfactorily integrated with the approved development. Through the Local Plan Examination in Public, a Statement of Common Ground was agreed between The Dorchester Group and the District Council (December 2014) which confirmed that:</p> <p><i>“The parties agree that to secure a high quality development (for housing and employment) there will be a need for a comprehensive review of the proposed development at the site that considers the important heritage landscape setting of the site and how additional development can be successfully integrated with existing consented development. This will provide the means to secure development incorporating high quality design that relates closely to the history of the site.”</i></p> <p>Furthermore the Statement of Common Ground also agreed that future development at Upper Heyford should first consider the release of appropriate brownfield land ahead of the release of green field sites. In this regard the agreed Statement of Common Ground stated:-</p> <p><i>“That there should be a sequential approach to development which should not otherwise be delayed in order to ensure the effective use of brownfield land within the existing airbase. The identified greenfield land outside the airbase should not be brought forward until a comprehensive scheme and delivery plan for the entire Local Plan allocation has been secured.”</i> (cont...)</p>
PR-A-059 Pegasus Group / The Dorchester Group	N/A(cont)	<p>(cont...) To achieve this comprehensive approach Cherwell District Council and The Dorchester Group have appointed a joint master planner, LDA Group, to develop a masterplan for the former airbase site in order to determine the extent to which the quantitative provisions of Policy Villages 5 (i.e. an additional 1,600 homes and 1,500 jobs) can be accommodated on this brownfield site, taking account of heritage and ecological constraints.</p> <p>It is expected that once finalised the LDA Masterplan, which should reflect the emphasis on brownfield land as agreed through the Statement of Common Ground as well as specific Local Plan Policy BSC 2, will be presented to the CDC Executive Committee with the recommendation that its findings / assessment is endorsed as a material consideration upon which additional development at the Policy Villages 5 allocation will be guided, and so addressed.</p>
PR-A-060 S Daggitt	2	<p>The economy and employment prospects in the Oxford area are already amongst the best in the country. Development which generates additional employment is much more badly needed in many other parts of the United Kingdom. By planning for more industry/commerce you:</p> <ul style="list-style-type: none"> <li>a) Generate an even greater need for housing thus undoing any gains made by building more houses in the first place.</li> <li>b) Damage other areas of the UK which have more housing stock but few employment opportunities.</li> </ul>
PR-A-060 S Daggitt	9	<p>The government has stated quite clearly that the Green Belt is to be protected from incursion. The Green Belt has been one of the great successes of national planning policy but will become meaningless if the boundaries can be moved when expedient.</p>
PR-A-060 S Daggitt	26	<p>It is important that the need for housing should not be an excuse for development within, or surrounding, Conservation Areas in Cherwell's villages and towns. Individual houses or premises may be appropriate but sites suitable for a minimum of ten houses, as called for in the site submission invitation, should not be located in, or next to, Conservation Areas.</p>

PR-A-061 Gerald Eve LLP / Merton College	1	<p>Given that the Local Plan Partial Review is in response to Oxford's unmet housing need, new additional housing should be directed towards sites that are sustainably located and in close proximity to Oxford. The focus should be upon minimising commuting distances and journey times in and out of Oxford, by developing housing on sites that are (or have the potential to be) well connected to the City and its associated employment hubs. It is within this context that this question should be answered. Cherwell District should therefore be considering these locations and not the district as a whole in order to deliver housing growth associated with Oxford itself.</p> <p>The 3,500 home working assumption appears to be based upon the assumption that all four surrounding local authorities can contribute an equal amount of sustainably located land in close proximity to Oxford that can be made available for housing development to meet Oxford City's shortfall of 15,000 homes. (cont...)</p>
PR-A-061 Gerald Eve LLP / Merton College	1	<p>(cont...) We have prepared the enclosed Greater Oxford Constraints Plan which is a preliminary 'sieve map' identifying development constraints that could affect each district's ability to deliver such land and therefore illustrates holistically the constraints around Oxford's Fringe. These constraints include, but are not limited to, the Oxford Green Belt, Areas of Outstanding Natural Beauty, Ancient Woodlands, Sites of Specific Scientific Interest, Areas of Landscape Value, Special Areas of Conservation, along with Scheduled Ancient Monuments and areas of historic significance. Considering the constraints to development that the enclosed Greater Oxford Constraints Plan (preliminary 'sieve map') identifies we consider that it is likely that a number of the adjoining local authorities may be unable to contribute sufficient appropriate land to provide 3,500 homes and on this basis the reasonable working assumption for Cherwell should be increased to at least 5,000+ homes. This is considered appropriate in order to take account of the nature and extent of constraints to development within other 'partner' authorities within the wider area and a preliminary estimate of their potential shortfall. In order to negate potential shortfalls in other districts we consider a reasonable working assumption for Cherwell should therefore be at least 5,000+ homes.</p> <p>The environmental development constraints present in some local authorities around Oxford make it unlikely that 15,000 homes could be provided in close proximity to Oxford at sustainable locations. We therefore consider that in order for the Oxford City Council assumed 15,000 shortfall to be met by neighbouring authorities, Cherwell would need to assist further in meeting the overall shortfall, with the application of the higher working assumption (5,000+). This is considered to form part of Cherwell District Council's Duty to Co-operate cited within the NPPF and the NPPG. (cont...)</p>
PR-A-061 Gerald Eve LLP / Merton College	1 1+9	<p>(cont...) In order to have the ability to deliver new homes in line with a higher working assumption (minimum 5,000+ homes), Cherwell District Council should consider the release of appropriate parts of the Oxford Green Belt, considering the five purposes of Green Belt set out at Paragraph 80 of the National Planning Policy Framework ["NPPF"]. This will be critical to meeting Oxford's Unmet Housing Need. Furthermore, we consider that Oxford's Unmet Housing Needs are exceptional circumstances, in accordance with Paragraph 83 of the NPPF, given the significant shortfall in housing delivery relative to needs which have been identified. Paragraph 84 states that local planning authorities should take account of the need to promote sustainable patterns of development. Accordingly, the Green Belt should be reviewed in order that sustainable patterns of development can emerge and the higher working assumption can be achieved.</p> <p>In terms of development constraints, which are mapped on the enclosed Greater Oxford Constraints Plan (preliminary 'sieve map'), we consider that the consideration of sites should be undertaken applying a 'sieve test' approach. This approach assists with the identification of the environmental and policy constraints around Oxford. The use of this approach would mean that each site is considered on the basis of the extent of constraints present, with those sites which are less constrained being favoured and put forward for development ahead of those that are more constrained. The sieve map is therefore intended to highlight the least constrained sites. We consider that this will be important in order to efficiently work towards meeting the higher working assumption (5,000 units+) set out. (cont...)</p>



PR-A-061	Gerald Eve LLP / Merton College	2	<p>We consider that there is justification to provide additional employment generating development alongside housing bought about by the need to meet Oxford's Unmet Housing Needs where this is appropriate. There is an intrinsic link between jobs and homes and accordingly we consider that Cherwell needs to provide additional employment generating development in sustainable locations so as to ensure balanced growth into the future.</p>
PR-A-061	Gerald Eve LLP / Merton College	3	<p>The first key issue is that the Oxford and Oxfordshire City Deal (2014)<sup>1</sup> acknowledges how Oxford and Oxfordshire has underperformed and not reached its full potential when compared with other comparable areas around world-class universities. One of the key reasons for this is a shortfall of housing supply which has stifled Oxford's economic potential. Economic growth needs to be supported by housing supply and this is a key issue. To make a significant contribution to Oxford's economy, its unmet housing need must be provided in sustainable locations that will help to rectify Oxford's historic underperformance and help the City to grow.</p> <p>The second key issue is that the growth of Oxford is based around the knowledge economy. The Strategic Economic Plan and City Deal documents promote a north-south 'knowledge spine', which passes through Oxford from Science Vale to the south, to Bicester to the north through the southernmost areas of Cherwell District. Land within the Green Belt in Cherwell is well situated to provide well located new homes for workers at Oxford's key employment hubs along the Knowledge Spine. In order to make a firmer commitment to Oxford's housing and economic development, and the wider Oxfordshire areas, the City Deal sets out a long-term commitment to increasing connectivity between people and jobs, and opening up a choice of housing to skilled workers, as well as enabling specific sites.</p> <p>Cherwell, whilst currently constrained by the Oxford Green Belt, has the ability and opportunity to promote housing development which is in close proximity to the City, with a number of high quality transport links. (cont...)</p>
PR-A-061	Gerald Eve LLP / Merton College	3	<p>(cont...) Proposals within the Northern Gateway are a step in not only supporting regeneration in Oxford but also making a commitment to providing new homes. However, the role of Cherwell in meeting the longer-term needs of the City of Oxford has been underestimated. Given Oxford's anticipated unmet need it is clear that Cherwell lies in an advantageous position to continue this growth of the City and contribute to its increased economic performance and strength going forward.</p> <p>Cherwell, whilst currently constrained by the Oxford Green Belt, has the ability and opportunity to promote housing development which is in close proximity to the City, with a number of high quality transport links.</p> <p>Proposals within the Northern Gateway are a first step in not only supporting regeneration in Oxford but also making a commitment to providing homes. However, the role of Cherwell in meeting the longer-term needs of the City of Oxford has been underestimated. Given the anticipated unmet need it is clear that Cherwell lies in an advantageous position to continue this growth of the City and contribute to its increased economic performance and strength going forward.</p> <p>City Deal: Oxford and Oxfordshire, 2014. Oxford and Oxfordshire City Deal (2014). London: Deputy Prime Minister's Office and Cabinet Office.</p>
PR-A-061	Gerald Eve LLP / Merton College	4	<p>Additional housing growth in the District should be aiming to achieve an enhancement to Oxfordshire's economy and improve the quality of life of existing residents in Cherwell. Additional housing growth in Cherwell should be appropriately located to achieve these goals through development in the right locations that has regard and is sensitive to the setting and context of its existing surroundings. Cherwell District Council needs to ensure that additional growth is directed to sustainable locations within proximity to the City of Oxford, associated infrastructure and sustainable transport links. We consider that this is critical in order to ensure that future residents can access jobs, services and transport links. To this end, there is a need for particular consideration of sustainable locations in the areas surrounding the City of Oxford and in reasonable proximity to the recently opened Oxford Parkway station in order to improve Oxford's economic prospects.</p>

PR-A-061	Gerald Eve LLP / Merton College	5	The vision for meeting Oxford's Unmet Housing Needs should be focused upon providing homes in sustainable locations, with an appropriate mix of housing to meet those needs. Without this the economy of Oxford City, and Oxfordshire more widely, will not realise its ultimate potential. Accordingly, the Vision should encompass sites in accessible locations with the least development constraints and the 'sieve test' approach should be adopted. Please refer to the enclosed Greater Oxford Constraints Plan (preliminary 'sieve map') which illustrates the key development constraints and therefore the areas with the least development constraints which are considered as appropriate for the focussed vision for meeting Oxford's Unmet Housing Need. Please also refer to our responses to Questions 1, 6, 7, 8 and 9.
PR-A-061	Gerald Eve LLP / Merton College	6	We consider that focussing the 'area of search' upon areas well related to the City of Oxford is of critical importance if Cherwell is to effectively meet the unmet housing need of the City. As the economic powerhouse of the county, Oxford is critical to the ongoing economic success and increased economic performance of the City and its resultant effect on the wider Oxfordshire area is achieved through providing housing in sustainable locations in the surrounds of the City. The 'area of search' should be focused upon the southern areas of the Cherwell District, which benefits from the aforementioned transport links and infrastructure, proximity to Oxford and access to the market and knowledge which is associated with the City. It is important that travel times to areas of employment are also considered as part of the 'area of search' exercise so as to ensure that housing development does not materially increase the time taken to travel to work, impacting upon creating economic efficiency and quality of life.
PR-A-061	Gerald Eve LLP / Merton College	7	The 'area of search' should be considered in light of the development constraints across not only Cherwell but also other relevant areas of the county, and where necessary, focus upon those areas of the Oxford Green Belt in proximity to the City of Oxford which do not serve to meet the five purposes of the Green Belt prescribed under Paragraph 80 of the NPPF. As set out in response to Question 7, we consider that other key factors including transport links and access to the employment market of Oxford need to influence the 'area of search' with the focus being upon proximity and accessibility to Oxford.
PR-A-061	Gerald Eve LLP / Merton College	8	We consider that a district-wide approach is not appropriate and that the 'area of search' should be focussed upon the Oxford Fringe. The 'area of search' exercise should be driven by the need to direct housing development to areas with appropriate infrastructure given the strain which can be placed upon the existing infrastructure by increased populations. We consider that the majority of development should be situated in sustainable locations to the south of the District, in proximity to the City of Oxford in order to ensure that existing predominantly rural infrastructure does not become overstretched. Sites situated in sustainable locations and in single ownership, such as our client's sites which are submitted within the Call for Sites exercise linked to this consultation, are therefore considered to be deliverable and should be considered as appropriate locations for meeting Oxford's Unmet Housing Needs.
PR-A-061	Gerald Eve LLP / Merton College	9	The Green Belt should be considered. Green Belt assessments have already identified that certain parts of the Green Belt contribute less to its functions and purpose than others. It is considered most appropriate and sustainable to ensure that Oxford's Unmet Needs are met as close to Oxford as possible. This would minimise the stress placed on transport connections further out of the City and reduce journey times and distances to employment and key transport hubs. Development should be located as close to the centre of Oxford as possible as well as those areas that support its key economic functions and activities. We consider this critical in order to ensure that transport facilities and local infrastructure do not become overstretched as this will be detrimental to the continued growth of Oxford and the wider Oxfordshire area. The Green Belt can, where appropriate, allow for the appropriate expansion of the City's housing supply to accompany its current economic success. The siting of new housing within the boundaries of the current Oxford Green Belt is critical to ensuring the City's continued growth and progression.

PR-A-061	Gerald Eve LLP / Merton College	10	Yes. Housing development which is intended to meet Oxford's unmet needs should not be part of a generalised 'pot' for Cherwell. Instead, all of the 15,000 homes required to meet Oxford's unmet housing need should be allocated to a separate Oxford Fringe requirement. The Oxford Fringe should be a geographically-defined, cross-boundary area around the current boundary of the City of Oxford. As noted previously, we consider that with the 15,000 homes shortfall split between the neighbouring authorities, there is likely to be a shortfall in neighbouring authorities owing to the extent of natural environment protection in place, whilst Cherwell has the ability to over-deliver. The enclosed Greater Oxford Constraints Plan (preliminary 'sieve map') illustrates the areas which are subject to development constraints from the natural environment. From this it is possible to draw conclusions about constraints to neighbouring authorities. We consider that given the findings illustrated on the sieve map, the Vale of White Horse is particularly constrained and would therefore encounter the most difficulty in delivering housing to meet Oxford's Unmet Needs. We consider therefore that Cherwell, given the lesser development constraints in place, has the ability to deliver and should look to do so going forward if Oxford's identified Unmet Needs are to be met. We consider that the enclosed Greater Oxford Constraints Plan (preliminary 'sieve map') further highlights the need for consideration of a specific housing supply for the geographically-defined, cross boundary Oxford Fringe area in order to ensure that Oxford can meet its needs.
PR-A-061	Gerald Eve LLP / Merton College	11	Given that the emphasis should be upon ensuring housing provided under the revised Local Plan Part 1 (specific to meeting Oxford's unmet needs) is for Oxford City the delivery of housing associated with Oxford should be considered as separate from Cherwell's own strategy and five year housing land supply. New homes directed at meeting Oxford's unmet needs within Cherwell should be viewed solely as delivering housing for Oxford. This approach will allow for the separate consideration of housing land supply to meet the needs of Oxford without adversely affecting the existing Cherwell strategy for housing.
PR-A-061	Gerald Eve LLP / Merton College	20	We would be concerned about the economic impact of providing housing which is supposed to help alleviate Oxford shortfall in locations that are not well related to Oxford or its employment hubs. We consider that housing in certain areas of the Green Belt such as well-connected sites that provide only a low contribution to the functions of the Green Belt would provide the best platform to drive economic growth through housing. With particular relevance to the sites put forward, the Begbroke Science Park is identified as an area where economic development should be encouraged. The sites put forward within the Call for Sites, and particularly our clients' Yarnton site, are considered as sustainable locations to support this economic growth.
PR-A-061	Gerald Eve LLP / Merton College	21	The potential negative impacts associated with siting housing development away from the City of Oxford mean that potential development locations to meet Oxford's unmet needs need to be concentrated towards the south of the District. This will ensure that distance travelling is reduced as far as possible and the resultant potential impact upon economic efficiency and output limited. When considering potential development locations in the south of the district, the associated travel time and distance to employment areas need also be considered to ensure that housing to meet Oxford's unmet needs does not lead to increased travel time and distance which will lead to an adverse effect on economic productivity.
PR-A-061	Gerald Eve LLP / Merton College	28	Site submissions - Land to West of A44/Rutten Lane, north of Cassington Road, surrounding Begbroke Wood; Land to South of A34, north of Linkside Avenue; Land to South of A34, adjacent to Woodstock Road; Land to West of A44, north of A40
PR-A-061	Gerald Eve LLP / Merton College	12+13	We consider that the housing issues identified are heavily focussed on the existing context. Cherwell District Council will need to consider the future housing issues which arise as a result of the issues identified. In particular, the likely increase in need for housing near its boundary with the City of Oxford need be considered in order to ensure that the final Local Plan Part 1 addresses the likely position of the District at the point of adoption as well as beyond the 15 year period to the end of the Cherwell Local Plan's scope (2016-2031), setting out an appropriate strategy to remedy the issues linked to Oxford's unmet housing need.

PR-A-061 Gerald Eve LLP / Merton College 14+15

Cherwell District Council needs to carefully consider the broad location of new housing within the southern part of the District so that it is well related to the City of Oxford, associated infrastructure and sustainable transport links. We consider that this is critical in order to ensure that future residents, who are currently a part of Oxford's unmet need, can access jobs, services and transport links. To this end, there is a need for particular consideration of the areas surrounding and in reasonable proximity to Oxford Parkway station. There are a number of areas within close proximity to the station which suit housing development and the increased sustainable transport links serve to strengthen this position.

In terms of locations that the Council should be considering, we consider that the inclusion of Merton College's sites for housing would be appropriate and would be a positive step in meeting Oxford's unmet need in proximity to the City of Oxford. Our client as the owner of a number of sites within Cherwell has therefore proposed a number of sites in their ownership for consideration for housing development as part of the Call for Sites exercise associated with this Issues Consultation.

Each of these sites are considered appropriate for development that will help to meet the identified Unmet Needs of Oxford. They are situated in sustainable locations in proximity to Oxford, with limited development constraints. (cont...)

PR-A-061 Gerald Eve LLP / Merton College 14+15

(cont...) Yarnton

Our client's landholding within Cherwell District is to the west of the village of Yarnton, largely encompassing the Begbroke Wood and bordering the A44. In accordance with the requirements of the Call for Sites procedure, we have completed the Site Submission forms and appended a plan providing further details of the site.

We consider that housing development on this site would provide a large number of dwellings, helping to provide a substantial part of the Council's target to meet Oxford's unmet need. The site's location adjacent to Yarnton village means that any housing development coming forward would be served with local transport and amenity facilities mean that the development would be sustainable. The site can accommodate a large number of homes; any forthcoming proposal would include further local transport and amenity facilities as appropriate. Furthermore, any housing development could also be of the highest design standards in order to complement Yarnton's character.

The site is considered to be highly accessible with the A44 to the East and Cassington Road to the South, and is a short journey from the interchange with the A4260, A40 and A34, as well as Oxford Parkway Station and the Northern Gateway to Oxford. Furthermore, future improvements are proposed in the vicinity, and currently subject to consultation. We consider that the proposed A40/A44 relief road which will further enhance the accessibility of the area. (cont...)

PR-A-061	Gerald Eve LLP / Merton College	14+15	<p>(cont...) In terms of the deliverability of housing, given that this large area of land is in single ownership, it is considered that the site is not subject to any particular ownership constraints and therefore could be delivered efficiently and begin to contribute to Oxford's unmet need.</p> <p>Wolvercote</p> <p>Our clients' landholdings around Wolvercote are located in part in the Northern Gateway area. Please see the appended plans providing further details of the sites (the site boundaries are outlined in red and the administrative boundary with Oxford City Council in blue).</p> <p>Parcel A is located to the north of the A34 and A40, whilst Parcel B is located to the south of the junction of the A34 and A44 and, in part, crosses the administrative boundary with Oxford City Council. Parcel C is located to the south of the A34 and to the east of the Oxford Parkway-London railway line. Given the drive by Oxford City Council to promote growth at the Northern Gateway, and the newly opened Oxford Parkway station in proximity to the north-east of the sites and Oxford Park &amp; Ride/bus facilities to both the north and south of the sites, we consider these sites would be an appropriate and highly sustainable location for housing development. Furthermore, given the sites are located adjacent to arterial roads they are considered to have provision of excellent transport links. Parcel A is also located in the area of the A40/A44 relief road where future improvements are proposed, likely to further enhance the accessibility of the site in the future. (cont...)</p>
PR-A-061	Gerald Eve LLP / Merton College	14+15	<p>(cont...) We consider that given the location and accessibility of the Wolvercote/Northern Gateway area as a whole, the sites have the potential to deliver larger-scale residential development to meet Oxford's unmet housing needs. We consider that each site could benefit from the existing amenity facilities in the surrounding area, though in the cases of Parcels A, B and C where higher number of dwellings could be accommodated any forthcoming proposal</p>
PR-A-061	Gerald Eve LLP / Merton College	16+17	<p>Cherwell District Council need to consider the transport infrastructure surrounding potential development sites considered to assist in meeting Oxford's Unmet Housing Need. Sites in proximity to Oxford City Centre and its associated road (A34, A40 and A44) and rail (Oxford Parkway Station) should be seen as highly favourable potential development locations to meet Oxford's unmet need. These locations are not constrained in terms of access to Oxford City Centre and, with the perceived increase in housing in the area, sustainable means of transport could be initiated by Cherwell through the expansion of Park and Ride schemes to ensure transport infrastructure into the City does not become overstretched.</p> <p>We support the County Council's strategy of reviewing the viability of 'outer ring' Park and Ride locations in the future. The 'Science Transit' plan to upgrade public transport along the perceived 'knowledge spine' is also seen as a significant opportunity to ensure that potential development locations at the south of the District are supported by appropriate transport initiatives going forward and further support the potential development of sites to the north of Oxford. (cont...)</p>
PR-A-061	Gerald Eve LLP / Merton College	16+17	<p>(cont...) The sites discussed in response to Question 15 are appropriately placed to provide appropriate housing development, supported by appropriate transport infrastructure and are in areas which are significantly less congested than alternative sites in the wider area. Both current and envisaged improvements to transport, through a greater public transport offering and improvements to the A40 further support the sustainability of these sites. The A40 improvement works are seen as critically important to ensuring that those travelling East-to-West are as well supported by local infrastructure as those travelling North-to-South and will assist in ensuring there is no</p>
PR-A-061	Gerald Eve LLP / Merton College	22+23	<p>As set out above, we consider that southern areas of the District in proximity to Oxford are the most sustainable locations and, when considering potential development locations to meet Oxford's unmet needs, should form part of the 'area of search' and be considered as highly favourable for development.</p>

PR-A-061	Gerald Eve LLP / Merton College	24+25	<p>As set out in our response to Question 1, and highlighted by the enclosed Greater Oxford Constraints Plan (preliminary 'sieve map'), we consider that large areas of land that would otherwise be well related to Oxford are constrained by the natural environment and subsequent planning policy protection. This includes, but is not limited to, the Oxford Green Belt, Areas of Outstanding Natural Beauty, Ancient Woodlands, Sites of Specific Scientific Interest, Areas of Landscape Value, Special Areas of Conservation, along with Scheduled Ancient Monuments and areas of historic significance.</p> <p>As a result of the extent of the Oxfordshire countryside which is currently protected, as shown in the enclosed Greater Oxford Constraints Plan (preliminary 'sieve map'), the potential development locations to meet Oxford's unmet needs are very limited. This is not only the case in Cherwell, but also the other 'partner' Districts who are to assist in meeting Oxford's unmet housing need. Development should therefore be directed to the least restricted areas around the City of Oxford. In line with our earlier comments, we therefore believe that Cherwell should review its Green Belt in areas which are not subject to further natural environment protection with a view to releasing land from the Green Belt.</p>
PR-A-062	Turnberry Planning Ltd / Exeter College	1	The question is phrased incorrectly, coming as it does, ahead of determining and consulting upon actual capacity of the various Districts. A reasonable assumption would be that 3,500 homes is a minimum target for each District until such time the evidence base and consultation processes develop.
PR-A-062	Turnberry Planning Ltd / Exeter College	2	Yes. As Oxford's unmet need in respect of Cherwell will need to be largely concentrated around North Oxford and Kidlington, it would be appropriate to take advantage of the opportunity created by the cluster of world class economic assets, particularly high value employment that supports innovation and technology.
PR-A-062	Turnberry Planning Ltd / Exeter College	3	Oxford City Council has made a compelling case that its future success depends on the release of land from the Green Belt to meet its unmet need. We support the City Council's objective and the process of reviewing the Green Belt, but beyond conventional Green Belt tests, the principles of accessibility, place-making, neighbourhood planning and economic development should guide the release of Green Belt.
PR-A-062	Turnberry Planning Ltd / Exeter College	4	<ol style="list-style-type: none"> <li>1. High value employment and innovation: Taking advantage of the Oxfordshire bioscience and technology cluster with the associated benefits for Cherwell in providing spaces to support the growth of high value employment;</li> <li>2. Live/Work: Promoting the close proximity of housing and work spaces to foster innovation and reduce reliance on the car;</li> </ol>
PR-A-062	Turnberry Planning Ltd / Exeter College	5	Place-making: Taking the key principles expressed in response to Q4 and using them to masterplan high quality neighbourhoods that enhance the District and off-set the loss of Green Belt.
PR-A-062	Turnberry Planning Ltd / Exeter College	6	Yes, that would be an entirely logical response as the unmet need relates to Oxford and those locations which offer convenient and sustainable access to urban Oxford should be favoured.

PR-A-062	Turnberry Planning Ltd / Exeter College	7	<p>Opportunities to create free-standing communities should be looked at carefully. The close proximity of urban centres in Oxford and Kidlington mean villages in this area will have a level of sustainability that is not available to villages in remoter parts of the District. Moreover, they can support a greater range of services and avoid competing or over-extending existing settlements. Once planned, they offer no further opportunities for expansion and deliver greater certainty to existing communities.</p> <p>We refer to recent DCLG Consultation on Proposed Changes to National Planning Policy published in December 2015 in support:</p> <p>"We propose to strengthen national planning policy to provide a more supportive approach for new settlements, within locally led plans. We consider that local planning authorities should take a proactive approach to planning for new settlements where they can meet the sustainable development objectives of national policy, including taking account of the need to provide an adequate supply of new homes. In doing so local planning authorities should work proactively with developers coming forward with proposals for new settlements in their area." (Paragraph 20)</p> <p>The close proximity of bus and train connections should also be a key factor in selecting an area of search.</p>
PR-A-062	Turnberry Planning Ltd / Exeter College	8	No, that would be illogical – see Q6.
PR-A-062	Turnberry Planning Ltd / Exeter College	9	Yes – but within that, the criteria for site selection should favour proximity to urban Oxford and public transport.
PR-A-062	Turnberry Planning Ltd / Exeter College	15	See our response to Q 6,7, 8 and 9, but we consider the area between Oxford and Kidlington as being best suited to meet the majority of the unmet need within Cherwell District.
PR-A-062	Turnberry Planning Ltd / Exeter College	28	Site submission - Frieze Farm, Woodstock Road, Oxford.
PR-A-062	Turnberry Planning Ltd / Exeter College	17, 21, 23, 25, 27	<p>We consider our responses to Q 6, 7, 8, 9 and 15 to entirely align with these issues in terms of the suitability of the area between Kidlington and Oxford, as well as the principles set out in response to Q 4.</p> <p>We would also point out that this area is of low ecological value, has few environmental constraints and benefits from the potential of engaging with the Oxford Canal, an important tourist resource. There is also no direct relationship between this locality and the historic core of Oxford.</p>
PR-A-063	Oxfordshire County Council	1	<p>The scale of Oxford's unmet housing need to be apportioned to Cherwell will be decided by the Growth Board following completion of the post SHMA work Programme, currently scheduled for September 2016; this joint work will provide high level assessment of strategic spatial options for accommodating unmet need. The Growth Board is using 15,000 as working assumption for the scale of unmet need to 2031.</p> <p>The County Council understands the need for CDC to commence work for the early review now in order to meet its commitment in the Local Plan Part 1 to complete the review within two years of the Part 1 adoption and it is helpful for this work to be based on a realistic working estimate of the apportionment figure until the Growth Board decision is known. (cont...)</p>

PR-A-063 Oxfordshire County Council	1	<p>(cont...) However, the County Council considers it would be more appropriate for this initial work to use a range for the scale of unmet need which the review may need to plan for. A single working figure of 3,500 - based on 15,000 divided by 5 with a marginal uplift of 500 - is too specific and does not allow sufficient headroom for the outcome of the joint work showing that an equal apportionment between the five councils would not produce the most sustainable solution for the Oxfordshire HMA. It will be important to incorporate the right solution for Oxfordshire into the Partial Review. Provision could be higher or lower than 3,500 homes; we suggest that a range of 2,500 - 4,500 would provide reasonable indicative lower and upper figures.</p> <p>(The true scale of Oxford's unmet need will not be determined until the review of the Oxford's Local Plan is completed).</p>
PR-A-063 Oxfordshire County Council	2	<p>Oxford's Objectively Assessed Need (OAN) of 28,000 identified in the SHMA is based on making a significant contribution to meeting affordable housing needs in the City. The OAN is not based on supporting economic growth and currently there is not an identified, overall employment land supply issue in the City which would need to be resolved within Cherwell through this review.</p> <p>However, there are some key employment sectors within Oxford important to the Oxfordshire economy eg research activities associated with the University, which are looking to expand but whose particular land requirements cannot easily be met within the City. It may be appropriate for these specific unmet Oxford employment needs to be accommodated alongside solutions for unmet housing needs within Cherwell through the allocation of mixed use sites. Consideration could also be given to co-locating expanding employment uses with options for meeting Cherwell's local employment needs, particularly if there are synergies with existing employment generating development already located within the district. (cont...)</p>
PR-A-063 Oxfordshire County Council	2	<p>(cont...) 90,000sq.m of employment space is planned on land adjoining Cherwell at Northern Gateway. From a sustainability perspective, there would be benefits in providing housing development in locations which could take advantage of existing/potential public transport links to the job opportunities at Northern Gateway.</p> <p>There may also be scope for minor ancillary employment generating uses as part of strategic mixed use, housing-led options for unmet need eg at local centres, schools etc.</p>
PR-A-063 Oxfordshire County Council	3	<ul style="list-style-type: none"> <li>- Oxford's affordable housing needs as identified in the SHMA</li> <li>- Need for sites to have good accessibility by fast and frequent public transport, cycling and walking into the City centre and to other key employment locations in Oxford</li> <li>- the Plan should consider the relationship between housing sites and the Oxford transport Strategy. It should require new housing sites on or near a Rapid Transit route to Oxford or near to a Park and Ride site to contribute towards improvement measures for that infrastructure. In addition these housing sites should not prejudice the delivery of these measures as defined in the Oxford transport Strategy.</li> </ul>
PR-A-063 Oxfordshire County Council	4	<p>A key principle should be to make best use of existing and planned infrastructure and to minimise the need for new infrastructure.</p> <p>Additional housing growth should be planned in such a way as to facilitate the delivery of services and infrastructure, either by being located where existing services/infrastructure would benefit from additional population, or are capable of being expanded in a cost-effective manner, or by being clustered in such a way as to make the creation of new infrastructure viable. If new primary schools are required, a concentration of at least 1,000 new homes would typically be required to make a new school viable; for secondary schools, a concentration of at least 3,000 new homes would typically be required, although this can be over a larger area. Additional housing growth should be considered in conjunction with that already in the Local Plan Part 1.</p> <p>Those sites on strong public transport corridors (both bus and rail) should be considered for low car or car free development.</p>



PR-A-063	Oxfordshire County Council	5	The Vision for meeting Oxford's unmet need should take account LTP4, including the Oxford Transport Strategy.
PR-A-063	Oxfordshire County Council	6	Yes, as the options are to meet Oxford's unmet need; anything else would not be sustainable development.
PR-A-063	Oxfordshire County Council	7	Options should relate well to Oxford by way of proximity and/or accessibility. The County Council suggests that an area of search is based on key transport corridors which have existing, planned or potential for fast and frequent public transport services to Oxford centre and key employment locations within the City.
PR-A-063	Oxfordshire County Council	8	No – some areas of Cherwell do not relate well to Oxford. Also in those locations already proposed for significant growth – Banbury, Bicester, Upper Heyford – the market is unlikely to be able to deliver significant additional housing to meet Oxford's unmet needs.
PR-A-063	Oxfordshire County Council	9	No. An area of search based on the Green Belt would not necessarily lead to options which have good accessibility to existing, planned or potential fast and frequent public transport services to Oxford centre and key employment locations within the City. The area of search should include Green Belt land within transport corridors through the Green Belt but should not be contiguous with the Green Belt boundary.
PR-A-063	Oxfordshire County Council	10	The County Council can understand why Cherwell might wish to separate the unmet need requirement from Cherwell's own housing requirement for five year land supply purposes.  However, given the latent demand for housing from Oxford and the market interest in developing in and around the City, it is quite possible that sites will come forward early in the plan period and enable a good supply of deliverable and developable sites
PR-A-063	Oxfordshire County Council	11	The district could consider a ring fence approach.
PR-A-063	Oxfordshire County Council	12	There should be more explicit emphasis on access by public transport.
PR-A-063	Oxfordshire County Council	15	Locations along transport corridors which have existing, planned or potential fast and frequent public transport services to Oxford centre and key employment locations within the City and locations which would encourage cycling and walking as a mode of travel to and/or within Oxford.  The selection of sites for development should take into account planning policy on safeguarding of mineral resources and infrastructure and waste management infrastructure, in particular policies M6, M8, M9 and W11 in the submitted Oxfordshire Minerals and Waste Local Plan: Part 1 – Core Strategy (Proposed Submission Document, August 2015).
PR-A-063	Oxfordshire County Council	16	There are a number of transport issues mentioned in the consultation document which need updating: - The Park & Ride study is now underway (see comments for Question 86 of OCC's Local Plan Part 2 response) - The East West rail connection with Milton Keynes is now due to open from 2019
PR-A-063	Oxfordshire County Council	17	The Partial Review will need to take account of the conclusions and recommendations of the Park & Ride Study

PR-A-063	Oxfordshire County Council	18	<p>Strategic Policy Comments-</p> <p>In planning development to meet Oxford's unmet needs, it should be emphasised that impacts on existing infrastructure must be thoroughly assessed and careful consideration given to the phasing of new infrastructure with development.</p> <p>Although it might be appropriate to develop a separate housing requirement and strategy for accommodating Oxford's unmet need, the assessment, planning, funding and delivery of supporting strategic infrastructure will require a comprehensive approach which takes account of already planned growth in Cherwell and planned and emerging growth elsewhere in Oxfordshire.</p> <p>In Oxfordshire there is already a need to address a funding gap for strategic infrastructure required to support planned growth, taking into account existing government funding schemes. In the continued climate of financial restraint for local authorities, the County Council would not wish to see options for Oxford's unmet need come forward which would significantly increase the infrastructure funding shortfall.</p>
PR-A-063	Oxfordshire County Council	18	<p>Education Comments-</p> <p>Para 5.66 states:</p> <p><i>"For Banbury, the IDP highlights a new primary school at South of Salt Way, one at Bankside, one at Southam Road, one at Drayton Lodge Farm..."</i></p> <p>OCC have never sought a new primary school at Drayton Lodge Farm. Comments to this effect were provided for the IDP update. The updated IDP that went to Cherwell's Executive on 4th January 2016 reflected these comments.</p>
PR-A-063	Oxfordshire County Council	19	<p>Consideration should be given to spatial options which:</p> <ul style="list-style-type: none"> <li>- can take advantage of existing and planned investment in strategic infrastructure</li> <li>- might strengthen the business case for new or improved strategic infrastructure</li> </ul>
PR-A-063	Oxfordshire County Council	20	<p>It should be recognised that many residents of the new housing sites are likely to work in Oxford and therefore, it is important that housing sites are located along established or proposed public transport corridors.</p> <p>Reference should be made to the Oxfordshire Creative Cultural Heritage and Tourism Investment Plan. This sets out the value of these sectors to the Oxfordshire economy and would strengthen the text around the value of tourism in Cherwell.</p>
PR-A-063	Oxfordshire County Council	22	<p>OCC consider sustainability to be a key principle. Please see our response to Question 4.</p>
PR-A-063	Oxfordshire County Council	24	<p>The cumulative ecological impact of the extra development required, not just within Cherwell but also any development along the Districts' boundaries, needs to be considered for sensitive receptors (such as local and European designated sites). This is especially important within the Zone of Influence (ZoI) for the Oxford Meadows Special Area of Conservation (SAC).</p> <p>It is important to maintain the integrity of Conservation Target Areas (CTA's), as well as any other proposed Green Infrastructure linkages.</p>
PR-A-063	Oxfordshire County Council	25	<p>The issue of cumulative ecological impact could particularly affect locations put forward for housing development within the ZoI for Oxford Meadows SAC. This is because even if there will be no hydrological impacts on the SAC, the air pollution generated by extra traffic in the local area could affect the SAC grassland.</p>
PR-A-063	Oxfordshire County Council	26	<p>Para 5.146: the District contains 38 scheduled ancient monuments and not 36 as set out in this document. It also contains 6 registered parks and gardens and 1,402 non-designated archaeological heritage assets.</p>

PR-A-063	Oxfordshire County Council	28	No (but see sites nominated as part of Local Plan Part 2)
PR-A-063	Oxfordshire County Council	1+19	<p>Oxfordshire County Council are committed to continuing the positive and pro-active joint working with CDC and welcome the opportunity to comment on the issues that the Local Plan Part 1 Partial Review will need to address. As with the preparation of the adopted Local Plan Part 1, the main issue for OCC is the identification, provision, funding and overall deliverability of the infrastructure and County Council services needed to support sustainable development.</p> <p>KEY ISSUES-</p> <ul style="list-style-type: none"> <li>- It would be more appropriate for Cherwell to use a range for the scale of unmet need which the review may need to plan for. A range of 2,500 - 4,500 homes would provide reasonable indicative lower and upper figures.</li> <li>- Additional housing growth should be planned in such a way as to facilitate the delivery of services and infrastructure, either by being located where existing services/infrastructure would benefit from additional population, or are capable of being expanded in a cost-effective manner, or by being clustered in such a way as to make the creation of new infrastructure viable. (cont...)</li> </ul>
PR-A-063	Oxfordshire County Council	4+7+19+10	<p>(cont...) - The Vision for meeting Oxford's unmet need should take account LTP4, including the Oxford Transport Strategy.</p> <ul style="list-style-type: none"> <li>- The 'area of search' should relate well to Oxford by way of proximity and/or accessibility. The County Council suggests that an area of search is based on key transport corridors which have existing, planned or potential for fast and frequent public transport services to Oxford centre and key employment locations within the City.</li> <li>- In planning development to meet Oxford's unmet needs, it should be emphasised that impacts on existing infrastructure must be thoroughly assessed and careful consideration given to the phasing of new infrastructure with development.</li> <li>- Whilst it may be appropriate to develop a separate housing requirement and strategy for accommodating Oxford's unmet need, the assessment, planning, funding and delivery of supporting strategic infrastructure will require a comprehensive approach which takes account of already planned growth in Cherwell and planned and emerging growth elsewhere in Oxfordshire.</li> </ul>
PR-A-064	David Lock Associates / Gallagher Estates	1	<p>The strategic context introduced through the Localism Act and NPPF requires cooperation and cross boundary working between neighbouring Local Authorities to meet housing and economic needs. We therefore welcome the approach taken by the Local Authorities to help meet Oxford's Housing Needs.</p> <p>We note that the Oxfordshire Growth Board are using a "working assumption" of 15,000 as the total of Oxford's unmet needs, stating (at paragraph 2.14 of the Issues Consultation Report) that the figure will be refined and the distribution amongst individual districts will be agreed following completion of the County study, expected in Summer 2016.</p> <p>Cherwell's indicative 3,500 figure is based on equal apportionment of the overall Oxfordshire Growth Board figure of 15,000 (split between the five Oxfordshire authorities) – that is 3,000 dwellings each, and an additional 500 dwellings as a contingency to reflect other factors that might affect Oxford's and/or, another district's ability to take its assumed housing growth, taking into account the relevant sustainability credentials of the Oxfordshire Districts as a whole.</p>

PR-A-064 David Lock Associates / Gallagher Estates	1	<p>(cont...) Whilst the report makes clear that the 15,000 Oxford unmet figure is to be used as a working figure for assessing the spatial options for growth, the Strategic Housing Market Assessment 2014 need for Oxford reported 28,000 dwellings required for the period 2011-31 and when considered against a supply figure of 10,212 dwellings (Strategic Housing Land Availability Assessment, 2014), this produces a shortfall of some 18,000 dwellings. That is some 3,000 dwellings over and above that currently being considered as a "working assumption" for unmet need.</p> <p>It would seem appropriate therefore that to ensure that the needs of the Oxfordshire Housing Market Area are met in full, a range of options should be tested above the assumed 3,500 additional dwellings in Cherwell District.</p> <p>Furthermore, it is important that the emerging spatial strategy for the Local Plan Partial Review is responsive and flexible enough to ensure that the capacity for Cherwell to sustainably meet Oxford's unmet needs is not fettered by the imposition of an indicative threshold that is driven by an approach that seeks equal apportionment of growth across the districts. Cherwell District Council benefits from a strong geographic and economic relationship to Oxford City, enhanced by good strategic transport connections, and relatively limited areas of green belt, in comparison with other authorities, and may be well placed to take growth above the 3,500 initially suggested.</p>
PR-A-064 David Lock Associates / Gallagher Estates	15	<p>Gallagher Estates considers there is an opportunity to direct additional growth to locations within or immediately adjoining the main towns of Banbury and Bicester, where economic growth and housing development can be planned comprehensively to promote a sustainable form of development advocated by the National Planning Policy Framework and where substantial infrastructure investment is already planned.</p> <p>A further opportunity exists for villages to accommodate further growth, with due consideration afforded to their size, service provision and relative connectivity/ accessibility to Oxford.</p>
PR-A-064 David Lock Associates / Gallagher Estates	28	<p>Site submission - Land at Wykham Park Farm, North of Wykham Lane, Banbury</p>
PR-A-064 David Lock Associates / Gallagher Estates	6-9	<p>This consultation is at a preliminary stage and seeks to scope the options for Cherwell's ability to meet a proportion of Oxford's unmet need. As discussed, the extent of Oxford's unmet need is not fixed, and therefore it is important that a range of options are tested to enable a robust issues and options assessment to be carried out.</p> <p>It is critical that there is a transparent and consistent assessment process that is not unduly limited by the imposition of "areas of search" that might close off options/locations within which growth can be sustainably accommodated. Clarity should be given as to what factors would constitute "well-related" to Oxford. The imperative is to address Oxford's needs sustainably and therefore assessment of accessibility and connectivity should be considered.</p> <p>Gallagher Estates consider that a district-wide search area is appropriate; Cherwell District falls within the Oxfordshire Housing Market Area and it would seem sensible to consider options within the district from which the need is generated, this might include consideration of Oxford Green Belt as a potential option.</p>

PR-A-064	David Lock Associates / Gallagher Estates	10+11	<p>Gallagher Estates do not consider that a specific housing supply for meeting Oxford's needs should be identified. Cherwell's contribution to meeting Oxford's unmet need will form part of the overall strategy to deliver growth which seeks to meet objectively assessed development (including unmet requirements from neighbouring authorities) as advocated in the NPPF.</p> <p>Cherwell's specific housing need and Cherwell's proportion of Oxford unmet need are both to be met within Cherwell administrative boundary and should be combined and planned comprehensively through a single approach over the Plan period.</p> <p>Whilst we note that the Partial Review will have a specific focus and will form an addendum to the Local Plan Part 1, we would suggest that the overall housing target for Cherwell should also be reviewed to ensure it is up to date and is "drawn up over an appropriate time scale, preferably a 15-year time horizon" (para 157 NPPF). (cont...)</p>
PR-A-064	David Lock Associates / Gallagher Estates	10+11	<p>(cont...) Final publication of the Partial Review is anticipated 2018, as such it is suggested that the Oxfordshire SHMA should be updated to include a housing target that extends beyond the current time horizon of 2031, to provide a basis on which to positively plan for growth over a sufficient time horizon - that being at least 15 years as advocated by the NPPF.</p> <p>It is considered that a range of sites will be required to meet Cherwell's own needs and Oxford's Unmet Housing needs jointly, an approach that will provide housing delivery benefits, and will offer increased variety and choice in the market. As discussed, a full range of options will need to be considered to establish a robust spatial strategy that adequately and sustainably meet Cherwell's own housing needs and those of Oxford City (unmet).</p> <p>It is important that the contribution that smaller sites can make to the early delivery of homes which address short-term housing need in combination with larger strategic/mixed use sites, receives full and proper consideration within any emerging strategy.</p>
PR-A-064	David Lock Associates / Gallagher Estates	4+5	<p>At the heart of national planning policy is the objective to achieve sustainable development (NPPF paragraphs 6-14). In order to achieve this a clear focus is required within the Local Plan review to ensure that the most sustainable locations are prioritised.</p> <p>The Local Plan Review must ensure that the most sustainable locations, are identified and given greater weight, to ensure appropriate sites are supported through the site selection process.</p> <p>Banbury is the larger of Cherwell's two towns and has a significant commercial, retail, employment and housing market. The growth identified at Banbury through the Local Plan Part 1 will serve to bolster the economic and social function of the town for its residents and businesses. Additional growth at Banbury will serve to support the foundations laid by the Local Plan Part 1.</p> <p>Due consideration should also be given to locations that meet local needs, but also to the identification of locations that accommodate sustainable transport opportunities to Oxford.</p>
PR-A-065	I Grace		<p>1 Cherwell District Council has already made provision for very large housing numbers in the adopted local plan. These numbers have translated through to truly massive housing allocations.</p> <p>If built these allocations will result in the provision of some 22,000 new housing units in the district. This is likely to feed through to a population increase of over 40,000 people, effectively another Banbury built in the district. This represents about a 30% increase in the district's population. And about a third of Oxford city's current population.</p> <p>Clearly this figure is far in excess of the figure generated by natural increase within the district and makes allowance for a very large rate of in migration. I would therefore suggest that we (CDC) have already made generous allowances for Oxford's housing needs. (cont...)</p>

PR-A-065 I Grace

20 (cont...) In no small part the district's very large housing requirements in the adopted local plan are the result of the plan's very generous (and probably over optimistic) commercial land allocations. Put very simply if you build commercial floor space in areas of full employment you will pull in workers. If you pull in workers you need to provide housing for them.

We could "make space" for Oxford's overspill housing by reducing our commercial allocations which would in turn reduce housing demand which would allow the "slack" in our allocations to be taken up by Oxford's perceived needs.

We could start by deleting that truly awful commercial allocation east of the motorway ( junction 11). South Northants are very right about that one.

What I think that we should do our very best to avoid, but which I fear we are likely to end up with, is further large, greenfield and essentially unsustainable housing allocations "bolted on" to the existing already over expanded market towns.

The current Cherwell District Council Local Plan is an awful document. If built it will create a district which is more crowded, congested, polluted and far far less attractive to live in than it currently is. That is hardly an achievement to be proud of and I would beg you not to make that situation worse with further large greenfield housing allocations.

PR-A-066 Oxalis Planning /  
Blackfield Land Ltd

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(cont...) We consider that a number of key transport issues, and associated land-use planning issues, are missing from the consultation document and should feature in the next stages of the partial review. In particular, there is no reference or cross-reference to freight and distribution related transport (road and rail). While the focus on the movement of people is understood in the context of a focus on housing growth, this should not be at the expense of also considering the needs for transport connectivity to enable the movement and storage of goods or materials. Such movements play a key role in supporting a wide range of sectors, including high-value engineering, manufacturing and retail sectors. Therefore, the need for additional logistics or distribution development sites in Cherwell should be explicitly considered as part of the partial review. Along with planning to meet housing needs, this too forms an essential part of the local, sub-regional and national economy, and brings with it a need for development land in suitable and sustainable locations.

We have also made representations to the Part 2 Local Plan Issues consultation regarding the issue of strategic logistics sites. However, as a strategic (as opposed to 'non-strategic') issue, our view is that this would be an appropriate issue for the partial review, and that there is a need to allocate additional employment sites.

PR-A-066 Oxalis Planning /  
Blackfield Land Ltd

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We welcome that the Issues consultation document includes a section on the Economy, as well as sections on Infrastructure and Transport. We feel it is essential that the review to consider the most appropriate distribution and scale of housing development to help meet Oxford's unmet needs also consider the associated economic issues.

It is clear that Cherwell District and Oxford City share a range of functional and economic cross-boundary relationships. It is also clear that Oxford is highly constrained in terms of the City's administrative boundaries, and the limited availability of potential development land is of direct relevance to employment development as well as for housing. We believe the issues identified for the partial review should include further work relating to the scope for cooperation between Cherwell and Oxford City regarding strategic employment sites alongside consideration of how and where Cherwell accommodates a proportion of Oxford's unmet housing needs. We consider this essential if Cherwell is to positively address the challenges posed by the high levels of out-commuting and if the challenges of congestion are to be addressed. (cont...)

PR-A-066 Oxalis Planning / Blackfield Land Ltd	20	<p>(cont...) The issue of identifying sites to accommodate large scale logistics buildings was discussed during the Local Plan Part 1 examination process, and the Council has previously recognised that further policy guidance is required and that provision (allocations) should be made for strategic logistics/distribution development. The separate Part 2 Local Plan Issues Consultation document includes a reference to ‘further economic assessment work’ being planned with regard to large-scale logistics sites, but does not offer any detail as to how or when the issue will be addressed. In our view, having identified this issue previously as a pertinent and relevant strategic local planning issue, the Council should incorporate it into the scope of the partial review of the Local Plan. The 2015 Local Plan Inspector’s Report made several comments about the development pressures for large logistics sites, dismissing them as being ‘speculative’ with reference to the need for such sites as being ‘as yet unproven’. Furthermore, the Inspector’s comments were also predicated on an assumption that ‘such schemes would be road based’ (paragraph 41, Inspector’s Report, May 2015). We would strongly challenge a number of the Inspector’s conclusions and assumptions, and remain of the view that this strategic land-use needs to be actively and explicitly planned for. It would be logical and appropriate to incorporate this issue into the partial review alongside the work needed to revisit the distribution of strategic housing development. (cont....)</p>
PR-A-066 Oxalis Planning / Blackfield Land Ltd	20	<p>(cont...) It is clear that there are numerous potential development sites in the District, several of which are likely to be well suited to strategic distribution and logistics development. As specific examples, sites were being promoted by other parties during the examination in the vicinity Junction 10 of the M40, and Blackfield Land Ltd is involved in promoting a different site at Junction 10 of the M40. We are actively seeking to bring this site forward, and contrary to the Inspector’s assumption, are actively exploring the potential for a rail freight interchange. Furthermore, and also contrary to the Inspector’s comments, the site includes previously developed land adjacent to the M40, with limited ‘intrusion’ into open or virgin countryside. Our technical work to assess and the site is ongoing, but such a proposal would make a significant contribution to the economy of the District, but also support wider economic objectives across the LEP area and Oxford housing market area. We are also exploring the opportunities to include new local highways infrastructure to address existing local challenges, and to the benefit of existing local communities nearby. We are keen to discuss these emerging proposals with the Council and to provide plans and other details in due course.</p> <p>Our ongoing work in relation to the potential of this site is informed at the national level by the clear and explicit support for, and recognition of the need for, a network of rail freight interchanges across the UK to help deliver against environmental as well as economic objectives and priorities. It is also a direct response to the strong locational advantages of Cherwell, something which has already seen a number of strategic sites emerge earlier in the plan-making process in response to market demand and requirements. The local strength and opportunities of the logistics sector are recognised in the Council’s Cherwell Economic Analysis Study of 2012. The SEMLEP Strategic Economic Plan for 2015-2020 identifies Logistics as ‘key sector’.</p>
PR-A-066 Oxalis Planning / Blackfield Land Ltd	20	<p>(cont...) As a long-term plan looking ahead to 2031 our view is that the approach of the adopted Local Plan has no flexibility with regard to responding to market signals and economic opportunities. We note that one of the economic challenges facing the District included in the Adopted Local is:</p> <p>“new employment sites are needed to meet modern business needs”</p> <p>The lack of a clear strategy and policies for actively addressing the issue of strategic logistics and distribution development represents a critical weakness in the Council’s response to this challenge. Although advocated by the Inspector, we do not feel it is sound to progress with a planning strategy which provides such limited guidance on this key issue. Given the potential and the need for development of such strategic sites early in the plan-period, we don’t believe delaying until a subsequent review of the Local Plan is appropriate or sound.</p>

PR-A-066 Oxalls Planning / Blackfield Land Ltd	16	<p>We welcome that the Issues consultation document includes a section on the Transport, as well as sections on Infrastructure and the Economy – we strongly support Cherwell District Council’s apparent intentions to consider the issues of Oxford’s unmet housing need in a comprehensive and holistic way rather than in isolation.</p> <p>The transport section of the consultation document identifies a number of key issues, including the County Council’s estimates that despite the high levels of congestion already seen in many parts of the City, there could be a 25% increase in journeys within the City of Oxford by 2031, with approximately 13,000 more commuter trips each day. While supporting and enabling the continued growth of Oxford through cross-boundary cooperation is clearly a requirement upon Cherwell District, it is also clear that reducing out-commuting from the District remains a key challenge and priority. The charts on page 47 of the consultation document help to illustrate the significant scale of the commuting flows from Cherwell to Oxford, and the strength of the existing functional and economic cross-boundary relationships. The scale and extent of these economic relationships can be expected to increase if housing growth is redistributed into Cherwell. (cont...)</p>
PR-A-067 Savills / Christ Church, Exeter College, Merton College and Oxford University Press	1	<p>The figure of 3,500 homes is derived from the work of the Oxfordshire Growth Board and represents a simple piece of arithmetic whereby 15,000 homes (the working assumption for Oxford City’s unmet need) is divided on a more-or-less equal basis between the 4 adjoining local authorities. In many ways this is an unsatisfactory approach to deriving a guideline figure as it fails to take account of a wide range of technical and environmental factors that will ultimately determine what the appropriate division between the local authorities ought to be.</p> <p>The Oxfordshire Growth Board is currently in the process of testing a range of strategic options for the spatial distribution of the unmet housing need. According to the reports submitted to the Growth Board meeting on 2nd February 2016, the analysis of strategic options is due to be concluded in September 2016. Given the fact that Cherwell District immediately adjoins the urban area of Oxford at its northern point it has the potential to contribute towards meeting the housing needs of Oxford in a very sustainable way i.e. meeting the need close to where it arises.</p> <p>It is therefore likely that the figure of 3,500 homes is an underestimate of the proportion of Oxford’s housing need that should be met in Cherwell.</p>
PR-A-067 Savills / Christ Church, Exeter College, Merton College and Oxford University Press	2	<p>It is a key principle of sustainable development that sites should contain a mix of uses so as to, for example, create a close relationship between homes and job opportunities and thereby reduce the length of journeys to work. In principle therefore the provision of additional homes to meet Oxford’s needs should be associated with the provision of additional land for employment. However, the appropriateness of providing jobs and homes on the same site, or in close proximity to each other, will depend upon the existing context of the site including the present availability of local job opportunities.</p> <p>In the case of north Oxford there is already a significant resource of local jobs available. Furthermore the planned development at Northern Gateway will deliver thousands more new jobs in the area. Given the existing and planned availability of local jobs there is no specific requirement to provide additional employment in the north Oxford area. The specifics of the North Oxford Triangle do however provide a unique opportunity to deliver business accommodation close to the Water Eaton station. This could prove to be an attractive location for existing and new businesses given the high quality of rail services to London.</p>



PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	3	<p>The key issue to consider in deciding on where to accommodate the unmet housing needs of Oxford is to seek to meet that need as close as possible to where it arises. This means that the most appropriate locations to consider in the first instance are those in, and on the edge of, Oxford.</p> <p>This approach does as a consequence determine that sites within the Green Belt are considered once the capacity of the urban area of Oxford has been fully utilised. This requires that 'exceptional circumstances' are established to justify a review of the Green Belt as required by the Framework at paragraph 83. The Colleges and OUP maintain that 'exceptional circumstances' do exist, including the following:</p> <ul style="list-style-type: none"> <li>- the national and local imperative to deliver higher housing numbers and economic growth;</li> <li>- persisting jobs-homes imbalances in the local area;</li> <li>- poor housing affordability and a backlog of need;</li> <li>- worsening traffic congestion in and around Oxford;</li> <li>- staff recruitment and retention problems for local employees due to housing affordability, including meeting the needs of University and College employees for whom there is a pressing need for accommodation;</li> <li>- a lack of realistic alternatives to focusing growth at Oxford; and</li> <li>- a lack of capacity to accommodate all of Oxford's housing needs within the boundary of the city. (cont...)</li> </ul>
PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	3	<p>(cont...) With the 'exceptional circumstances' case established, the review of the Green Belt should be informed by an analysis of the extent to which land currently in the Green Belt contributes towards its five purposes as defined in the Framework at paragraph 80. This analysis has in part been undertaken in the Oxford Green Belt Study (LUC, 2015) commissioned by the Oxfordshire Growth Board. Whilst a useful reference document, the study is flawed due to the fact that it considers any expansion of the Oxford urban area to be 'urban sprawl'. This is not an accurate assessment of such sites given that new development per se cannot be considered 'sprawl' if it takes place as part of a plan-led exercise as required by the Framework.</p> <p>In addition, the Green Belt Study fails to take into account the sustainability benefits of locating new development on the edge of Oxford. For example, sites well related to Oxford would be able to take advantage of local employment opportunities and other facilities / services in the city and access them by sustainable modes of transport. The Colleges and OUP anticipate that the sustainability issues will be taken into account in the analysis of strategic options that the County Council is currently undertaking on behalf of the Oxfordshire Growth Board.</p>
PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	4	<p>The additional growth in the District should be aiming to provide new homes to meet Oxford's unmet needs in location/s that:</p> <ul style="list-style-type: none"> <li>- are well related to Oxford, where the need for the new homes arises;</li> <li>- have easy access to sustainable modes of transport;</li> <li>- are well connected to existing highway infrastructure;</li> <li>- provide suitable access for vehicles, cyclists and pedestrians;</li> <li>- connect to existing cycle and pedestrian networks;</li> <li>- preserve and enhance key environmental and heritage assets;</li> <li>- are in close proximity to existing and future sources of employment;</li> <li>- are close to existing leisure facilities; and</li> <li>- provide sufficient facilities and open space on site to meet the needs of future residents.</li> </ul>

PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	5	<p>The focused Vision for meeting Oxford's unmet need in Cherwell District should contain:</p> <ul style="list-style-type: none"> <li>a) a clear commitment to meet Oxford's unmet housing need in full in combination with the other Oxfordshire local authorities;</li> <li>b) a commitment to deliver the growth of the Oxford urban area in the most sustainable way;</li> <li>c) to achieve a review of the Green Belt that will sustain for the long term and safeguard the five purposes of the Green Belt;</li> <li>d) allows for the co-location of jobs and homes on an area-wide basis; and</li> <li>e) ensures that the day-to-day requirements of new residents in terms of facilities and services are either met on-site or in the local area.</li> </ul>
PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	6	<p>The area of search for the Partial Review document should focus on the area of Cherwell most closely related to Oxford i.e. north Oxford. This will enable housing sites to come forward at the closest point to where the need arises. The Colleges and OUP consider that in this context the land to the immediate north of Oxford – the 'North Oxford Triangle' – is particularly well suited and represents a highly sustainable and suitable location.</p>
PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	7	<p>The factors influencing the 'area of search' should include:</p> <ul style="list-style-type: none"> <li>- maintaining the five purposes of the Green Belt;</li> <li>- establishing new boundaries for the Green Belt that will sustain for the long term;</li> <li>- access to sustainable transport modes;</li> <li>- availability of adequate highway capacity and site access;</li> <li>- relationship of site to the Oxford urban area and proximity to Oxford;</li> <li>- proximity to sources of employment;</li> <li>- proximity to existing facilities and services including leisure, education, retail, health;</li> <li>- environmental constraints and opportunities; and</li> <li>- relationship with already permitted/allocated sites.</li> </ul>
PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	8	<p>The 'area of search' for the Partial Review should be well related to Oxford City to ensure that it provides sustainable development that serves Oxford's housing demand. Only if all suitable and deliverable sites close to Oxford have been appraised, and allocated where appropriate, should sites further from Oxford be considered.</p>
PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	9	<p>As stated above, in deriving the figure of 15,000 new homes it has been assumed that all the urban capacity in Oxford has been accounted for. After that, the most sustainable and appropriate location to meet the needs of Oxford is on the edge of the City. There is no land on the edge of the city that is not constrained by Green Belt as the designated 'Safeguarded Sites' at Barton and Northern Gateway are now allocated/consented for development. Sites on the edge of the city will therefore inevitably require a review of the Green Belt. On this basis, an area of search based on the Green Belt is a logical approach, albeit with a focus on the inner boundaries of the Green Belt adjoin the built-edge of the city.</p>

PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	12	<p>In accordance with national policy and specifically the ‘duty to cooperate’ (NPPF, paragraph 178), Cherwell is required to work with other authorities in the county to determine the appropriate contribution it should make towards meeting Oxford’s unmet housing need. A number of sites or broad locations, which are deliverable and developable, therefore need to be identified in order to achieve this aim. In addition, the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development.</p> <p>In the Cherwell context, sites will need to meet the strategic objectives for housing and for building sustainable communities in Cherwell as set out in the Local Plan Part 1. The North Oxford Triangle site is suitable in this context given that the development of the site will:</p> <ul style="list-style-type: none"> <li>- preserve a ‘gap’ between Kidlington and Oxford;</li> <li>- establish new Green Belt boundaries that will be robust and sustain for a long period;</li> <li>- be large enough such that a mix of housing types and tenures could be provided;</li> <li>- be close to existing services and facilities on the edge of Oxford;</li> <li>- have access to sustainable transport routes and transport infrastructure; and</li> <li>- provide essential new facilities and services on site. (cont...)</li> </ul>
PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	12	<p>(cont...) The housing market issues at Oxford identified from the Oxfordshire SHMA 2014 emphasise that the strongest housing demand pressures in Oxfordshire are in Oxford. It also sets out the particular housing trends and requirements within Oxford. A large site close to Oxford will serve the Oxford–focused sub regional housing market and provide a range of types and tenures of housing to meet Oxford’s needs.</p> <p>In terms of the geographic context, a site to the north of Oxford would be well related to existing transport infrastructure and planned infrastructure improvements, to the existing residential centres of Cutteslowe, Summertown and Wolvercote and to planned development at the Northern Gateway Site.</p> <p>It is clear that the area north of Oxford – the North Oxford Triangle - is particularly well located to contribute to meeting the unmet housing needs of Oxford.</p>
PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	14	<p>Specific objectives that Cherwell Council should consider when identifying sites for meeting housing needs arising within Oxford are that they should:</p> <ul style="list-style-type: none"> <li>- be well related to Oxford;</li> <li>- have easy access to sustainable modes of transport;</li> <li>- be well connected to existing highways and other transport infrastructure;</li> <li>- provide suitable access for vehicles, cyclists and pedestrians;</li> <li>- link with existing cycle and pedestrian routes;</li> <li>- offer opportunities to preserve and enhance key environmental and heritage assets;</li> <li>- be close to existing and future sources of employment;</li> <li>- provide links to existing leisure facilities;</li> <li>- provide sufficient facilities and open space on site to serve the needs of future residents; and</li> <li>- provide a mix of housing types and tenures to meet Oxford’s housing requirements.</li> </ul>

PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	15	<p>Please refer to separate site submission form for the North Oxford Triangle.</p> <p>Given its high sustainability credentials, the North Oxford Triangle should be allocated as a strategic housing site to meet Oxford's unmet needs. The site provides an opportunity to make a significant contribution to Oxford's unmet housing needs in a highly sustainable location close to Oxford.</p> <p>The site is close to existing sustainable transport links including Oxford Parkway Station, Water Eaton P&amp;R and Peartree P&amp;R. There is a real opportunity to provide a new neighbourhood for Oxford that has excellent sustainable transport links both locally and with the wider highway and rail network. The site is also adjacent to Oxford Road which is a 'Premium Transit Route' into Oxford and is well placed to benefit from the committed infrastructure improvements in North Oxford set out in the Oxford Transport Strategy. There are also various connections that can be made via existing vehicle, cycle, and pedestrian routes to maximise the options for movement to and from the site.</p> <p>The site is well placed to provide access to local jobs at sites such as the Jordan Hill Business Park to the south, future provision at the Northern Gateway site and employment opportunities in Oxford and Kidlington. (cont...)</p>
PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	15	<p>(cont...) There are a number of leisure and recreation facilities that can be easily accessed from the site including Cutteslowe Park, the Five Mile Drive Recreation Ground and the Banbury Road North Sports Ground. There is potential to provide links to and enhance Cutteslowe Park.</p> <p>The site is well related to Oxford and existing communities to the south of the site.</p> <p>The scale of the site means that it has the potential to provide a significant number of new homes to contribute towards meeting Oxford's unmet housing needs. In addition, the site is capable of providing for the day-to-day needs of the local community in terms of open space, primary level schooling, an element of local shopping as well as some additional employment opportunities.</p> <p>There are no significant environmental constraints that would prevent the site being utilised for the delivery of a highly sustainable new neighbourhood for Oxford.</p> <p>In conclusion the site is particularly well suited to meet Oxford's unmet housing needs. Furthermore, the owners of the site are willing for it to be delivered for development should the Council agree with this analysis and allocate it through the Partial Review process.</p>
PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	19	<p>The North Oxford Triangle is well located to take advantage of and enhance green, social, community and service infrastructure. Benefits of the site include:</p> <ul style="list-style-type: none"> <li>- proximity to recreational facilities including Cutteslowe Park, the Five Mile Drive Recreation Ground and the Banbury Road North Sports Ground;</li> <li>- potential to provide additional green infrastructure links into Cutteslowe Park and the wider countryside; and</li> <li>- opportunities to provide infrastructure on site, such as a new school and extending the local pedestrian and cycle network.</li> </ul>
PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	28	<p>Site submission - North Oxford Triangle, Kidlington. Please refer to the Site Submission Form for the North Oxford Triangle.</p>
PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	10+11	<p>The Oxfordshire Growth Board is due to make recommendations on the appropriate division of Oxford's unmet housing between the other Oxfordshire districts at its meeting in September 2016. The implications for five-year housing land supply should be carefully considered once the scale of the allocation to Cherwell has been determined.</p>

<p>PR-A-067 Savills / Christ Church, Exeter College, Merton College and Oxford University Press</p>	<p>13, 16-18</p>	<p>The Partial Review cannot address the housing requirements of Oxford in isolation. The provision of housing on the scale required will have implications for the wider area that will need to be considered alongside the allocation of sites for housing. One key area for consideration is transport and in this regard the County Council has prepared a Local Transport Plan that considers the long term strategy for achieving access to Oxford, which includes to the north of Oxford where the following measures are proposed:</p> <ul style="list-style-type: none"> <li>- improvement to the A40 from Eynsham to Oxford;</li> <li>- implementation of Premium Transit Routes and potential Rapid Transit System between Kidlington and Oxford; and</li> <li>- P&amp;R at locations remote from Oxford.</li> </ul> <p>The Partial Review should consider these wider transport issues as part of bringing forward strategic sites on the edge and near to north Oxford.</p> <p>In the context of transport issues, the North Oxford Triangle is particularly well located given its proximity to the Oxford Parkway Station, Water Eaton P&amp;R and the high quality bus services that operate along Oxford Road. The site therefore represents a highly sustainable solution for meeting housing needs close to Oxford.</p>
<p>PR-A-067 Savills / Christ Church, Exeter College, Merton College and Oxford University Press</p>	<p>20+21</p>	<p>The key economic issue that will need to be addressed is to ensure that any identified site is deliverable. The delivery of the North Oxford Triangle is supported by the landowners (should it be allocated by the Council) and given its proximity to existing infrastructure there is not a requirement for any major investment in infrastructure improvements in order for it to be delivered. The site is therefore available and deliverable and represents a highly sustainable option.</p> <p>In terms of wider economic issues the scheme will make a positive contribution to the local economy in a number of ways, including: providing employment during the construction phase, increasing spend in the local economy, easing housing affordability in Oxford, enhancing the viability of existing bus services on Oxford Road and train services at Water Eaton.</p> <p>Furthermore, the location already benefits from the availability of local employment, at the Jordan Hill Business Park to the south. It would also provide an opportunity to access future employment opportunities at the Northern Gateway. It is close to Oxford, which is the main economic centre of the county, and to Kidlington where there are also a range of employment opportunities. There is also potential to provide an element of new employment at the site to benefit from proximity to the train station providing access to London.</p>
<p>PR-A-067 Savills / Christ Church, Exeter College, Merton College and Oxford University Press</p>	<p>22+23</p>	<p>This submission has already identified the sustainability credentials of the North Oxford Triangle, including:</p> <ul style="list-style-type: none"> <li>- access to local jobs and services to reduce the need for travel and minimise related CO2 emissions;</li> <li>- access to a choice of sustainable transport modes when travel is necessary;</li> <li>- meeting the need for homes near to where that need arises;</li> <li>- protection and enhancement of habitats;</li> <li>- protection of existing heritage assets;</li> <li>- potential to enhance the cycle and pedestrian network; and</li> <li>- potential to extend the green infrastructure network.</li> </ul> <p>In addition to these points already referred to, the eastern edge of the site is defined by the River Cherwell and its flood plain. This feature provides a long term boundary for development and an appropriate feature to define the edge of the redefined Green Belt. The layout and design of the scheme will factor in the presence of the flood plain so as not to increase flood risk on site or elsewhere.</p> <p>Furthermore, there is a commitment to design the scheme to a high standard both through built elements and green infrastructure.</p>

PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	24+25	As part of the analysis of the sustainability of any strategic site options, the potential impacts on habitat and species of importance should be taken into account. The North Oxford Triangle does not contain any significant landscape features or ecological habitats that would constrain development of the site. In addition, it is some distance from the designated ecological sites within the surrounding area.	
PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	26+27	As part of the analysis of the sustainability of any strategic site options, the potential impacts on heritage assets should be taken into account. The North Oxford Triangle contains no listed structures or other features of heritage value. There are two Listed structures (St Frideswides Farmhouse and Wall approximately 10m to north east of St Frideswides Farmhouse) beyond the site boundary on its eastern extent. Whilst careful design of the scheme is required to respect these Heritage Assets they will not significantly impact on the ability to deliver a comprehensive overall proposal for the site.	
PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press			The section of the report relating to 'Relationship between the Cherwell Local Plan Part 1 Review and other plans and programmes' does not refer specifically to Neighbourhood Plans. Such documents are part of the development plan and warrant attention on that basis when assessing spatial strategy options. Whilst referring to the Strategic Economic Plan, the document does not refer to the 'refresh' of this document which is currently underway and is likely to be concluded before the Partial Review has been completed.
PR-A-068	Savills / Christ Church, Exeter, Magdalen, Merton and St.John's Colleges	1	The figure of 3,500 homes is derived from the work of the Oxfordshire Growth Board and represents a simple piece of arithmetic whereby 15,000 homes (the working assumption for Oxford City's unmet need) is divided on a more-or-less equal basis between the 4 adjoining local authorities. In many ways this is an unsatisfactory approach to deriving a guideline figure as it fails to take account of a wide range of technical and environmental factors that will ultimately determine what the appropriate division of the 15,000 shortfall should be between the local authorities of Oxfordshire. (cont...)	
PR-A-068	Savills / Christ Church, Exeter, Magdalen, Merton and St.John's Colleges	1	(cont...) The Oxfordshire Growth Board is currently in the process of testing a range of strategic options for the spatial distribution of Oxford's unmet housing need. According to the reports submitted to the Growth Board meeting on 2nd February 2016, the analysis of strategic options is due to be concluded in September 2016. Given the fact that Cherwell District immediately adjoins the urban area of Oxford it has the potential to contribute towards meeting the housing needs of Oxford in a very sustainable way i.e. meeting the need close to where it arises.  It is therefore likely that the figure of 3,500 homes is an underestimate of the proportion of Oxford's housing need that should be met in Cherwell. Further stages of the Partial Review should therefore await the conclusion of the Oxfordshire Growth Board analysis of strategic options.	
PR-A-068	Savills / Christ Church, Exeter, Magdalen, Merton and St.John's Colleges	3	The key consideration in deciding where to accommodate the unmet housing needs of Oxford is to seek to meet that need as close as possible to where it arises. This approach does determine that sites on the edge of the city, and therefore within the Green Belt, are to be preferred (on the assumption that the urban capacity of Oxford has been fully utilised). This requires that the necessary 'exceptional circumstances' are established to justify a review of the Green Belt as required by the Framework at paragraph 83. The University & Colleges maintain that 'exceptional circumstances' do exist, including the following: - the national and local imperative to deliver higher housing numbers and economic growth; - persisting jobs-homes imbalances in the local area; - poor housing affordability and a backlog of need; - worsening traffic congestion in and around Oxford as a result of in-commuting to the city; (cont...)	

PR-A-068	Savills / Christ Church, Exeter, Magdalen, Merton and St.John's Colleges	3	<p>(cont...) - staff recruitment and retention problems for local employees due to housing affordability, including meeting the needs of University and College employees for whom there is a pressing need for accommodation;</p> <ul style="list-style-type: none"> <li>- a lack of realistic alternatives to focusing growth at Oxford; and</li> <li>- a lack of capacity to accommodate all of Oxford's housing needs within the city.</li> </ul> <p>With the 'exceptional circumstances' case established, the review of the Green Belt should be informed by an analysis of the extent to which land currently in the Green Belt contributes towards its five purposes as defined in the Framework at paragraph 80 as well as a sustainability assessment of the identified strategic sites. The University &amp; Colleges anticipate that the sustainability issues will be taken into account in the analysis of strategic options that the County Council is currently undertaking on behalf of the Growth Board and which will be reported to the Board in September 2016.</p>
PR-A-068	Savills / Christ Church, Exeter, Magdalen, Merton and St.John's Colleges	4	<p>The additional growth in the District should be aiming to provide new homes to meet Oxford's unmet needs in location/s that:</p> <ul style="list-style-type: none"> <li>- are well related to Oxford, where the need for the new homes arises;</li> <li>- have easy access to sustainable modes of transport;</li> <li>- are well connected to existing highway infrastructure;</li> <li>- provide suitable access for vehicles, cyclists and pedestrians;</li> <li>- connect to existing cycle and pedestrian networks;</li> <li>- preserve and enhance key environmental and heritage assets;</li> <li>- are in close proximity to existing and future sources of employment;</li> <li>- are close to existing leisure facilities; and</li> <li>- provide sufficient facilities and open space on site to serve the needs of future residents.</li> </ul>
PR-A-068	Savills / Christ Church, Exeter, Magdalen, Merton and St.John's Colleges	5	<p>The focused Vision for meeting Oxford's unmet need in Cherwell District should contain:</p> <ol style="list-style-type: none"> <li>a) a clear commitment to meet Oxford's unmet housing need in full in combination with the other Oxfordshire local authorities;</li> <li>b) a commitment to deliver the new growth in the most sustainable way;</li> <li>c) to achieve a review of the Green Belt that will sustain for the long term and safeguard the five purposes of the Green Belt;</li> <li>d) allows for the co-location of jobs and homes on an area-wide basis; and</li> <li>e) ensures that the day-to-day requirements of new residents in terms of facilities and services are either met on-site or in the local area.</li> </ol>
PR-A-069	R James	22	<p>I am not at all happy that Kidlington appears to be undergoing rapid and rather idiotic speculative developments. Multiple occupancy dwellings are now replacing many large houses around the village; a house at the corner of Springfield Road is being turned into flats.</p> <p>The proposed huge unwelcome addition of flats instead of the Cooperative car park is another sign that there is absolutely no care or long term thinking being put into how the village is going to remain just that, and have any sort of charm, and identity.</p> <p>Disrupting the communities, which have lived in the village for many years, is very poor policy for ensuring crime, social cohesion and harmony remain the stalwart features of this established village. (cont...)</p>

PR-A-069 R James

1 (cont...) From the documents I have had chance to go over, I don't think that Cherwell should be considering allowing an extra 3,500 extra houses to meet Oxford's housing issues. This figure is derived from the Oxfordshire SHMA which has simply been accepted by the Council and not subjected to serious independent scrutiny. The SHMA was drawn up by private consultants who largely work for the development industry and therefore have a conflict of interest. Its figures are much too high, far in excess of previous trends and clearly unrealistic. I do not accept that the SHMA figures represent either Cherwell's or Oxford's needs.

With regard to the issue of whether additional housing in Cherwell be allowed to meet Oxford's needs be supported by additional employment generating development, that again doesn't stand up to scrutiny. (cont...)

PR-A-069 R James

16 (cont...) The transport system in Kidlington simply cannot cope with more cars. Currently the roads are backed up for 2-3 hours per morning with incoming traffic getting through to Oxford and the A34. It is ridiculous to think the area should be expanded in terms of housing and development as the roads cannot cope with more traffic.

Further the addition of the train station is going to add to the road issues for the foreseeable future. Without building any extra homes, there is going to be more people trying to get through Kidlington in rush hours. Therefore it is imperative that clear, strategic thinking is used to consider what the local area needs. (cont...)

PR-A-069 R James

22 (cont...) Kidlington's green belt needs protecting desperately. With the new train station massive erosion has been achieved in the boundaries between Oxford and Kidlington. Gosford is under severe threat of now being urbanised, and as we have severe flood issues in the village and area, this is madness.

The reason Oxfordshire has been such a pleasant county to live in is because it has greenbelt and spaces between urban conurbations. The ill conceived developments around Barton and Peartree are going to ruin Oxford's charm; as a Kidlington resident, I know very well that part of the village's appeal is precisely that – it is a village, with greenbelt around it.

We do not want or need excess housing, particularly if it is not linked to social need and sustainable, green development initiatives.

I urge further detailed and intelligent consideration of Kidlington's future by everyone involved in this process.



PR-A-070 Barton Willmore / Hundred Percent Hella and Orbit Homes (2020) Ltd	1	<p>The 2014 Oxfordshire Strategic Housing Market Assessment (SHMA), which covers the five Oxfordshire Authorities (Cherwell District, Oxford City, the Vale of White Horse District, South Oxfordshire District and West Oxfordshire District) considers that the objectively assessed need (OAN) for Oxford City is between 1,200 and 1,600 dwellings per annum. The Issues consultation document suggests that it is appropriate to consider the mid-point of this range as the objectively assessed housing need, which equates to 28,000 dwellings across the Plan Period to 2031.</p> <p>However, Paragraph 47 of the National Planning Policy Framework (NPPF) requires local planning authorities to ‘boost significantly’ the supply of housing. In this context, it is considered that the upper limits identified within the SHMA should be considered as appropriate, rather than the mid-point. In this context, Oxford City should be providing 1,600 dwellings per annum to 2031, which equates to a housing target of 32,000 dwellings across the Plan Period.</p> <p>It has been agreed by the five Oxfordshire Authorities that the ‘working assumption’ of Oxford City’s unmet housing need is 15,000 dwellings. However, Oxford City’s Strategic Housing Market Assessment (SHLAA) only identifies a supply of 10,212 dwellings, including completions since 2011, windfalls, student accommodation, C2 units and SHLAA sites. Even against an overall target of 28,000 dwellings, this leaves a shortfall of 2,788 dwellings. Against a target of 32,000 dwellings (based on the SHMA upper limit), there would be a shortfall of 6,788 dwellings. As such, it is not considered that the Oxfordshire Authorities are planning to meet the objectively assessed housing need of the whole housing market area, in accordance with the second bullet point of Paragraph 47 of the NPPF. (cont...)</p>
PR-A-070 Barton Willmore / Hundred Percent Hella and Orbit Homes (2020) Ltd	1	<p>(cont...) Based on the ‘working assumption’ of Oxford City’s unmet housing need of 15,000 dwellings, Cherwell District are proposing to consider accommodating 3,500 dwellings of the unmet housing need as a starting point. This has derived from an assumption that each of the five Oxfordshire Authorities will accommodate an equal proportion of Oxford City’s unmet housing need (i.e. 3,000 dwellings). However, this assumes that Oxford City will be contributing 3,000 dwellings of their own unmet housing need, which is illogical. Rather, the City’s unmet housing need should be split between the remaining four Oxfordshire Authorities, which provides a starting point of 3,750 dwellings per authority, assuming an equal split. The figure rises to 4,447 if Oxford City’s full target of 28,000 dwellings is to be accounted for; and 5,447 dwellings per authority if Oxford City’s upper housing target is considered. Table provided in representation.</p>
PR-A-070 Barton Willmore / Hundred Percent Hella and Orbit Homes (2020) Ltd	1	<p>(cont...) Cherwell have proposed to increase their 3,000 starting point by 500 dwellings to 3,500 dwellings in case the county wide housing need increases, or to take account of differences between the sustainability options of each authority in meeting the unmet need. However, it is not considered that this uplift goes far enough. Indeed, whilst it is acknowledged that Cherwell is partly constrained by Green Belt to the south, the three other authorities surrounding Oxford City are also constrained by Green Belt. In addition, large areas of the Vale of White Horse, West Oxfordshire and South Oxfordshire Districts are also covered by Areas of Outstanding Natural Beauty (the Cotswolds, the Chiltern Hills and the North Wessex Downs), further constraining their ability to accommodate unmet housing need from Oxford City. Of the four authorities, Cherwell is considered to be the least constrained, and therefore capable of accommodating more of Oxford City’s unmet housing need.</p> <p>Given the above, it is considered that 3,500 dwellings is not an appropriate ‘working assumption’ for the amount of Oxford City’s unmet housing need which is likely to need to be accommodated within Cherwell District. This figure needs to be increased, as it is not considered that it is in accordance with Paragraph 47 of the NPPF, either in its aspirations to boost significantly the supply of housing, or to ensure that the full objectively assessed housing needs of the full housing market area are met. (cont...)</p>

PR-A-070 Barton Willmore / Hundred Percent Hella and Orbit Homes (2020) Ltd	1	<p>(cont...) In addition to meeting the unmet housing need arising from Oxford City, consideration should also be afforded to how Oxfordshire, and in particular Cherwell District might be required to assist in meeting the unmet housing need arising from London. The London Plan (March 2015) outlines a requirement for 49,000 dwellings per annum to be delivered across the city. However, the Plan only makes provision for the delivery of 42,000 dwellings per annum. This leaves a significant residual shortfall. It is clear that the South East authorities will need to contribute towards meeting this shortfall, however the distribution is currently unknown.</p> <p>In March 2014, the GLA wrote to Bedford Borough Council, advising that there is likely to be a 'gap' between the demand and supply of housing in London. As a result, the letter advised that "Planning authorities in the wider South East with housing markets that are influenced by that of London are strongly advised to take account of these uncertainties when addressing National Planning Policy Framework Paragraph 47. This requires authorities to boost significantly the supply of housing by using their evidence base to ensure that their local plan meets full objectively assessed needs." (cont...)</p>
PR-A-070 Barton Willmore / Hundred Percent Hella and Orbit Homes (2020) Ltd	1	<p>(cont...) Cherwell District is well placed to meet some of the unmet housing need arising from London, particularly given the excellent transport links to the city, including a regular direct train service from Banbury which takes approximately one hour.</p> <p>Given that Cherwell need to review their Local Plan to accommodate some of the unmet housing need of Oxford City, it is also considered a good opportunity to afford consideration as to how Cherwell District might assist in accommodating some of the unmet housing need arising from London.</p>
PR-A-070 Barton Willmore / Hundred Percent Hella and Orbit Homes (2020) Ltd	6	<p>The land surrounding Oxford City is Green Belt. As detailed above, this Green Belt extends into all of the four surrounding Districts. The Oxfordshire Growth Board published a Green Belt Study to understand whether Oxford City's unmet need can be met within the surrounding Green Belt.</p> <p>The potential of a number of parcels of land for release from the Green Belt to accommodate Oxford City's unmet housing need were considered against the five purposes of the Green Belt. The Study does not make any recommendations regarding the suitability of individual parcels for release from the Green Belt.</p> <p>The adopted Cherwell Local Plan (July 2015) identifies Banbury and Bicester as the most sustainable settlements and the focus for new growth across the Plan Period. Whilst Kidlington is identified as an urban area within the Local Plan, it is also identified as one of 16 Category A Villages. As such, it is considered to be a less sustainable location for new development than Banbury or Bicester. (cont...)</p>
PR-A-070 Barton Willmore / Hundred Percent Hella and Orbit Homes (2020) Ltd	6	<p>(cont...) Given that the settlements which are identified as the most sustainable within the District are located further away from Oxford City, it is not considered that the 'area of search' should be constrained geographically to the area closest to Oxford City.</p> <p>The more sustainable settlements within Cherwell District are well related to Oxford City in terms of connectivity. There are regular bus and rail services connecting Banbury with Oxford City Centre. Most train services take less than 20 minutes. Banbury is located close to Junction 11 of the M40 allowing convenient access to Oxford City's park and ride schemes.</p>

PR-A-070	Barton Willmore / Hundred Percent Hella and Orbit Homes (2020) Ltd	8	<p>It is considered that a District wide approach to reviewing appropriate locations for accommodating Oxford City's growth would be the most appropriate approach.</p> <p>As detailed in our response to Question 6, the most sustainable settlements within the District are not necessarily the closest to Oxford City spatially. However, Banbury in particular is closely linked through the highway and public transport networks. The adopted Cherwell Local Plan identifies that the majority of new development across the Plan Period will be directed to Banbury and Bicester. Given that this is the adopted strategy for Cherwell District, it is considered that any additional development required to meet Oxford City's unmet housing need is accommodated in accordance with this.</p> <p>Paragraph 17 of the NPPF sets out 12 Core Planning Principles, including encouraging the redevelopment of brownfield land over greenfield sites. This principle is also advocated within the adopted Cherwell Local Plan. The Government have made it clear that brownfield regeneration will be a priority in delivering new homes, and in a Statement released on 10th March 2016, Communities Secretary Greg Clark urged Councils to continue to offer up brownfield sites to deliver new homes. (cont...)</p>
PR-A-070	Barton Willmore / Hundred Percent Hella and Orbit Homes (2020) Ltd	8	<p>(cont...) It is noted that Cherwell District is one of 15 Authorities taking part in the 'brownfield register' pilot scheme, which will assist in the redevelopment of brownfield sites. The 15 Authorities have been chosen because they have the most brownfield land in England.</p> <p>Given the emphasis on brownfield sites delivering housing need, particularly within Cherwell District, and the significant availability of brownfield land within the District, it is considered that there should be a focus on utilising this brownfield land to deliver the additional housing growth required to accommodate Oxford City's unmet housing need.</p> <p>Whilst a District wide approach to reviewing appropriate locations for accommodating Oxford City's growth would be the most appropriate, this needs to be considered in the context of the spatial strategy for the District set out within the adopted Local Plan, as well as the principles of brownfield redevelopment established at both a national and local level.</p>
PR-A-070	Barton Willmore / Hundred Percent Hella and Orbit Homes (2020) Ltd	9	<p>As detailed in our response to Question 8, a District wide to the 'area of search' is supported. However, this needs to be considered in the context of the spatial strategy for the District established within the adopted Local Plan, which seeks to direct the majority of new housing growth to the more sustainable settlements of Banbury and Bicester. Given this established strategy for growth, it is not appropriate to consider an area of search based solely on the Oxford Green Belt.</p>
PR-A-070	Barton Willmore / Hundred Percent Hella and Orbit Homes (2020) Ltd	15	<p>It is not considered that options for meeting Oxford City's unmet housing need should rely solely strategic allocations of a significant size. By distributing the required growth across the most sustainable locations within the District, any adverse impacts of accommodating this growth on the environment and local services and infrastructure will also be more evenly distributed.</p> <p>In terms of locations for growth, as detailed above, sustainable locations within and adjacent to Banbury should be considered, given that it is identified as one of the two most sustainable settlements within the District with good public transport links to Oxford City.</p> <p>Land at Southam Road, Banbury has been submitted to the Call for Sites consultation as a suitable location for meeting some of the additional growth required. The Call for Sites submission demonstrates that the Site is sustainable, available and deliverable and as such, offers a practical solution to meeting some of Oxford City's unmet housing need.</p>
PR-A-070	Barton Willmore / Hundred Percent Hella and Orbit Homes (2020) Ltd	28	<p>Site submission - Land at Southam Road, Banbury</p>

PR-A-071	Pegasus Group / Richborough Estates	1	<p>As noted in Paragraph 2.16 of the Issues Consultation document an agreed figure of 15,000 dwellings is the level of need that cannot presently be met by Oxford City Council. Distributing these evenly between the five authorities in the Oxfordshire Housing Market Area would give a figure of 3,000.</p> <p>Paragraph 2.17 notes that this figure may potentially increase for the rural districts if Oxford's contribution were to be less than 3,000. This is considered to be highly probable given the environmental constraints within Oxford City's administrative boundary (namely the significant wealth of heritage assets and flood plain) coupled with the Green Belt surrounding the City, all of which limit the availability of both urban and rural housing land.</p> <p>The 3,500 homes for Cherwell is therefore likely to be a conservative estimate, given that much of Cherwell District lies beyond the Green Belt, has good connectivity with Oxford and beyond, and opportunities exist for allocating sites to assist in meeting Oxford's unmet housing need.</p>
PR-A-071	Pegasus Group / Richborough Estates	3	<p>Key issues for Oxford are considered to be the protection and enhancement of the built and natural environment, and in particular the retention of the historic setting and form of the City, which contributes to its special character. Allied to this is the scarcity of previously developed land within the City's administrative boundaries, which limits the capacity of the City in making a significant contribution to meeting unmet housing need.</p> <p>In addition the designation of some 27% Oxford's area as Green Belt also limits housing opportunities and thus consideration should be given to the issue of the extent to which land performs against the purposes of Green Belts, as set out in paragraph 80 of the National Planning Policy Framework (NPPF). Regard should therefore be had to the 'Oxford Green Belt Study' of October 2015. However, in helping to meet development requirements it is likely that the amount of land where exceptional circumstances can be demonstrated to justify a release from the Green Belt may be limited.</p> <p>These issues highlight the need to consider opportunities for housing growth in the administrative areas adjoining Oxford and in particular the need to consider areas beyond the Green Belt.</p>
PR-A-071	Pegasus Group / Richborough Estates	6	<p>It is noted that distance / proximity to Oxford (e.g. the southern part of Cherwell or an area close to the City) is highlighted in paragraph 4.8 of the Issues Consultation document as one of the factors that might help define an 'area of search'.</p> <p>This approach is supported, especially given that the southern part of Cherwell District has a more direct relationship with Oxford than other parts of the District. The more removed housing land is from Oxford the more likely it is that distances travelled will increase, meaning less sustainable locations and a greater contribution to climate change. (cont....)</p>
PR-A-071	Pegasus Group / Richborough Estates	6	<p>(cont...) Launton is a village lying to the east of Bicester, just on the other side of the A4421. It is a sustainable settlement located in the Southern part of Cherwell District, outside the Green Belt and only 15 miles from Oxford. The sustainability of Launton and its suitability to deliver housing has been recognised through the fact that the Cherwell Local Plan Part 1 defines it as a Category A village, which are to contribute 750 homes towards meeting Cherwell's housing requirements.</p> <p>It is therefore considered that it may be more appropriate to focus the 'area of search' on the southern part of Cherwell District, encompassing the village of Launton. Furthermore, land at Grange Farm, Launton is entirely suitable as a Local Plan Part 2 housing allocation and the benefits of this site are set out further under Question 28.</p>

PR-A-071	Pegasus Group / Richborough Estates	7	<p>As has been explained above the 'area of search' or plan area may be more appropriately focused on the southern part of Cherwell District. Consideration should be given to a range of economic, social and environmental factors in determining the 'area of search'. Examples of factors that might help define an 'area of search' are set out in paragraph 4.8 of the Issues Consultation, and these are considered appropriate.</p> <p>Particular attention is drawn to the factors of distance /proximity to Oxford, key transport corridors and the Cherwell settlement hierarchy. It is contended that Launton, as Category A village, close to the A4421 and located 15 miles from Oxford, should fall within this 'area of search'.</p>
PR-A-071	Pegasus Group / Richborough Estates	8	<p>As it is considered that the southern area of the District may be more appropriate for the 'area of search', a district-wide area may be less suitable. The area in the south of the district is better related to Oxford, whilst the northern area relates more to Banbury and would be less sustainable in meeting the housing needs of Oxford.</p>
PR-A-071	Pegasus Group / Richborough Estates	9	<p>Approximately 14% of Cherwell District lies within the Oxford Green Belt and thus ample opportunities exist for areas beyond the Green Belt to serve some of Oxford's unmet housing need. Therefore, whilst it is considered that areas within the Green Belt should be taken account of, it is also considered that the 'area of search' should not exclusively focus on the Oxford Green Belt. By definition these Green belt areas will no doubt be subject to constraint and therefore less suitable for development.</p>
PR-A-071	Pegasus Group / Richborough Estates	15	<p>The Council should be considering locations within or on the edge of sustainable settlements for the identification of strategic housing sites to meet Oxford's unmet needs. In particular the settlement hierarchy of the Cherwell Local Plan Part 1 should be utilised to inform this process, with locations at Category A Villages being considered; Launton being one such village.</p>
PR-A-071	Pegasus Group / Richborough Estates	28	<p>Site submission - Land at Grange Farm, Launton.</p>
PR-A-072	Brown & Co / Mr H.R.N Stilgoe	28	<p>Site submissions - Land at South Adderbury; Land at Berry Hill Road, Adderbury</p>
PR-A-073	A Lodwick	1	<p>No. It is based on the Oxfordshire SHMA which is a flawed document fatally compromised by the conflicts of interest of the private consultants (GL Hearn and SQW) who produced it. It has been widely criticised and you should take this into account including the evidence presented to you by a respected planning consultant (Prof Wenban-Smith).</p> <p>The SHMA figures for Oxford's needs are based on many dubious assumptions as I and others pointed out at the Cherwell EiP. They have not been included in any Oxford plan let alone tested at an EiP. They should not be used as the basis for reviewing Cherwell's Local Plan.</p> <p>This review provides an opportunity to correct the biases in the 2014 SHMA. You should undertake an independent review of the SHMA and its underlying employment forecasts by an organisation which is not compromised by its links to the development industry and the LEP.</p> <p>You should not add any further requirement to the already excessive figure of 22,700 homes. It will make it even more difficult for you to demonstrate a 5 year housing supply with the resulting damage to Cherwell's environment as speculative applications are permitted on appeal.</p>

- PR-A-073 A Lodwick 2 No. The employment generating development already proposed (or permitted) at Langford Lane, Kidlington, at Begbroke Science Park and just over the District boundary at the so-called Northern Gateway is already excessive. It is unlikely that there will be sufficient demand for the “high-tech” science-based industries sought given that there is already vacant development land and premises elsewhere around Oxford. The result will either be an over provision of land and/or the encouragement of lower-value businesses which is the opposite of what you are seeking to achieve.
- In addition, the hypothetical housing needs are themselves based on exaggerated forecasts of employment growth, which again, as was argued at your EiP, are unrealistic and based on the aspirations of the LEP. To provide for yet more employment generating development will simply fuel an unsustainable vicious circle.
- PR-A-073 A Lodwick 3 The City Council is encouraging employment generating developments, such as the Northern Gateway for which the demand is not proven and then using such developments to fuel demand for housing and house prices (which it then complains about!).
- The City Council is incapable of providing any rational analysis or forecasts of the outcomes of its expansionist policies. A separate, democratically accountable and independent, strategic planning body with the necessary expertise should be established for the County.
- Growth should be diverted away from the City. For example, Oxford Brookes University could be gradually located to Bicester. This would both benefit Bicester, the University and Oxford. Oxfordshire should consider economic twinning with specific locations in regions which would particularly benefit from growth and where land is available and housing less expensive. The availability of high speed internet links makes it more feasible than ever for businesses – particularly those in the knowledge and ‘high-tech’ sectors - to operate at geographically dispersed locations.
- PR-A-073 A Lodwick 6 No. Growth in general should be directed away from Oxford both within and beyond the County as argued under Q3.
- PR-A-073 A Lodwick 9 No.  
 Planning guidance makes clear that  
 - Green Belt should be permanent  
 - housing and economic needs do not override constraints on the use of land, such as Green Belt. - this may mean that an authority is in fact unable to meet its ‘objectively assessed needs’.
- Cherwell appears to have made no attempt to take into account the effect of the Green Belt (and other constraints) on its ability to provide for ‘objectively assessed need’. The Review of the Local Plan provides an opportunity to put right this shortcoming.
- Furthermore, the Government has made an explicit commitment to protect the Green Belt.
- Green Belt is much valued by local residents, makes an important contribution to the area’s natural capital, and should be improved as an asset in its own right and not built upon. (cont...)
- PR-A-073 A Lodwick 9 (cont...) Paragraph B253 of the Cherwell Local Plan says "The Oxford Green Belt was designated to restrain development pressures which could damage the character of Oxford City and its heritage through increased activity, traffic and the outward sprawl of the urban area." As I said at the EiP I support this statement strongly. Planning policy should therefore seek to direct development away from the city, both within and beyond the county boundaries.
- The recent Green Belt study is therefore fundamentally flawed by ignoring the fact that all land parcels within the Green Belt contribute to the over-riding purpose (in the case of Oxford and similar historic cities) of preserving the setting and character of Oxford. The five purposes are alternatives which apply differently to individual towns and cities. They were never intended to be used for assessing individual parcels of land.

PR-A-073	A Lodwick	16	<p>Transport networks around Oxford are already overstretched. Oxfordshire County Council's statements, particularly with regard to modal shift, are naively (or perhaps) highly over-optimistic. The schemes currently proposed will not even solve existing problems while the additional developments proposed (including the 3500 homes) will make matters much worse. The forecasts apparently being used do not inspire any confidence. For example it became clear at the Northern Gateway EiP that high figures were being used for employment generation, and then translated into high forecasts of housing need, while very much lower figures were being used for forecasting travel demand. Again this review presents an opportunity to re-visit these inconsistent and excessive forecasts and scale back the level of proposed development.</p>
PR-A-073	A Lodwick	24	<p>Finding sites for a further 3500 houses in addition to the excessive number already included in the Local Plan will further damage the natural environment of Cherwell and its natural capital, of which the Green Belt is a major component.</p>
PR-A-074	JPPC / Tripartite and University of Oxford	1	<p>It is regrettable that the work which has been undertaken by the Councils and the Oxfordshire Growth Board so far has not progressed sufficiently to enable a clearer view of Oxford's unmet housing need to be identified compared with the Strategic Housing Market Assessment (SHMA) requirements.</p> <p>In the absence of an agreed figure, Oxford City Council has indicated that there would be capacity in the City for some 10,212 homes (2011/12 to 2030/31). The mid-point figure for Oxford in the SHMA, indicates that there is an unmet need for a further 17,788 homes (10,212- 28,000). (cont...)</p>
PR-A-074	JPPC / Tripartite and University of Oxford	1	<p>(cont...) Currently, Cherwell and Vale of White Horse Districts are proposing to meet their own objectively assessed housing needs (OAN) set out in the SHMA while the position in West Oxfordshire is that the SHMA figures have not been accepted (this is currently the subject of a suspended Examination into the Local Plan where the Inspector has asked the Council to review its proposed housing provision). The South Oxfordshire position is unclear.</p> <p>We support the Council in seeking to make provision for the unmet housing need. However, whilst we support moving forward as soon as possible (given the extent of unmet housing need), and hence the need for some working figure, the Council should consider this in the context of the lowest level of provision which should be accommodated rather than as a ceiling figure.</p>
PR-A-074	JPPC / Tripartite and University of Oxford	2	<p>The NPPF makes clear that LPAs should "proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth". Paragraph 158 in the NPPF sets out that evidence and strategies for housing and employment in local plans should align with one another.</p>
PR-A-074	JPPC / Tripartite and University of Oxford	2	<p>The housing forecast of the SHMA takes into account the need to provide for employment growth. Consequently, (cont...) I have noted in the introduction above that there is a need to provide for additional employment space at Begbroke Science Park both in relation to the needs which would arise up to 2031(see the comments in respect of Local Plan Part 2) but also for those beyond the plan period. The provision of housing close to the Science Park for both key worker housing and to meet general housing needs would ensure an integrated development where the need to travel could be minimised and where provision is able to be explored which could include park and ride facilities which are both car and railway based.</p> <p>Begbroke Science Park has been successful in supporting and encouraging close links between academic research and industry and the University sees that role continuing. The draft Masterplan which has been produced shows how land could be made available in the future associated with the Science Park. This could provide both for the needs up to 2031 (as part of the limited green belt review in the Part 2 Local Plan) as well as safeguarding land outside the green belt for the longer term.</p>

PR-A-074	JPPC / Tripartite and University of Oxford	3	<p>This question is oddly juxtaposed against comments included in the currently adopted Oxford Core Strategy. It is clear that the City is unable to accommodate all of the housing required to meet its OAN because of significant constraints as a consequence of flood areas; historic assets including listed buildings, conservation areas, and scheduled monuments and their settings; open areas which contribute significantly to the character of the City; and nature conservation assets.</p> <p>However, it is clear that in order to meet the unmet need for homes which cannot be accommodated in Oxford, there needs to be a measure of proximity to the City, which continues to be a provider of major employment in the county. (cont...)</p>
PR-A-074	JPPC / Tripartite and University of Oxford	3	<p>(cont...) It will be recalled that at the first session of the Examination of the draft Local Plan the Council instructed Montagu Evans to produce a report and this highlighted the likely market saturation which would occur with further housing developments in Banbury and Bicester. It also indicated that development would therefore need to occur more appropriately closer to Oxford. In the event, additional allocations have been made at Banbury, Bicester and Upper Heyford.</p> <p>Locations closer to Oxford are also likely to be more accessible to the City, minimising the impacts on the highway network.</p>
PR-A-074	JPPC / Tripartite and University of Oxford	4	<p>It is clear that in order to meet Oxford's unmet needs, the new homes should be well-related to the City (see comments above), the transport network and employment.</p> <p>The aims should be to create a place that is sustainable, provides for the community's needs for homes, that is long lasting and ambitious, offers a high quality of life, promotes healthy living and has access to employment opportunities, facilities and services nearby.</p> <p>It should foster research and development which would succeed in boosting the local economy both now and in the long term. (cont...)</p>
PR-A-074	JPPC / Tripartite and University of Oxford	4	<p>(cont...) The development required to meet those unmet needs should provide for affordable homes of a number of types and tenures which includes key worker housing. It should include provision for transport links into and out of Oxford which encourage other transport modes than car and explore whether provision is able to be made for a new station which could serve both the development and existing housing and employment areas.</p> <p>Lastly, new development should promote healthy living with green spaces, cycle and pedestrian networks with the aim to promote high standards of environmental sustainability.</p>
PR-A-074	JPPC / Tripartite and University of Oxford	16	<p>Good accessibility is essential for the University's continued success and position at the pinnacle of global academic achievement. Staff need to be able to commute and travel for business within and around the City easily and conveniently in a timely fashion. Many staff live outside the ring road and a large proportion within Cherwell District. This figure may increase as lack of affordable housing pushes staff out of the City and so good quality transport choices from outlying areas, especially Kidlington, Yarnton and Bicester are essential. Unfortunately transport is increasingly cited as a barrier to recruitment and retention of staff.</p> <p>Set against this context the University strongly requests that the Local Plan considers transport as a key factor in the location of new housing and employment developments, locating them as near to the City's boundary as possible and at new or existing public transport hubs to enable public transport and cycling to replace car borne trips. The alternative of dispersed housing at distance from Oxford generating car borne trips does not bear contemplation in terms of the negative impacts on congestion, carbon and air quality. (cont...)</p>



PR-A-074 JPPC / Tripartite and University of Oxford	16	<p>(cont...) The University wishes to emphasise the potential for transport accessibility from settlements in the South of Cherwell, especially Yarnton and Kidlington, into Oxford to be transformed through development of employment and housing at the Begbroke Science Park. Firstly, this would facilitate the goals of the Local Plan to accommodate Oxford's housing needs on the periphery of the City within easy access of Oxford's employment sites by sustainable transport modes. Secondly, by improving the quality and availability of public transport options this will help resolve some of the chronic congestion caused by car-borne commuter trips. This is especially relevant for Cherwell District as the second highest source of inbound commuters into Oxford.</p> <p>Specifically, as part of the Begbroke Science Park Masterplan for the University aspires to:</p> <ul style="list-style-type: none"> <li>- Deliver a Park &amp; Ride at Begbroke. The University supports the Highway Authority's plans to deliver additional park &amp; ride sites within Cherwell to reduce the number of car trips into Oxford and has made representations for Begbroke Science Park to be assessed as a potential site. Given its proximity to the A44 corridor the site would intercept traffic coming from the North of Oxford and accommodate a park &amp; ride in an appropriate setting, also serving an existing centre of employment. The improved connectivity to the Centre of Oxford would also enable business travel between the University's Science Area in Oxford and Begbroke, promoting economic growth and interaction on the knowledge spine between business and academia, enabling the commercialisation of academic research via spin-out start-up businesses based at the Science Park. The University would like to see this recognised in the Local Plan revision. (cont...)</li> </ul>
PR-A-074 JPPC / Tripartite and University of Oxford	16	<p>(cont...) - Facilitate the delivery of Mass Transit on the A44 through the Begbroke Science Park via the travel demand generated by the fully built-out Masterplan which envisages up to 6,000 employees and 1,500 homes on-site in 2036. Public transport provision on the A44 needs to be improved to meet the requirements in the NPPF and the Local Plan for development to be located in areas that are or can be served by quality sustainable transport choices. This concentration of demand at Begbroke Science Park would enable the provision of high speed, high frequency mass transit services by the commercial bus operators that is needed to achieve a sustainable transport system connecting South Cherwell with Oxford. Located on a bus corridor the Begbroke Science Park Masterplan has the critical mass to sustain commercial bus services without the need for public subsidies.</p> <ul style="list-style-type: none"> <li>- Implement a new railway station at Begbroke on the existing London-Oxford- Banbury-Birmingham mainline. This will include a station park &amp; ride and has huge potential to meet travel demand generated by the Local Plan's housing needs in a sustainable location which would also serve the large settlement of Kidlington.</li> <li>- Upgrade traffic-free cycle routes into the city centre.</li> </ul>
PR-A-074 JPPC / Tripartite and University of Oxford	17	<p>Begbroke Science Park scores very highly in terms of transport as a potential development location to meet Oxford's unmet needs. Given its location within 6 miles of the City centre, its proximity to the major existing bus corridor into Oxford and proposals to directly connect into the existing Oxford - Banbury rail corridor via a new station it can connect its residents and workers to Oxford, Banbury and other local centres via short bus and rail journeys. Crucially, the provision of office space for up to 6,000 employees, 1,500 homes and a large park &amp; ride means the location will possess the passenger volume to justify commercial bus and rail operators to commence frequent and rapid services via Begbroke to and from Oxford. With the withdrawal of bus subsidies by Highways Authorities and the reduction in Bus Operators Service Grant by Central Government, possessing the critical mass of demand to justify commercial investment in mass transit is an essential pre-requisite for strong and long-lasting public transport alternatives to the car. (cont...)</p>

PR-A-074	JPPC / Tripartite and University of Oxford	17	<p>(cont...) Furthermore with the advent of quality, low cost electric bikes Begbroke Science Park lies within a 30 minute cycle ride of Central Oxford, presenting an enviable and more reliable journey-time compared to the car. An electric bike station, part of the Oxon bike automated bike sharing scheme is being delivered at the time of writing. The Canal towpath presents an underutilised resource that could be developed as improved green infrastructure to connect the location into Oxford by bike.</p> <p>Taken as a whole, the high potential for sustainable transport accessibility at Begbroke presents a sustainable location for the housing and employment development that Cherwell and Oxford require to unlock their potential for low carbon economic growth.</p>
PR-A-074	JPPC / Tripartite and University of Oxford	20	<p>Economic Issues and how these would affect the potential development locations Paragraph 5.105 of the Issues Consultation sets out the reasons provided for the changes to the green belt agreed at the Northern Gateway. The broad issues are not dissimilar as to why the land around Begbroke Science Park represents an appropriate location to meet Oxford's unmet housing needs: employment exists at the Science Park and it would be expanded to meet economic imperatives, new housing nearby would assist in affordability and include key worker housing (reducing the need for travel outside), the site is able to be brought forward by landowners who have a long standing relationship and shared goals, and the site has good accessibility and the prospect of improving transport infrastructure.</p> <p>While Begbroke Science Park is being considered in the context of the Part 2 Local Plan, it is essential to consider the longer term growth prospects and the ability of the land around it to contribute to economic growth in the District beyond the current plan period unencumbered by green belt constraints. (cont...)</p>
PR-A-074	JPPC / Tripartite and University of Oxford	20	<p>(cont...) Getting transport and access right is central to successfully delivering low carbon economic growth. Unlocking accessibility by locating development in the right place where trips can be made by sustainable modes through new or existing hubs will support and enable economic growth. Given the very large numbers of Cherwell residents commuting into Oxford for work the Local Plan should locate new development at sites which can capture commuter car trips originating in Cherwell before they reach the City at Park &amp; Ride hubs where they can seamlessly transition to the final leg into Oxford by bus and rail.</p> <p>To deal adequately with the volume of existing and likely trips generated by the scale of development in Oxfordshire, new hubs will be required in Cherwell. Begbroke Science Park is a very strong contender to site a new transport hub. As discussed in Q16 and Q17 the University proposes to host a new Park &amp; Ride, new railway station and route mass transit via the site through the Masterplan which envisages 6,000 jobs and 1,500 homes by 2036. The site is appropriate to meet Oxford's unmet housing needs, would assist in meeting economic goals and would be located on main transport corridors and would be able to assist in delivering transport improvements.</p>
PR-A-074	JPPC / Tripartite and University of Oxford	28	<p>Site submission - Begbroke Science Park. These representations are accompanied by a draft Masterplan for the site. The Masterplan incorporates that proposed in respect of the Part 2 Local Plan and shows how the overall development would be able to be accommodated acceptably. The Masterplan is in draft format only at this stage and further discussions with the Council and other stakeholders would be welcomed.</p>

PR-A-074	JPPC / Tripartite and University of Oxford	6-9	<p>The area of search needs to be well-related to Oxford as the need arises from its own unmet need for new homes. Such a relationship would also seek to avoid longer distance commuting in and out of Oxford due to the significant employment provision in the City.</p> <p>A number of factors are suggested in paragraph 4.8 of the Issues Consultation. Of those set out land at and around Begbroke Science Park has the advantage of being on a key transport route with opportunity to explore the provision of a station which could serve the new development and Kidlington. It is off A44 which is a premium route for public transport.</p> <p>The site is occupied in part by the Begbroke Science Park which is operated by the University and which has close connections with the University's educational, academic and research work in Oxford. The expansion of the Science Park has been accepted in the Local Plan Part 1 and a limited review of the green belt is to be undertaken. The site offers the opportunity to co-locate housing and employment, which would have advantages in potentially reducing commuting by private car. (cont...)</p>
PR-A-074	JPPC / Tripartite and University of Oxford	6-9	<p>(cont...) The site is on the edge of Kidlington which is the largest settlement outside the towns in the district with a higher level of services and facilities. Infrastructure improvements could assist those living in the village, for example by providing access to a new station on the railway line which runs to the west of Kidlington and park and ride facilities off A44 to reduce the number of private cars travelling into Oxford and intercept them at an earlier point on the transport network.</p> <p>The green belt itself is too wide an area of search and any new development would be more appropriately located close to existing settlements in the Kidlington, Begbroke and Yarnton area close to main existing transport infrastructure (and in which respect improvements can be provided). In this location, there would be least impact on the purposes of the green belt.</p> <p>It is acknowledged that the NPPF indicates that green belt boundaries should only be altered in exceptional circumstances. The scale of the unmet housing need and the social and economic problems which would arise by not making provision close to Oxford provide an exceptional reason to review the green belt on a strategic basis. It has endured for many years without any significant change and we believe that there is broad support for such a review to be undertaken. A local plan review is the appropriate mechanism for such a review of the green belt. (cont...)</p>
PR-A-074	JPPC / Tripartite and University of Oxford	6-9	<p>(cont..) We note that reference is made to the Green Belt Study undertaken by LUC on behalf of the Oxfordshire Councils. The Study was undertaken at high level and includes broad parcels of land, some of which have different characteristics but are assessed in a composite fashion. In addition to this, Turley undertook a high level review on behalf of Oxford City Council. The studies indicate that the Begbroke area makes a limited contribution to some of the green belt purposes and it is therefore appropriate that this area be considered further alongside other constraints and opportunities to accommodate part of the needs arising from Oxford.</p> <p>A more refined study of the green belt will also be required in respect of development options as it is clear that land currently in the green belt would not be so if it did not perform at least one of the purposes of the green belt.</p>
PR-A-074	JPPC / Tripartite and University of Oxford	10+11	<p>The partial review will form a separate planning strategy which seeks to meet Oxford's unmet housing needs and should not therefore impinge on the existing strategy included in the Local Plan. It would be able to be provided with its own proposed housing trajectory and monitored separately.</p> <p>Whilst the NPPF does not make provision for ring fencing any particular area of a district, it has been used successfully in, for example, South Oxfordshire, where it has received the support of planning inspectors on appeals.</p>

PR-A-074	JPPC / Tripartite and University of Oxford	12+13	<p>It is imperative that Oxford's unmet housing needs are met as the lack of an adequate housing supply is causing social, economic and environmental stress in the City. The University seeks to attract the best students and researchers worldwide but has difficulties in doing so because of the affordability problems associated with the lack of housing. Other employers have similarly reported recruitment problems (Oxford was recently noted as having the least affordable housing market outside London). We note the references to Kidlington, Begbroke, and Yarnton in the text (paragraphs 5.25 to 5.29 and 5.35). Whilst the text notes the green belt, it highlights the many advantages of the area to accommodate new housing due to</p> <ul style="list-style-type: none"> <li>- the role of Kidlington as an employment and service centre,</li> <li>- the London-Oxford Airport</li> <li>- Yarnton and Begbroke as category A (more sustainable) villages</li> <li>- The importance of Begbroke Science Park as a centre for research, business and academic work where the Part 1 Local Plan already includes a limited green belt review</li> </ul> <p>However, it does not recognise the transport corridors to which the area is related which include the railway, canal and A44 as well as the good public transport links.</p>
PR-A-074	JPPC / Tripartite and University of Oxford	14+15	<p>Reference to the aims and objectives is described above.</p> <p>The Council should consider the area around Begbroke Science Park as a suitable location in which to meet Oxford's unmet housing needs. A draft Masterplan has been prepared which is attached to these representations and which is formally submitted for inclusion in the Council's "call for sites".</p> <p>The draft Masterplan builds on the submission made for the limited review of the green belt and the opportunities which the development would bring are set out in the text accompanying the Masterplan.</p>
PR-A-074	JPPC / Tripartite and University of Oxford	18+19	<p>Infrastructure delivery is essential to support new development as made clear in the NPPF. The dispersal of development makes infrastructure delivery more difficult and fragmented whilst concentration in larger scale developments provides the opportunity for focussed delivery of all necessary infrastructure to serve the new development. In the case of the Tripartite land, the development would be of a scale to support all necessary infrastructure and to assist in the delivery of infrastructure which would not only be required to serve the development but which would have a wider public benefit (see Q16 and 17 above).</p>
PR-A-074	JPPC / Tripartite and University of Oxford	22+23	<p>The University considers that the key sustainability issue of air quality relates primarily to transport, which in turn is directly influenced by the location of development. Current air quality in Oxford is poor and exceeds permitted European legal standards predominantly due to emissions from motor vehicles. Some of this poor air quality can be resolved through technology and the University is supporting the transition to Ultra Low Emission Vehicles. However, the largest improvement to air quality with co-benefits for carbon reduction and active lifestyles would derive from modal shift away from the car through correctly locating new development in the right place. This can best be realised through new public transport hubs such as that proposed in the Begbroke Science Park Masterplan with the combined bus and rail Park &amp; Ride enabling a shift from car borne trips into the City of Oxford.</p>
PR-A-074	JPPC / Tripartite and University of Oxford	24+25	<p>As paragraph 5.137 of the Issues Consultation notes, a balanced view has to be taken between environmental constraints and the need for development. In the case of Begbroke, the land is not subject to any specific designation in respect of the landscape, habitats or protected species. It is a relatively flat landscape used for farming, part of which is subject to flooding (and which the Masterplan protects). As well as being subject to flooding the soil is medium quality with underlying gravel which limits its capability for viable crop production.</p> <p>The Masterplan includes reference to biodiversity from the University's ecologists, BSG Ecology, who have been involved with the land for a long period. The ecologists conclude that a net gain in biodiversity is able to be achieved with the proposed development of the site.</p>

PR-A-074	JPPC / Tripartite and University of Oxford	26+27	<p>The farmhouse at the Science Park is listed grade II. It is within the existing science park development and has a number of former barns which have been converted and which are connected to it. The intention is to retain the farmhouse and outbuildings as they are. New development is intended to respect their setting with open landscaped areas nearby. No other aspects of the historic environment would be impacted. Appropriate archaeological investigation would be undertaken in the normal way.</p> <p>However, on the basis of current information there are no known showstoppers which would adversely impact on delivery.</p>
PR-A-075	CPRE Oxfordshire	1	<p>It is essential to consider that the Oxford unmet housing need this revision seeks to accommodate is not current need, or the prospective future need of current residents – which is largely being satisfied within the City - but need which MAY be created by as yet unspecified new companies and jobs, should the LEP forecasts of future growth come to pass.</p> <p>These are in turn hypothesised to arise largely from the commercial realisation of new ideas created at the Universities, so-called spin-offs. The Universities are however not businesses, and there is therefore no reason (as SQW acknowledges) why they must be accommodated in or even near Oxford – or for that matter, in Oxfordshire.</p> <p>In those circumstances, the crude divvying up of this possible future demand amongst the District Councils is supported by no robust evidence of any kind - as to for example where this need will arise and/or where it may be most satisfactorily accommodated. (cont...)</p>
PR-A-075	CPRE Oxfordshire	1	<p>(cont...) CPRE of course considers that the SHMA is overblown, and – despite the length of the GL Hearn report – light on evidence. For that reason it is CPRE’s position that the housing trajectory in the adopted plan already exceeds any likely level of gross demand.</p> <p>However, even taking the SHMA as a given, half of the total housing demand it portrays is a hypothetical assumption about the number of new workers coming to Oxfordshire to take as yet unknown new job opportunities.</p> <p>It is an arbitrary proportion of that unknown level of hypothetical future demand that Cherwell is now seeking to accommodate without any evidence of the extent if any to which Cherwell may be a desirable place to accommodate it.</p> <p>It is not a reasonable working assumption to do so. Given that this is hypothetical future demand, which may or may not arise, at unspecified places and times, the partial revision of the plan is at best premature.</p>
PR-A-075	CPRE Oxfordshire	2	<p>Certainly Not. The extra housing is proposed to satisfy the unmet housing need which might (see Q1) arise from Oxford job creation. Cherwell creating yet more additional employment to “support” those houses would only, if the Oxford unmet housing need is real, compound the problems. If there is a reasonable fear that the houses might be built but the Oxford “unmet need” might not then arise – in our view a very likely scenario – then that is clear evidence to postpone development until the notional Oxford need crystallises.</p> <p>Cherwell’s own jobs need has been accommodated in the current Local Plan.</p>

PR-A-075 CPRE Oxfordshire	3	<p>It is up to Oxford to define and quantify evidentially the nature of its needs and issues, which it should do in connection with its long delayed agreement to update its own Local Plan, not for surrounding Districts to identify them.</p> <p>In CPRE's view a large part of the problem we may now face is to do with Oxford's persistent use of development sites such as the Northern Gateway to ratchet up housing need through more job creation rather than satisfy it through housebuilding, and, where sites are allocated for housing, the inappropriately low densities at which they are built out, given that the greatest part of demand is said to be for low-cost development.</p> <p>Reversing these two flawed policies would allow Oxford to satisfy within its borders, and more sustainably, more of the "unmet need" hypothesised.</p>
PR-A-075 CPRE Oxfordshire	4	<p>The additional growth arises from no Vision by Cherwell, but from imposition by the Growth Board in divvying up Oxford's hypothetical future needs.</p>
PR-A-075 CPRE Oxfordshire	5	<p>It would be indefensible to attempt to post rationalise it through some Vision for Cherwell.</p> <p>A Vision for meeting Oxford's imposed hypothetical future need, which is based on hypothetical realisation of spin-off ideas that have not yet occurred, would be to firstly ensure that meeting it is contemplated only when it crystallises and secondly that it is then met in the most sustainable location, which will not necessarily be Cherwell, or indeed Oxfordshire.</p> <p>There is no reason to assume that the University's spin-offs will be best realised in or near Oxford. Consideration should be given to those areas of the country which have vacant employment land and less expensive housing and which would be very keen to benefit from some of the growth opportunities being generated here. If Oxfordshire were to pursue the idea of economic twinning with some of these areas, this could lead to a win-win solution. (cont...)</p>
PR-A-075 CPRE Oxfordshire	5	<p>(cont...) This would indicate a re-establishment of the County Towns Policy, or even realisation in the Northern Powerhouse, neither of which would affect the success or failure of the as yet unidentified schemes.</p> <p>As far as Cherwell itself is concerned we see no reason to change the current Vision and the Spatial Plan which underpins it, summarised on Page 10 of the adopted Local Plan:</p> <ul style="list-style-type: none"> <li>- Focusing the bulk of the proposed growth in and around Bicester and Banbury</li> <li>- Limiting growth in our rural areas and directing it towards larger and more sustainable villages</li> <li>- Aiming to strictly control development in open countryside.</li> </ul> <p>It is against that template that any accommodation of Oxford's hypothetical future unmet need should be determined.</p> <p>This would include for example protection for the whole of the Green Belt as identified in the NPPF.</p>
PR-A-075 CPRE Oxfordshire	6	<p>No. As we have shown in our answer to Question 1, the hypothetical future unmet need in question is not related to the City in the sense that it can only be met there. To the extent that there might be a direct City connection it will only be that the new jobs that might be created might arise from University "spin-offs". These could however be accommodated anywhere and there is no reason at all to suppose that this must be adjacent to or even near the City.</p> <p>To the extent that Cherwell may wish to accommodate them, the existing Spatial Strategy would be the most appropriate model.</p>

PR-A-075 CPRE Oxfordshire	7	<p>Because the new jobs guestimate on which the housing need is hypothecated have not yet been identified, much less realised, it is premature to identify an Area of Search, and since it cannot be known where they would arise if they did eventuate it would be impossible to do so. Neither of course can it be known whether houses would be occupied by the classes of people for whom they were provided.</p> <p>In the lack of any evidence to the contrary, the only basis on which hypothetical distribution could be made, should that be felt to be desirable, would be on the current Spatial Strategy. Even then this could only be provisional until there was some robust evidence of the extent, certainty and location of the future “unmet housing need”.</p> <p>With those very substantial caveats, brownfield sites should be allocated and developed first, and the highest practical density assumptions should be made, given that if anything is certain in the present housing demand figures, it is that low cost housing is needed to balance Oxfordshire’s housing stock.</p>
PR-A-075 CPRE Oxfordshire	8	<p>Yes. The current Spatial Strategy is “District Wide” but correctly identifies areas where growth will and will not be directed. It should be the template. Equally, protected areas, such as Green Belt, should be off-limits.</p>
PR-A-075 CPRE Oxfordshire	9	<p>No. The essence of the Green Belt is its permanence, and the role it plays in preserving the essentially rural character of the County by preventing Oxford sprawl is invaluable. There is no “sustainability” argument for accommodating Oxford’s unmet need within it, for two fundamental reasons:</p> <p>i. The core of sustainability is not taking away from future generations benefits they would otherwise have enjoyed. Eroding the Green Belt would be by definition unsustainable and could be considered only if there were exceptional reasons to do so.</p> <p>The NPPF does not consider that housing need – even if real – is an exceptional circumstance to override the presumption of protecting the Green Belt.</p> <p>ii. There is no sustainability argument for meeting “Oxford’s unmet need” in the Green Belt adjacent to Oxford, as the “need” is not Oxford-related despite the name, but arises from hypothetical future jobs which could be realised anywhere. Even if it were Oxford-related, it could be met outside the Green Belt and should therefore not be met within it. Even if it could not, it should be reduced to the extent it would otherwise have been necessary to use Green Belt land. (cont..)</p>
PR-A-075 CPRE Oxfordshire	9	<p>(cont...) It is worth mentioning at this point that the NPPF does not in fact place any obligation on Councils to review Green Belts at the time of a Local Plan. It states only that IF they are reviewed the Local Plan is the time to do it.</p> <p>Only IF there are exceptional reasons for considering development on a particular piece of Green Belt land should its contribution to Green Belt purposes be assessed in order to determine the balance for release/retention.</p> <p>The Green Belt study by the County is an interesting – though contentious – assessment of Green Belt parcels County wide. It finds no sites that fail to meet at least two of the five Green Belt purposes and “one is enough” to justify retention. The studies by other Districts have been “searches for sites” with no exceptional circumstance relating to them individually, and are thus inadmissible in principle. In any case even they find that all sites contribute to at least two purposes.</p>

PR-A-075	CPRE Oxfordshire	10	<p>Yes and No. Ring-fencing the hypothetical Oxford unmet need would be desirable to protect the District's general Five Year Supply from its non-realisation. On the other hand if the houses are accommodated within the existing Spatial Strategy as we recommend, it will be hard to show that that element of the forecast has been undershot or exceeded, as it cannot be known which houses have been occupied by whom.</p> <p>In practise this could only perhaps be done by creating a special new settlement or area for 'unmet need', which would be to 'ghettoise' it. Even then the occupation of the houses could not be controlled. Indeed, even though the houses might be built in Cherwell, the new job holders might choose to live elsewhere.</p>
PR-A-075	CPRE Oxfordshire	11	<p>It is desirable but it is hard to see how it might be achieved in practise.</p> <p>The best strategy would be to delay allocating "unmet need" until its extent, nature and timing, and applicability to Cherwell can be more firmly established.</p> <p>It is understood that the new SEP may "phase" jobs growth which Districts could then phase housing development to match.</p> <p>The upcoming Oxford Plan refresh may alter the numbers and, particularly the extent to which they can and should be accommodated within the City through higher densities and dedication of land to housing rather than jobs growth.</p> <p>Cherwell could seek to influence the Growth Board on which it sits to determine more objectively the locations within which job growth might occur, and then determine any housing that might therefore be needed. (cont...)</p>
PR-A-075	CPRE Oxfordshire	11	<p>(cont...) Indeed the Councils could decide through the Growth Board to reduce the Growth trajectory to something more realistic and the housing demand to levels within the likely capacities of builders.</p> <p>It is strongly recommended that at the very least "unmet housing need" should be phased to the back ten years of the plan, reflecting more realistically its likely trajectory, and that the other measures to reduce or at least define the growth path should be examined.</p>
PR-A-075	CPRE Oxfordshire	12	<p>We generally support the approach in paragraph 5.37 on the assumption that it reflects the strategies in the current plan.</p> <p>Avoidance of use of land presently designated as Green Belt should be made specific.</p>
PR-A-075	CPRE Oxfordshire	13	<p>Housing Densities should be substantially increased to minimise land take and as the only practicable route to providing less expensive/starter housing.</p> <p>Current Policy B102 recognises the need to make efficient use of land but specifies only a minimum density of 30 per hectare which is at the bottom of the PPG3 range of 30-50 and well below, say, very desirable Victorian terraces at 70 per hectare. There is obvious scope for substantially increasing target densities.</p> <p>Failing to do so – because developers generally prefer more profitable low densities, for instance – will mean that a large proportion of new houses will go to new commuters with no connection to the District, whilst the reasonable housing needs of residents will go as unsatisfied as they are today.</p>



PR-A-075	CPRE Oxfordshire	14	<p>As stated above it is premature to begin to recognise an unquantified need at some indeterminate time in the future, and it would be foolhardy to attempt to do so.</p> <p>At such time as the need for extra housing can be robustly identified, and the need for it to be in Cherwell demonstrated, it should be:</p> <ul style="list-style-type: none"> <li>- Allocated in accordance with current spatial strategies in the adopted Local Plan.</li> <li>- Phased in accordance with a demonstrable trajectory of jobs growth.</li> <li>- Recognised that it does not need to be situated near Oxford.</li> <li>- Built out at the highest practical densities to minimise land-take and provide lower cost housing.</li> <li>- Be concentrated on brownfield sites where practicable.</li> <li>- Avoid Green Belt and other designated land.</li> </ul>
PR-A-075	CPRE Oxfordshire	15	<p>New housing – when and if better justified – should follow the Spatial Strategy in the adopted Local Plan.</p>
PR-A-075	CPRE Oxfordshire	16	<p>LTP 4 would require review in the light of the increased housing numbers; following the existing Spatial Strategy should minimise the adjustments which might need to be made.</p>
PR-A-075	CPRE Oxfordshire	22	<p>It is inherently unsustainable to build housing over and above the District’s needs and the as yet to be evidenced “unmet housing need”, as this will either lead to empty housing or to a take-up by new commuters, probably to London.</p> <p>It is noted that the NPPF declares sustainability the golden thread running through all its policies and declares that housing development is not a reason for releasing either Green Belt or AONB land. For that reason it is clearly unsustainable to do so. It is also unsustainable in the wider sense that it removes a benefit which future generations would otherwise have enjoyed.</p>
PR-A-075	CPRE Oxfordshire	23	<p>See answer to question 22. For those reasons, the “unmet Oxford need” should not be accommodated until there is more certainty that (a) it is real and (b) has to be met in Cherwell, and in any event development in designated areas such as Green Belt and AONB must be eschewed.</p>
PR-A-075	CPRE Oxfordshire	24	<p>The natural environment of Cherwell District is overwhelmingly rural, and little or no consideration is given to the impact on character of extra housebuilding and, especially, whether there is, as we fear, a tipping point after which industrialisation becomes self-reinforcing. The Council must give consideration to those issues for the benefit of the residents it is its duty to serve as well as for the countryside CPRE is pledged to seek to protect.</p> <p>Additionally, Cherwell is an area of water stress and flooding, both of which will be exacerbated by population increase and by the effect of development in increasing pressure on supply and run-off and in reducing the ground available to absorb precipitation.</p>
PR-A-076	Berks, Bucks and Oxon Wildlife Trust	24	<p>All potential site allocations should be subject to ecological assessment to ensure there will be no significant negative impacts on biodiversity in accordance with policy ESD10. In addition to considering the potential ecological impacts of individual site allocations, the potential for the cumulative ecological impact of the additional development, alongside planned development in Cherwell and adjacent districts will need to be assessed (including, for example, the allocation of sites to meet Oxford’s unmet need within South Oxfordshire). In particular, consideration will need to be given to potential impacts on Oxford Meadows SAC, as well as SSSIs and Local Wildlife Sites. Additionally, consideration should be given to the presence of CTAs and the ability to maintain or create an ecological network. Both direct and indirect impacts (including hydrology, air quality and recreational pressure) should be assessed.</p>
PR-A-076	Berks, Bucks and Oxon Wildlife Trust	25	<p>The effect of the above on potential development locations is unknown until assessments take place, but the area surrounding Oxford Meadows SAC is particularly sensitive due to the potential to lead to changes in hydrology, or increases in air pollution or recreational pressure on the European site.</p>

PR-A-077	Banbury Civic Society	1	<p>Para 2.7 to Para 2.10 do not clearly demonstrate that Oxford City has a short-fall, only that there is a chance it might not be able to meet the SHMA target. Indeed, so far as I can trace there has been no independent moderation of the remit, criteria, methodology etc. for the SHMA (other than the report must support the government's target – based on what demographics ?) and it is therefore questionable whether the target figures that are being used are in anyway realistic.</p> <p>Not-with-standing the Duty to Co-operate there should not be an assumption that the situation addressed in the consultation document will prevail and it must be Oxford City's obligation to demonstrate that it really cannot meet this target. (cont...)</p>
PR-A-077	Banbury Civic Society	1	<p>(cont...) Viewed from a map or the air, Oxford City contains considerable undeveloped areas (private sports areas and flood susceptible meadows. The sports areas could be relocated into the 'green belt' and there are measures that could be adopted to utilise flood prone areas for housing / employment. These should be aggressively investigated and independent advice obtained to support any rejection of this approach.</p> <p>Therefore it is premature to offer any opportunity for Oxford City to export its unmet needs to the disadvantage of neighbouring Authorities – except, perhaps by utilising the 'green belt' sites mentioned in the consultation document.</p>
PR-A-077	Banbury Civic Society	2	<p>Yes. If OCC's LTP4 is to have any weight at all, any 'overspill and/or SHMA related, housing MUST be accompanied by provision for sufficient 'high end' employment opportunities within 'local' travelling distance – and the public transport facilities to meet this demand must also be provided or supported.</p> <p>Actually the employment provision should be more than is required for the 'over-spill' population as already there would appear to be a short-fall of employment opportunities elsewhere in Cherwell District (e.g. Banbury) which will undermine the thrust of LTP4 by forcing residents to commute long distances to work places (e.g. Banbury to Science Vale) with all the economic and environmental disadvantages this will entail.</p>
PR-A-077	Banbury Civic Society	3	<p>Given the comments above the City should aggressively examine the potential for relocating existing non-housing and/or commercial uses out of the City area, together with the more productive use of existing open space areas. This is not to say that local parks etc. should be 'at risk,' but there are extensive areas which are not in public use, other than for agricultural or amenity purpose, and the City must critically analyse these for future housing.</p> <p>There will, after all, be a plentiful supply of 'fill' material from the HS2 project which could well be used to raise ground levels or form levees. (cont...)</p>
PR-A-077	Banbury Civic Society	3	<p>There are two areas, which Oxford City should address in concert with Cherwell DC and those are the undeveloped core of the area bounded by the A44, A4095, A4260 &amp; Oxford Canal, which must be ripe for development, being near good or potentially improvable transport facilities, and, second, the Oxford Airport. This whole area contains a site for a potential railway station (Kidlington restored) and is also within easy reach is the community, education and other facilities of Kidlington, not to mention the recently opened improved rail route to London and the potential cross-country rail route to the east (East /West Rail Link).</p> <p>Furthermore this area is close to the existing commercial area of Langford Lane and the Begbrooke Science Park. As the airport is already a land-use not normally associated with 'green belt', its future must be weighed against the priority of meeting any demand for housing land – if indeed a need can be demonstrated – and therefore the airport site should compete against the other needs and be considered as available for alternative development. This could provide a welcomed 're-balancing' of population and employment across the Cherwell District and in any event be closer to the existing employment 'attractors' of the City and the Science Vale. (cont...)</p>

PR-A-077	Banbury Civic Society	3	<p>(cont...) Upper Heyford airfield already provides an excellent runway and some airport infrastructure, and notwithstanding the conservation and 'listed building' issues, could be re-activated to provide the fixed wing facilities to serve the South Midlands hinterland without necessarily jeopardising the status of the existing facilities that are seemingly so important. Any 're-activation' need not detract from the 'historic' interest of the site (there are numerous examples of 'listed' assets being in full use despite the 'listed' status) and in this case it could provide a very useful asset to handle the larger aircraft flying in support of local forwarding / courier enterprises and charity requirements for emergency shipments (e.g. Oxfam), not to mention a possible expanded passenger service.</p> <p>The airport site could be accessed easily from the M40, and also be served via one existing and one potential rail station.</p> <p>Cherwell DC's housing allocation for this area could be guided to locations away from the flying operations and, indeed, the 'high-end' employment that would follow the transfer would be very welcome for this relatively isolated location.</p>
PR-A-077	Banbury Civic Society	5-25	<p>The above remarks should provide sufficient impetus to guide future policies in answers to these later questions.</p> <p>No specific supply should be identified until a 'need' has been properly demonstrated and all other solutions investigated and found unachievable.</p> <p>Given the considerable additional population that Cherwell has been required to accommodate under the SHMA (see above), it will be very difficult for the existing communities to absorb even more new dwellings. If this eventuality were to come about then the whole basis of the Approved Local Plan would have to be re-thought as neither of the two major habitations in Cherwell District (Banbury and Bicester) will have the capacity to absorb even more population growth without further catastrophic impact on both their 'green fringes' and environments. (cont...)</p>
PR-A-077	Banbury Civic Society	5-25	<p>(cont...)</p> <p>There is, already a serious danger of these communities, particularly Banbury, becoming 'dormitory / commuter' towns given the 'draw' of the Science Vale project and other employment 'hot-spots' to the east. This would be a complete negation of the County Council's transport strategy and for which, at present, the infrastructure is inadequate (see the Cherwell District Local Plan and the yet to be consulted Banbury Master Plan)</p> <p>The current emphasis seems to be favouring 'executive, type housing, with the pricing structure of the 'affordable' element being such that they are not really affordable to the average employee in our towns and villages. Really good quality, but realistically priced, low cost housing (both for purchase and rent) must be prioritised along with the provision of a range of employment opportunities suitable for a wide spread of abilities and skills. This would require a 'root and branch' review of the disposition of housing and commercial activities if the towns and villages, particularly in the north of the District are to flourish and not become commuter dormitories. (cont...)</p>
PR-A-077	Banbury Civic Society	5-25	<p>(cont...) In conclusion our Civic Leaders need to ask themselves whether this is really to be, as aspired in the consultation document : –</p> <p>'an area where all residents enjoy a good quality of life.....and will be more prosperous than it is today. Those who live and work here will be happier, healthier and safer'.</p> <p>A nice thought, indeed, but..... !!</p>

PR-A-078	Boyer Planning / Redrow Homes & Wates Developments	1	<p>Paragraph 2.11 of the Issues Consultation sets out that, 'Each Oxfordshire authority has its own perspective and independent consultants have been jointly appointed to act as a 'critical friend' to assist the process and scrutinise the position of each Council.... The final conclusions will be considered by the Growth Board in Summer 2016.'</p> <p>Paragraph 2.12 of the Issues Consultation sets out that, 'While this work has not been finalised, on 19 November 2015 the Oxfordshire Growth Board agreed a total working figure for Oxford's unmet need of 15,000 homes - that is the level of need that cannot presently be met by Oxford City Council.'</p> <p>Paragraph 2.14 then confirms that, 'It will not be until the countywide work is complete that this figure can be refined and a housing distribution to individual districts can be agreed.'</p> <p>Paragraph 2.16 then states that, '...Were this figure to be distributed evenly between Oxford, Cherwell, West Oxfordshire, South Oxfordshire and Vale of White Horse Councils, this would produce a requirement of some 3,000 homes per authority area.' (cont...)</p>
PR-A-078	Boyer Planning / Redrow Homes & Wates Developments	1	<p>(cont...) Paragraph 2.17 follows on with, 'This figure would potentially increase for the rural districts if Oxford's contribution were to be less than 3,000. It may also change if the overall countywide level of unmet need changes or if the countywide work shows that there are significant differences between the relative sustainability of potential options for meeting Oxford's unmet housing need, meaning one authority should take more or less than another. Allowing for these possibilities might suggest a working figure for Cherwell of approximately 3,500 homes, until completion of the countywide work in Summer 2016.'</p> <p>In answer therefore to the question, it is clear that there is currently insufficient information or evidence to conclude whether 3,500 homes in Cherwell District is the correct basis for a figure to meet Oxford's unmet housing need. Based on the evidence currently available however, it is reasonable to proceed on this basis until there is further clarity which is expected in summer 2016 from the Growth Board.</p>
PR-A-078	Boyer Planning / Redrow Homes & Wates Developments	6	<p>Paragraph 1.7 of the Oxfordshire Strategic Housing Market Assessment – Summary Key Findings on Housing Need, March 2014, sets out that, 'The SHMA has defined Oxfordshire as the relevant housing market area.... This reflects the flows of people moving home and commuting across local authority boundaries, as well as the economic influence of the City.'</p> <p>It is therefore considered that the entire Oxfordshire HMA has already been established as being 'well related to Oxford City' for the purposes of defining an area of search.</p> <p>The NPPF emphasises the need for development to be sustainable. One key component of sustainability is to ensure sustainable access to a range of facilities and services is accommodated. As above, Cherwell's existing vision and strategy emphasise the need for sustainable growth and for that reason has focused the bulk of the proposed development around Bicester and Banbury.</p>
PR-A-078	Boyer Planning / Redrow Homes & Wates Developments	6	<p>(cont...) Bicester also benefits from strong connections to the Strategic Road Network with recent improvements to M40 Junctions 9 and 10 and with a potential additional motorway junction being considered as part of the wider Garden Town status awarded to Bicester.</p> <p>It is therefore clear that by continuing to focus the bulk of development in Bicester and Banbury, as per the vision and strategy set out in the LPP1, the aims of achieving as 'area of search... well related to Oxford' would also be successfully achieved.</p> <p>Notwithstanding the above, given that the entire Oxfordshire HMA is considered to be well related to Oxford City, the direction of development elsewhere within the administrative area of Cherwell District, including the Green Belt, would also help to meet unmet needs of Oxford City.</p>

PR-A-078	Boyer Planning / Redrow Homes & Wates Developments	7	It follows therefore that the factors influencing the area of search should be the continuation of the vision and spatial strategy as set out in the LPP1, which would also ensure that the search area is well related to Oxford.
PR-A-078	Boyer Planning / Redrow Homes & Wates Developments	8	With this in mind, a district-wide search area would only be appropriate within the context of the vision and spatial strategy as set out in the LPP1, which is to focus the bulk of the proposed growth in and around Bicester and Banbury.
PR-A-078	Boyer Planning / Redrow Homes & Wates Developments	9	<p>As above, the Issues Consultation clearly sets out that this Partial Review is intended to be an addendum to the Local Plan Part 1. Again, as above, the vision and strategy must therefore be shared with the already adopted LPP1 i.e. to focus the bulk of the proposed growth in and around Bicester and Banbury (page 10 LPP1).</p> <p>A 'full strategic review of the boundaries of the Oxford Green Belt' cannot form an 'Addendum' to the previously adopted LPP1. This is on the basis that an 'addendum' implies that the vision and strategy will broadly be in conformity with the adopted plan that the addendum would sit alongside (as confirmed by para 1.5 above of the SA to the LPP1 Addendum). A full strategic review of the Green Belt could result in an entirely new vision and strategy.</p> <p>Whilst there is no objection to undertaking a full strategic review of the Green Belt, given that this is clearly something that could result in an entirely new vision not compatible with the existing strategy and vision currently in the adopted LPP1, any strategic review of the Green Belt boundaries should not be a part of an 'addendum' to an existing strategy and document as currently suggested is an option.</p> <p>Therefore, to ensure the approach is sound, the Oxford Green Belt cannot be considered as part of the search area for this LPP1 Addendum.</p>
PR-A-078	Boyer Planning / Redrow Homes & Wates Developments	10	<p>Once further detail on the exact nature of Oxford's need has been identified, a clearer answer to this question can be provided.</p> <p>In the meantime, however, it is clear that a flexible approach to meeting Oxford's housing need should be applied. It would not be appropriate to consider that the strategic allocations identified within LPP1 are purely to meet Cherwell's need and any additional strategic allocations would contribute towards Oxford's unmet housing need.</p> <p>This would be a simplistic and unrealistic approach to a complex matter. It is possible that build rates could exceed those identified within the Housing Trajectory of the LPP1, to deliver housing ahead of the anticipated time line. There should be scope for that additional development to be considered as meeting Oxford's unmet housing need. (cont...)</p>
PR-A-078	Boyer Planning / Redrow Homes & Wates Developments	10	<p>(cont...) Given the addendum is based on the existing strategy and vision for Cherwell, any extensions to existing strategic allocations are likely to be delivered towards the middle to end of the existing plan period. It should not automatically be assumed that these extensions will contribute towards Oxford's unmet housing need. It is possible that existing allocations could contribute towards Oxford's unmet housing need and the additional sites that are identified could in fact contribute towards 'back-filling' of Cherwell's need.</p> <p>Until there is additional information to be fully clear on the exact detail of Oxford's unmet need however, this level of detail is not possible to consider, but in developing options Cherwell District should be flexible at this stage as to how to appropriately progress this matter.</p>

PR-A-078	Boyer Planning / Redrow Homes & Wates Developments	11	<p>The wider housing market area needs to produce a strategy which sets out a comprehensive approach to the management of housing land supply which allows for flexibility for districts to make contributions when they have the ability to do so.</p> <p>The range of a choice in sizes and types of sites will enable Cherwell to bring sites forward earlier in the plan period should this be necessary to address potential housing land supply issues. The availability of deliverable sites will be key to this approach. This should include smaller non-strategic sites and extensions to strategic allocations. It is considered that new stand-alone strategic allocations, whilst able to make a valuable contribution to the long term housing supply tend to be associated with longer lead in periods, which smaller sites or extensions to existing sites are not usually subject to. The potential to expand upon existing strategic allocations should not be overlooked, where the potential to utilise new infrastructure can be maximised.</p>
PR-A-078	Boyer Planning / Redrow Homes & Wates Developments	15	<p>See above answers to questions 6, 7, 8 and 9 above.</p> <p>One consideration is whether the Bicester housing market can absorb further growth given the concentration of housing provision in one location. Based on the transformation of change in the scale, character and function of Bicester, which will effectively create a new market, it is considered that this new housing market in Bicester can successfully absorb higher build rates than previously anticipated within the housing trajectory and the resulting further growth.</p>
PR-A-078	Boyer Planning / Redrow Homes & Wates Developments	16	<p>For additional development to meet the requirements of the NPPF and Cherwell's sustainable development policies set out in the Local Plan, it is essential that any additional housing is located such that it allows sustainable access to a range of key facilities and services.</p> <p>As above, Cherwell, and in particular Bicester, is well located in relation to the city of Oxford, with excellent new rail connections delivered as part of East-West rail and further connections via new Park and Ride services which opened in 2015 and via existing bus services. These strong foundations will be supplemented by the comprehensive sustainable transport package that will be delivered as part of the LTP4 and as part of the development of strategic developments across Bicester.</p> <p>Bicester also benefits from strong connections to the Strategic Road Network with recent improvements to M40 Junctions 9 and 10 and with a potential additional motorway junction being considered as part of the wider Garden Town status awarded to Bicester.</p> <p>More locally within Bicester, the LTP4 identifies a package of transport improvements which represent a significant enhancement to the capacity of the existing road infrastructure within the town. This package of highway improvements includes the delivery of peripheral route enhancements around the eastern side of the town, including the provision of a new South East Perimeter Road. These improvements are designed to cater for significant increases in development across the town, enabling through-traffic movements to be diverted away from the town centre.</p>
PR-A-078	Boyer Planning / Redrow Homes & Wates Developments	16	<p>(cont...) With this additional infrastructure in place and with the introduction of the proposed Sustainable Transport Strategy, the traffic analysis undertaken to date demonstrates that there would be spare capacity within the town's road network to accommodate further housing growth. There is potential scope for further mitigation measures to be implemented to address residual impacts and this would be influenced by the location of any further growth.</p> <p>There is therefore potential for Oxford's unmet housing needs to be accommodated within Bicester, with areas to the east of the town ideally placed to offer the opportunity to exploit the proposed step change in infrastructure provision. There is scope for the planned sustainable transport strategy to be expanded to enable additional growth to be delivered within Bicester.</p>

PR-A-078	Boyer Planning / Redrow Homes & Wates Developments	17	These matters reinforce the fact that the vision and spatial strategy of the adopted Local Plan Part 1 are the most appropriate framework in which to deliver this additional growth as part of the LPP1 Addendum.
PR-A-078	Boyer Planning / Redrow Homes & Wates Developments	19	<p>These matters demonstrate that the most appropriate location for additional growth is within Bicester and Banbury. These are the locations where attention has previously been focused in accordance with the vision and spatial strategy of the LPP1 and most is known about the transport and other infrastructure needs of these two locations.</p> <p>It is also clear exactly what (if any) additional mitigation is required in order to accommodate further growth within these locations, without compromising the existing strategy. Given the scale of growth, continuing to focus development in these locations, will also ensure Cherwell has a clear vision, rather than creating a different vision for the delivery of this additional housing, which would not only conflict with the aims of the LPP1, to which this Partial Review forms an addendum, but also confuse matters, by not having a clear vision or strategy. To successfully deliver this level of growth, a clear vision is vital.</p>
PR-A-078	Boyer Planning / Redrow Homes & Wates Developments	4+5	<p>The additional growth should continue to reinforce the spatial strategy for Cherwell District, which as set out in paragraph vi of the adopted Local Plan Part 1, can be summarised as follows,</p> <ul style="list-style-type: none"> <li>- 'Focusing the bulk of the proposed growth in and around Bicester and Banbury,</li> <li>- Limiting growth in our rural areas and directing it towards larger and more sustainable villages.</li> <li>- Aiming to strictly control development in open countryside.'</li> </ul> <p>It is clear from the Consultation Issue Paper that this Partial Review of the Local Plan to accommodate Oxford's unmet housing need is intended to be an Addendum to the already adopted Local Plan Part 1. It can only be considered an Addendum if the vision and spatial strategy as set out in the adopted Local Plan Part 1 are continued as part of the Addendum.</p> <p>Paragraph 4.3 of the LPP1 Issues Consultation sets out that, 'The Vision in the Local Plan Part 1 must therefore form the starting point for this Partial Review, but there will also need to be consideration of issues and evidence that relate to Oxford's housing need. This will include matters included in the Oxfordshire Strategic Housing Market Assessment (SHMA) and the vision and objectives for Oxford City set out in its Core Strategy. A new focused Vision will need to be prepared which underpins the Partial Review's spatial strategy and which does not adversely affect the recently adopted Cherwell strategy.' (cont....)</p>
PR-A-078	Boyer Planning / Redrow Homes & Wates Developments	4+5	<p>5 (cont...) The emphasis that the vision and spatial strategy of the LPP1 should be followed for the LPP1 Addendum is more strongly stated in the Partial Review of the Cherwell Local Plan (Part 1): Oxford's Unmet Housing Need - Sustainability Appraisal Scoping Report (SA for the LPP1 Addendum).</p> <p>The wording at paragraph 1.5 of the SA for the LPP1 Addendum sets out that, 'The Local Plan Part 1 partial review is a Development Plan Document that will effectively be an addendum to the Local Plan Part 1 – it will sit alongside it and form part of the statutory Development Plan for the District. The Partial Review has a specific focus and it is not a wholesale review of Local Plan Part 1. The vision, aims and objectives, spatial strategy and the policies of the Local Plan Part 1 will guide development to meet Cherwell's needs to 2031.' (cont...)</p>

PR-A-078	Boyer Planning / Redrow Homes & Wates Developments	4+5	<p>5 (cont...) On the basis that the LPP1 Addendum has the same plan period as the LPP1 and it is not a whole sale review of the document, in order for it to be considered sound, it must have the same vision and strategy as the already adopted LPP1.</p> <p>Furthermore, the current strategy results in Bicester experiencing substantial change. To alter this direction would result in there not being a clear vision or direction for CDC's Local Plan. Indeed any new vision could also conflict with the aims and direction of the current vision. Indeed para 3.1 of the LPP1 Issues Consultation highlights this point by setting out that, 'Our adopted strategy is aimed at meeting Cherwell's needs, not Oxford's, but it is important that any new growth does not undermine or hinder the delivery of growth already planned.'</p>
PR-A-079	Fringford Parish Council	7+1	<p>The Economist has reported that in a recent 12 month period, Oxford completed 65 dwellings. It seems very unfair that they should then expect residents of Cherwell to help make up some of the shortfall especially those to the North side of Bicester which is only going to increase the traffic issue.</p> <p>Given that Cherwell's spatial strategy contained in Local Plan Part 1 indicates that growth in the rural areas will be limited and "focus on meeting local community and business needs", it is assumed that none of Oxford city's unmet housing need would be proposed to be met in villages such as Fringford.</p> <p>Fringford and the villages North of Bicester would not be a feasible or sustainable location to meet Oxford City's unmet need due to the great employment travel distance and the poor road infrastructure through the rapidly expanding area in and around Bicester.</p>
PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	1	<p>There is a significant likelihood that Oxford City Council will not be able to allocate sufficient land to provide the extra 3,000 dwellings currently required towards meeting the 15,000 homes for Oxford's unmet needs. Much of the City is tightly constrained by biodiversity &amp; flooding constraints and/or is Green Belt land important for maintaining the setting and special character of Oxford. The largest area of undeveloped land that is not in the flood plain or Green Belt is Southfield Golf Course in Headington, but this adjoins the Lye Valley SSSI, which contains highly sensitive and nationally rare wetland fen habitats. There may therefore be additional housing which Cherwell District Council will need to accommodate.</p>
PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	2	<p>In order to promote sustainable work patterns and reduce long distance commuting it is essential for employment to be provided close to where people live. In providing housing to meet Oxford's unmet need it is therefore essential that provision is also made for employment for these new residents. This accords with the advice in the National Planning Policy Framework that 'plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimized and the use of sustainable transport modes can be maximized,' (para 34) and that 'for larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including working on site.' (para 38) Allocating land in Cherwell District for at least 3,500 dwellings is large scale residential development which needs to be complemented by allocating sufficient land for employment for these new residents.</p> <p>In this respect there are particular opportunities at Kidlington both for residential development, including on the J A Pye (Oxford) Ltd land at Webbs Way and for further employment provision, such as at Langford Locks, which adjoins the key employment area at Langford Lane, as identified on the accompanying site submission forms. In locational terms, Kidlington is essentially a suburb of Oxford, so locating housing and employment there to meet Oxford's unmet need makes a lot of sense.</p>
PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	3	<p>The key Oxford issues are that due to environmental constraints, as quoted in paragraph 2.24 of the Issues Consultation Paper 'it will never be possible to meet all the city's housing and employment needs. Housing need and demand far exceeds the amount of available and suitable land within Oxford, and employment uses struggle to compete against housing developers.' For these reasons allocating land for housing development in sustainable locations such as Kidlington has the potential to make a significant contribution to meeting Oxford's unmet housing need.</p>



PR-A-080 West Waddy ADP / J.A.Pye (Oxford) Ltd	4	Additional growth in Cherwell District will help the Council to achieve its strategic objectives as set out in the Cherwell Local Plan part 1 such as: SO 1 To facilitate economic growth and employment and a more diverse local economy with an emphasis on attracting and developing higher technology industries. SO 3 To help disadvantaged areas, support an increase in skills and innovation, improve the built environment and make Cherwell more attractive to business by supporting regeneration. SO 6 To accommodate new development so that it maintains or enhances the local identity of Cherwell's settlements and the functions they perform. While clearly the review will need to focus on ensuring that Oxford's unmet housing need is met, this is not considered to be inconsistent with meeting the existing Cherwell Local Plan objectives.
PR-A-080 West Waddy ADP / J.A.Pye (Oxford) Ltd	5	The vision should focus on accommodating the development in sustainable locations that will promote the prosperity of the Oxford region as a whole and meet Oxford's housing needs as identified in the Oxfordshire Strategic Housing Market Assessment (2014).
PR-A-080 West Waddy ADP / J.A.Pye (Oxford) Ltd	8	As the northern part of the district around Banbury is around 30 miles from Oxford it is considered that locations closer to Oxford should be chosen for meeting Oxford's unmet need.
PR-A-080 West Waddy ADP / J.A.Pye (Oxford) Ltd	9	<p>It is considered to be important that a Green Belt review is undertaken as the Local Plan Inspector considered that there needed to be: "...a formal commitment from the Councils, to undertake a joint review of the boundaries of the Oxford Green Belt, once the specific level of help required by the city of Oxford to meet its needs that cannot reasonably be met within its present confines, is fully and accurately defined." Given these comments should no review of the Green Belt be undertaken the proposals to meet Oxford's unmet need would not meet the soundness test of being justified as it would not be possible to show that 'the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.' (NPPF, para 182)</p> <p>Both of the site submissions that J A Pye (Oxford) Ltd have made at Kidlington are located in the Green Belt and are therefore covered by the Land Use Consultants (LUC) Oxfordshire Green Belt Study 2015, albeit that this was a strategic study that did not look at the particular merits of individual sites. In this respect the site at Langford Locks falls within land parcel K18. The LUC study indicates in Table 4.1 that this parcel makes no contribution towards the purposes of including land in the Green Belt apart from a low contribution towards purpose 3 of safeguarding the countryside from encroachment and a high contribution towards purpose 2 of preventing neighbouring towns from merging into one another. This is owing to this parcel of land being located between Begbroke and Kidlington. However, the J A Pye (Oxford) Ltd land at Langford Locks at Kidlington is already adjoined by the existing Station Field Industrial Park to the north, with an existing access point already provided for its future extension, and is separated from the rest of land parcel K18 by the Oxford Canal to the west. It does not therefore make a significant contribution towards achieving this objective and its removal from the Green Belt would therefore have a negligible impact on the achievement of Green Belt purposes. (cont...)</p>
PR-A-080 West Waddy ADP / J.A.Pye (Oxford) Ltd	9	<p>(cont...) The other area of land covered by a J A Pye (Oxford) Ltd site submission at Kidlington is located at Webbs Way. This site falls within land parcel K13. This is assessed as making no contribution towards Green Belt purposes apart from a low contribution towards preserving the setting and special character of historic towns and a high contribution towards safeguarding the countryside from encroachment. However, the inner field at Webb's Way is already adjoined by residential development on three sides, namely Webbs Way, Mill St and Spindlers and there is a thick hedge on the fourth side and so it could be developed with very little impact on the character of the open countryside. J A Pye (Oxford) Ltd have made a second submission for Webbs Way which includes a further field to the east, which is currently partially screened from the Cherwell Valley on its eastern side by trees and shrubs to the north and south and an incontinuous tree/shrub line on the eastern boundary. With strengthening of the planting on this boundary development could take place on this larger site without significant encroachment into the countryside. It is therefore considered that as part of the Green Belt review the J a Pye (Oxford) Ltd sites at Langford Locks and Webbs Way should be removed from the Green Belt in order to meet Oxford's unmet need.</p>

PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	10	Given that the partial Local Plan review to meet Oxford's unmet housing need will result in the identification of specific sites to meet this need it is important that a specific housing supply is identified for meeting Oxford's needs with its own five year supply of deliverable sites.
PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	11	Given the high level of housing need in both Oxford and Cherwell Districts, which is also likely to grow over time, it is unlikely that the existing Cherwell strategy and its housing requirements will be adversely affected by ensuring that there is also a five year housing land supply for Oxford's unmet need.
PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	12	As noted in paragraph 5.22 centre to centre, Kidlington and Oxford are approximately 8 km (5 miles) apart, but the built up edges are only 1.5 km apart, with the new Oxford Parkway Railway Station located in the gap between the two settlements. Although having a separate identity Kidlington is therefore in locational terms essentially a suburb of Oxford and a highly sustainable location for further housing and employment development. Reference is made in paragraph 5.27 to the land between Kidlington, Begbroke and Yarnton being often referred to in planning terms as 'the Kidlington gap.' However, development on the north east side of Kidlington would not affect these coalescence issues, and would also not affect the gap between Oxford and Kidlington.
PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	13	Nothing to add at this stage.
PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	14	To provide a mix of housing that accords with the findings of the Oxford Strategic Housing Market Assessment 2014.
PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	15	Kidlington as it is an ideal location for residential development to meet Oxford's unmet needs as it is located very close to Oxford with frequent bus services to the city, while the Oxford Parkway railway station is located between Kidlington and Oxford. It also has excellent access to employment including Langford Lane; Langford Locks and Begbroke Science Park, which are due to expand in accordance with the Cherwell Local Plan 2011 – 2031 policies. Kidlington is also located close to the Oxford Northern Gateway where 55,000 square metres of employment use is proposed.
PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	16	Not additional to the points already raised in response to earlier questions.
PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	17	Locations in the Southern half of the District that are well connected by public transport such as at Kidlington are the most sustainable locations for further development in transport terms.
PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	18	Not additional to the points already raised in response to earlier questions.
PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	19	Locations with significant services & facilities, such as Kidlington are the most sustainable locations for more development.
PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	28	Site submissions - Land at Webbs Way, Kidlington (X 2) and Langford Locks, Kidlington. Yes. Call for site forms are attached for the following sites: i) Webbs Way, Kidlington (TWO SITES): residential – two forms relate to this site with one form relating to a larger site than the other; ii) Langford Locks, Kidlington: Employment;
PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	20+21	The Oxford and Oxfordshire City Deal identifies a knowledge spine stretching from Science Vale, through Oxford to Bicester. Concentrating development within this knowledge spine such as at Kidlington will help secure the economic growth aspirations of the City Deal as well as contributing towards meeting the employment needs of the residents of the additional housing provided to meet Oxford's unmet need.

PR-A-080	West Waddy ADP / 22+23 J.A.Pye (Oxford) Ltd		Locating the growth in larger settlements such as Kidlington will ensure that residents have access to a good range of facilities without the need to travel.
PR-A-080	West Waddy ADP / 26+27 J.A.Pye (Oxford) Ltd		Development in locations with Conservations Areas or close to other historic assets is considered to be acceptable in order to meet Oxford's unmet needs, as these areas have historically developed over time, provided the new development respects its historic setting and will conserve and enhance the heritage asset.
PR-A-080	West Waddy ADP / 6+7 J.A.Pye (Oxford) Ltd		Yes it is considered to be essential that the area of search should be well related to Oxford City, otherwise the housing provision would not be likely to meet Oxford's unmet housing need, as this relates to people who have a need to live in the vicinity of Oxford. It is agreed that key factors that should help define the area of search include those listed in paragraph 4.8 including distance/proximity to Oxford; key transport corridors with transport linkages to Oxford; economic links to Oxford; and the catchment orders of higher order services at Oxford.
PR-A-081	Kirtlington Parish Council	1+12	<p>1. Whereas housing delivery numbers are analysed annually, there has been no further review of the original SHMA; this is a significant issue since economic growth has not followed the pattern anticipated. As the SHMA defines the calculation of housing numbers, we applaud the reviews currently being undertaken by the Oxfordshire Growth Board, especially with regard to capacity within Oxford, and consider that before Cherwell District's acceptance of any of Oxford's unmet housing needs, the outcome of these reviews is awaited and acted upon.</p> <p>2. In this part of Cherwell District, commuters to London, Birmingham and places in between compete for the housing stock, often with higher London salaries. For Cherwell District to accept even more housing than it is already committed to will not necessarily help Oxford's unmet housing needs, or only for a proportion of the extra houses. (cont...)</p>
PR-A-081	Kirtlington Parish Council	18+26+9	<p>(cont...)</p> <p>3. Cherwell District's infrastructure in terms of roads, public transport, sewerage, electricity grid, etc. as well as in terms of its traditional rural villages and rural, agricultural landscape, is already stressed by the amount of development required.</p> <p>4. Oxford's Green Belt is in great need of re-evaluation. Currently, far more environmental harm is being created (and will get worse) with the traffic problems of commuting into Oxford than any benefits of keeping this outdated 'Green Belt', some of which is not now fulfilling the 5 purposes for its designation. It would be more beneficial environmentally for more of Oxford's unmet housing needs to be built adjacent to Oxford, even in land that has been Green Belt. Instead truly rural green belts could be defined around the rural settlements to maintain the District's agriculture, rural villages and heritage.</p>
PR-A-082	Glaisher / Earnshaw	1	Given the government has said it will consider new proposals to abolish Oxfordshire County Council and hand its duties to new "unitary councils, the realignment may see other areas and councils investment into this have a significant input. Should this whole reassessment take place after such decision? Surely this question should be left for now. Would it not be best left till the proper assessment is determined? If developers are working to the higher number, it would be harder to claw back to the lower figure. if you ask me now, No! These are Oxford's needs, not Cherwell's needs. Oxford should therefore carry by far the biggest proportion of the housing burden. If Oxford needs more houses then the majority should be built on Oxford's green spaces, not those of Bicester. Oxford should be building 5000 to 8000 of the new homes required to reduce the burden on other areas. Building homes in Cherwell for people in Oxford will increase the amount of people commuting into Oxford where the roads are already at capacity.
PR-A-082	Glaisher / Earnshaw	2	<p>No! It makes no sense to supply new housing in Cherwell to meet Oxford's needs, if the additional employment is created in Cherwell to serve those homes. That would result in both housing and employment having nothing to do with Oxford where the need is, as Oxford already has more jobs than people to fill them.</p> <p>Using tainted figures for the Local Plan in July 2015, increased the number of houses needed, and then the need for more employment. A rigorous method of assessing the need should be used to reassess the baseline figure (need not greed) before agreeing to any additional figures</p>

PR-A-082	Glaisher / Earnshaw	3 1 & 6	Oxford already has more jobs than people. Housing must therefore be provided in Oxford to prevent more commuting traffic on the road. Relaxing the green belt restrictions around Oxford is therefore vital to enable development of areas such as Water Eaton which will be served by the new Oxford Parkway mainline station.
PR-A-082	Glaisher / Earnshaw	4	To protect quality of life, prosperity, happiness and health of existing residents of Cherwell/Bicester instead of ruining their lives by surrounding their homes with giant distribution warehouses and industry to support potential future residents. Bicester could be the happiest town in Brittan like the recent survey which list south oxford. Which by the way is taking a smaller proportions of new housing and employment. A normal sustainable growth in line with national averages should be look at, the whole picture and joining up the growth so the infrastructure is in place first. Get the work done for assessing the best plans before agreeing the planning applications. Take the time now the growth in over next 15years not all to be delivered by 2020
PR-A-082	Glaisher / Earnshaw	5	Unbiased figures obtained in an weekend by a arbitrary figure plucked out of their heads to meet a deadline. Get some proper figures not speculation for greed's sake. Is Oxford relevant when Cherwell is set to become part of Northamptonshire's coverage? Our vision should be toa protect Cherwell and not take on Oxford's problems totally screwing our region just before it's handed over (dumped) to Northamptonshire. Cherwell should be cooperating with Northamptonshire and Buckinghamshire's local governments under the Localism Act 2011, not just Oxford.
PR-A-082	Glaisher / Earnshaw	6	The area of search to provide housing for Oxford city should be restricted to Oxford City and its green belt. Reevaluate what is set aside to produce a better mix of open spaces and urban edges
PR-A-082	Glaisher / Earnshaw	7	Evaluation of what has already been assigned and reevaluate them based on the whole development site current and proposed The factors to influence the area of search should be housing in Oxford to stop/reduce commuting and thereby protecting rural areas in Cherwell.
PR-A-082	Glaisher / Earnshaw	8	No. The factors to influence the area of search should be housing in Oxford to stop/reduce commuting and thereby protecting rural areas in Cherwell.  Look at the district as a whole redefine what areas are best for housing and commuting and set aside employment areas that don't detract from the uniqueness of the separate parishes and towns and villages. Don't co locate low skilled warehouse employment hubs in housing developments the idea that people will walk to work they can't afford to live in the locations better yet to not add to the congestion of towns and villages a more strategic location to consider these eyesore. So we can't build up Oxford we will push everything else where and just get housing and high tech stuff in Oxford
PR-A-082	Glaisher / Earnshaw	9	Yes – this is Oxford City's need, not Cherwell's but in keeping with the original principals, utilising other areas within Oxford (less greed more need). More housing for less industry
PR-A-082	Glaisher / Earnshaw	10	Yes, if that housing supply is identified in Oxford, not Cherwell Other areas will lose their individual significance, and just be a spill over to accommodate oxfords needs for housing. Without better infrastructure, we will all be at a stand still on the roads just to get to where we are going
PR-A-082	Glaisher / Earnshaw	11	By saying no, or only agreeing to developments in parts of Oxford's green belt eg Water Eaton to serve Oxford Parkway. Get better information and give the appropriate time and resources to debate figures from industry who only have only their own interests at heart (need not greed)

PR-A-082	Glaisher / Earnshaw	12	Oxford has more jobs than people because housing costs are so high in Oxford. The only way to address this without screwing up the whole county is to build more houses in Oxford not Cherwell (apart from the Oxford green belt that is part of Cherwell). If housing is the issue, focus on housing accept the fact the surrounding areas are going to be commuter settlements and stop loading the area with low paid warehouses and employment supposed opportunities. Get the right blend of jobs and employment companies to get interested. An over all development plan is needed to stop this piecemeal approach to development mixing the communities in with such overbearing buildings. if the towns and villages wanted to be stuck in traffic and overpopulated they would have moved to Oxford proper. Keep the district clean from this development onslaught to get the cheapest fastest and biggest amount of development approved fast before the real effects on the infrastructure can be realised
PR-A-082	Glaisher / Earnshaw	13	Yes – stop messing up the homes and lives of existing residents in Bicester These changes need to be presented to resident, the main stakeholders, objectively and with in the spirit of truth. Not engaging in the consultation means the important considerations are not taken into account which leads to objections later in the process and time wasted. Get developers to realise that Cherwell will expect the best levels to be achieved on parts, in the design, and in the considerations etc.. This will insure if projection are not correct, the results will be considerably better then if they just meet the standards
PR-A-082	Glaisher / Earnshaw	14	Oxford’s housing needs must be met in Oxford – see questions 12 and 13.
PR-A-082	Glaisher / Earnshaw	15	Or Get the funding from them to create the infrastructure like roads and hospitals and public transport. Before any Oxford’s green belt, Water Eaton, Kidlington and Upper Heyford.
PR-A-082	Glaisher / Earnshaw	16	Housing should be in Oxford to meet oxford’s employment needs without commuting, not in Cherwell which would increase commuting journeys.  The time invested into graven hill would be lost, but the first bricks are not down. reassign this brown site with links to mainline from being converted, when a big need for industry that would have rail and road links so reduced commuting though residential areas be perfect as it has been for the past decades. is it because a separate company is overseeing this, and they would not be able to make as much money or receive as many accolades.  A41 and A34 are at extreme capacity, get the roads and public transport better before the houses and employment sites should be top priority and not add to the mess
PR-A-082	Glaisher / Earnshaw	17	Bicester’s roads are already totally inadequate for current needs and the proposed new roads will not help. The new SE perimeter road route proposals are all unacceptable (destruction of wetlands and/or archaeological heritage and/or isolation of Wendlebury). The A41 Aylesbury Road/Ploughley is already at full capacity with many long traffic jams during rush hour and will just get worse with new developments. The new proposed spine road through the Wretchwick Green development is totally unacceptable as it will have heavy traffic inc HGVs routed through the centre of housing developments. Improvements/new roads from North and East Bicester to M40 junction 10 required.
PR-A-082	Glaisher / Earnshaw	18	Bicester is failing to provide appropriate required infrastructure. The sewage treatment works is already failing to meet demands of current population. New Ambrosden water main does not have the capacity to supply the Bicester Plan 12 site through which it passes. Town centre redevelopment and Bicester Village do not provide for the needs of local residents (apart from Sainsbury).
PR-A-082	Glaisher / Earnshaw	19	Bicester does not have the necessary infrastructure needed to meet the needs of current residents. It definitely does not have the infrastructure to meet the needs of the current local plan and certainly does not have the infrastructure required to take on Oxford’s housing needs.

PR-A-082	Glaisher / Earnshaw	20	Bicester needs high tech/high skill employment commensurate with the Oxfordshire Knowledge Spine. It does not need massive B8 distribution warehousing which cannot supply the salaries required to buy property in Bicester and which fails to meet the NPPF objective of a low carbon future.
PR-A-082	Glaisher / Earnshaw	21	Cherwell should be aiming to support Bicester's (and the Cherwell region's) residents, not future Oxford's.
PR-A-082	Glaisher / Earnshaw	22	Developing B8 distribution warehouses around Bicester completely fails to meet the objectives of increasing biodiversity and reducing flooding. In fact it will do the opposite. Developers involved in Akeman Park (aka Symmetry Park) in Bicester Plan 12 site are not even attempting to achieve a high BREEM rating. This warehousing with it's associated lorry parking almost completely paves over the whole site which will lead to flooding of Launton, Ambrosden and other sites on the River Ray. The fields on this site are clay based and have a very high water retaining capacity with low run off speeds. Any proposed drainage scheme (SUDS compliant or otherwise) will not be capable of maintaining current run off rates. There will be massive habitat loss for many protected species.
PR-A-082	Glaisher / Earnshaw	23	Cherwell should be aiming to support Bicester's (and the Cherwell region's) residents, not future Oxford's.
PR-A-082	Glaisher / Earnshaw	24	Building on the Ray Meadows Conservation Target Area. Many protective species currently on this site will be lost due to habitat destruction. A couple of ponds and a few trees will not mitigate this loss.
PR-A-082	Glaisher / Earnshaw	25	Cherwell should be aiming to support Bicester's (and the Cherwell region's) residents, not future Oxford's.
PR-A-082	Glaisher / Earnshaw	26	The ridge and furrow landscape surrounding the Wretchwick Deserted Medieval Village (scheduled monument) should not be built over by the Wretchwick Green development. In the West Midlands alone, over 90% of ridge and furrow landscapes have been lost to ploughing or developments. No figures are available for Cherwell or even nationally, but it is thought that the national situation is worse with more than 90% loss. Potentially the southern edge of Bicester 12 plan site could house numerous archaeologically important features due to the proximity of the Akeman Street Roman Road and nearby Roman town of Alchester. Geophysics surveys already performed will not show these due to the waterlogged nature of the soils
PR-A-082	Glaisher / Earnshaw	27	What possible justification can there be to build over the historic landscape of Bicester instead of the green belt of Oxford. This is utterly ridiculous
PR-A-083	Bonnar Allan Limited	1	While the authorities within Oxfordshire are currently working to define the respective quantities of housing that each must contribute to meet the City's needs, we consider that the differing situations and contexts within each of the Districts means that an equal apportionment is most unlikely to be justified. The Vale of White Horse (VoWH) and West Oxfordshire Districts are the most constrained in terms of landscape designations (AONBs) and also have inferior transport connections to Oxford when compared to South Oxfordshire and Cherwell.
PR-A-083	Bonnar Allan Limited	2	<p>South Oxfordshire and VoWH have historically focused a large amount of growth around Didcot and Milton Keynes (MK). We consider that locations for additional housing should wherever possible and appropriate, be supported by employment generating development in order to create the potential for people to live and work in close proximity and thereby avoid the need to travel. Such development can include a wide variety of uses including schools, shops, community facilities as well as office and industrial space.</p> <p>At Wendlebury we are proposing to provide primary and secondary schools as well as a nursery; shops; health; and community facilities, all of which will provide employment opportunities. The location to the east of the village is very well located relative to wider office and industrial employment opportunities at Bicester and the fundamental enhancements to the railway line between Bicester Town and London Marylebone as well as that soon to be delivered between Bicester and Oxford mean that travel to other centres of employment will be facilitated via more sustainable means.</p>

PR-A-083	Bonnar Allan Limited	4	Additional growth should seek to provide homes in an attractive, high quality environment which does not have an adverse impact on Areas of Outstanding Natural Beauty or other areas protected for their inherent qualities or constraints (such as floodplain and/or Green Belt), and which provides the ability for residents and visitors to travel to Oxford (where the need is focused) and beyond in as environmentally friendly a way as possible. The opportunity to provide improvements to infrastructure to benefit existing residents and visitors should also become an objective of planned growth.
PR-A-083	Bonnar Allan Limited	6	Any area of search for meeting Oxford's unmet need should include location(s) that can deliver on the principles above, and which are as close to Oxford as possible without compromising the Green Belt around the City. Critically these locations must be directly accessible to rail services into Oxford from either existing or potential new stations where those are practicable. In practice the areas of search should thus be drawn around Bicester in the north east and around the Heyfords to the north of Oxford.
PR-A-083	Bonnar Allan Limited	15	<p>The Council should positively consider our proposed site at Wendlebury as a strategic location capable of delivering a substantial proportion of the suggested housing need that Cherwell DC should provide for (up to 3,000 of the 6,000 homes).</p> <p>Wendlebury is our proposal for a sustainable new community of up to 3,000 new homes that will serve the needs of the City of Oxford.</p> <p>This will create a community that will utilise the existing rail infrastructure to allow commuting both into Oxford and east to Bicester and beyond. (cont...)</p>
PR-A-083	Bonnar Allan Limited	15	<p>(cont...) Our vision for Wendlebury is for it to be an 'energy positive' development; that is to say, one which makes a net contribution to the national grid rather than drawing energy from it. We will achieve this through a combination of careful design and layout making the most effective use of the site's topography and microclimate as well as employing the most efficient fabric for buildings.</p> <p>The urban extension provides the opportunity to deliver a range of essential facilities for Wendlebury which currently does not exist. It will include a range of retail and community facilities laid out in a traditional arrangement with a focus on high quality public realm.</p> <p>The new extension will also deliver new primary and secondary schools which the current village is without. These will be located centrally to provide for accessible walking routes for the village.</p>
PR-A-083	Bonnar Allan Limited	15	<p>(cont...) Key Benefits-</p> <p>The City of Oxford needs a very substantial number of new homes to sustain growth projections over the period 2016-2031. Estimates vary but the number could well be 18,000 or more outside what the city itself can provide. The key benefit of our proposal is that it would deliver a little under 20% of this requirement in one exceptionally sustainable satellite location that can be delivered over the next ten years.</p> <p>These proposals are designed to be complementary to the allocations within the recently adopted Cherwell District Local Plan, and importantly offer a significant solution to CDC's duty to cooperate which the Planning Inspectorate expects by June 2017.</p> <p>As well as providing market and affordable homes for around 7,000 people, Wendlebury will provide primary and secondary schools as well as new retail space, health and community facilities so that new and existing residents do not have to travel into Bicester. This boost in provision will benefit those that have experienced a decline in local retail and leisure facilities in recent times. (cont...)</p>

PR-A-083	Bonnar Allan Limited	15	<p>(cont...) The new community will take access from the newly diverted langford Lane and potentially from the planned south-eastern bypass of Bicester. The location of the site on the railway line south of Bicester and within the M40 provides the potential for a Park &amp; Ride facility that would be connected to the railway by a new halt. The proximity of Wendleford to the town centre in Bicester and the flat topography provides scope for walking and cycling to access the shops and services.</p> <p>The opportunity exists to create a new focus for a highly energy efficient community that can benefit from and augment the existing Investment in the Garden Town at Bicester. Taken together, new communities at both settlements could provide an even more sustainable focus that would be of a scale to enable them to support more of their own functions and needs as well as being in a position to make use of the rail connection to Oxford for 'higher order' functions.</p> <p>In summary, residents of Wendlebury would be within 30 minutes of the centre of Oxford via a sustainable mode of travel (the train), allowing people to work and/or study in the city while gaining the benefits of living outside the city. The development of a new community could fund significant public benefits that could be enjoyed by residents and visitors alike, and new community facilities including healthcare, schools and shops that would benefit new and existing residents alike.</p>
PR-A-083	Bonnar Allan Limited	18	<p>The existing railway station at Bicester Town provides the opportunity to serve the proposed new community at Wendlebury and provide 'transport into Oxford City Centre as well as east to Milton Keynes and south to London Marylebone. The rail service will allow travel into Oxford within 20 minutes.</p> <p>Once in Oxford City Centre, a proportion of people will wish to travel to the science parks and employment areas in the south and southeast of the City, and we consider that the potential to provide a shuttle bus service between the rail station and those destinations should be explored, to improve their accessibility and provide connections with rail services and other bus routes.</p> <p>A network of easily accessible pedestrian and cycle routes will be incorporated to encourage trips to Bicester by more environmentally friendly modes of travel as opposed to the private car.</p>
PR-A-083	Bonnar Allan Limited	28	<p>Site submission - Land East of Wendlebury.</p>
PR-A-084	Banbury Town Council	1	<p>BTC are concerned regarding Banbury's distance from Oxford city and whether other more sustainable, core-located sites should be prioritised. This is particularly relevant in light of the ongoing review of bus subsidies in the area which negates the local transport plan's call for a modal shift to public transport. BTC continues to have a number of concerns regarding the feasibility of modal shift in the Town. Modal shift to public transport will only be effective if the service provision, and the 'pro's' of public transport outweigh those associated with private car use.</p> <p>Therefore, Banbury's capacity to accommodate further residents alongside the burden these residents are likely to place on County's road network between Banbury and Oxford (and elsewhere) is also of concern.</p> <p>As a matter of principle BTC feel that meeting Oxford's unmet housing need in the Banbury environs is not sustainable and the focus for meeting this need must be the Banbury environs.</p>
PR-A-084	Banbury Town Council	2	<p>Yes, though Banbury itself has a low unemployment rate of 0.7%, BTC would support core-sited (Banbury) employment and housing provision. Banbury's proximity to the M40 appeals to companies looking to house B8 warehousing facilities on its eastern outskirts, though BTC would prefer these sites to house smaller and more high-tech industry. As a principle BTC would like to ensure that employment densities be as high as possible, with employment sites distributed sustainably throughout the town, easing the burden on the town's overburdened road network.</p>



PR-A-084	Banbury Town Council	4	BTC hopes planned growth within Banbury itself (7,000 homes) will be factored into district-wide growth allocation decisions, and that additional Oxford growth is located as close as possible to Oxford. BTC accepts that as an urban hub Banbury must be a focus for growth but would like to see district-wide sustainable growth. It must be noted, for example, that a green buffer allocated to Banbury in a recent iteration of the local plan already has already had 150 (further) houses placed upon it.
PR-A-084	Banbury Town Council	5	BTC would like to see sustainable development locations achieved with each urban hub within the county (and potentially beyond) serving its own need as locally as possible. To expand upon this, BTC would like to see a district-wide, sustainable growth strategy for meeting Oxford's Unmet Need that factors in (existing) planned growth across the district, and proximity to and strength of transport connections with Oxford.
PR-A-084	Banbury Town Council	6	Yes, as Banbury already has plans for a further 7,000 homes, BTC would like any further growth within Banbury to meet Banbury's growth needs rather than those of Oxford.
PR-A-084	Banbury Town Council	7	BTC would like to see planned growth (7,000 homes) within Banbury factored in alongside consideration of the town's inadequate infrastructure and relatively poor transport connectivity with Oxford. Any future growth within Banbury would need to examine greater traffic easing measures alongside increased public transport provision. BTC would therefore support the exploration of sites closer to Oxford itself, as these closer sites would likely place less demand on the existing road infrastructure and public transport services.
PR-A-084	Banbury Town Council	8	BTC believe sites more closely related to Oxford than Banbury should be prioritised for meeting Oxford's unmet need. BTC do not believe the modal shift detailed (for Banbury) in LTP4 is sustainable or attainable. Only if sufficient contribution to the District's road infrastructure is made and increased public service provision in line with the modal shift detailed in LTP4, provided, might the siting of this need in Banbury be feasible. However current indications are that this will not be the case, so to reiterate BTC do not feel siting this unmet need in Banbury is appropriate.
PR-A-084	Banbury Town Council	10	BTC would support the provision of separate sites closer to Oxford to meet this housing demand to prevent planned growth within Banbury from becoming muddled with this (separate) supply. BTC would therefore like to see any planned growth within Banbury to not become compromised or muddled with any separate housing supply.
PR-A-084	Banbury Town Council	11	BTC would support a review of the Oxford green belt with sites closest to Oxford prioritised.
PR-A-084	Banbury Town Council	12	BTC would like to highlight the point made in 5.32 that, 'The distance between Banbury to Oxford (centre to centre) is about 47 km (29 miles)' and would also support the inclusion of green belt sites bordering Oxford into any 'area of search'.
PR-A-084	Banbury Town Council	14	The sustainability of locations where this housing is to be situated, both in terms of the capacity of the places chosen to accommodate that growth and the ease of accessing Oxford from these chosen areas.
PR-A-084	Banbury Town Council	15	BTC would support a review of the Oxford green belt with sites closest to Oxford prioritised.
PR-A-084	Banbury Town Council	16	<p>Any additional growth within Banbury should include enhancement of the town's bus network, with a focus on improving links between residential areas and key employment, leisure and retail destinations, the town centre and the rail station. There needs to be closer working among a range of stakeholders including Cherwell District Council, residents, bus operators, developers, local employers and business groups to achieve this.</p> <p>BTC would like to flag however how across key employment sites in the town, different shift patterns as well as weekend work are in operation, making bus services between residential areas and employment sites unsustainable, as start-end times vary depending on the particular business. This accentuates the need for improvement to Banbury's road infrastructure (increasing its capacity) as private car is likely to remain the primary means the town's residents use to reach employment sites. (cont...)</p>

PR-A-084	Banbury Town Council	16	<p>(cont...) BTC would also like to highlight concerns over the impending electrification of the railway along the 'Oxford Corridor'. This will force Bridge Street to be closed to allow for the bridge to be raised. This will further impede traffic trying to cross from the east of Banbury to the west, as the only available route will be along Hennef Way and along Concorde Avenue. As well as the electrification of the 'Oxford Corridor', developments on HS2, although not directly going through Banbury, will have a significant impact on lorry and vehicle movements accessing Junction 11 of the M40. This is again, likely to have a significant effect on already strained west-to-east movement within the town.</p> <p>Similarly BTC would like to reiterate its ongoing desire for a South East Relief Road (joining the Central M40 site to Bankside) to take traffic from employment zones in the East to residential areas in the South, this would also help large HGV vehicles to bypass the town centre (a situation likely to worsen with the electrification works discussed above).</p>
PR-A-084	Banbury Town Council	17	<p>It must be considered how any additional growth to meet Oxford's unmet housing needs will impact Banbury's already heavily-strained and congested, transport picture, and whether as a result of this congestion, Banbury at the present time is the most suitable location to house this need sustainably.</p>
PR-A-084	Banbury Town Council	18	<p>Banbury Town Council has serious concerns that the majority of arterial routes and junctions in and around Banbury are currently at, or over, their capacity. Further (already planned) housing development around the town is only going to cause additional strain on road networks.</p> <p>BTC would like to reiterate the need for a South East Relief Road. For a number of years there have been efforts, by Banbury Town Council and other organisations such as Banbury Civic Society, to have a 'south-to-east' link road. Currently there are only two bridges which cross the railway line, river and canal. This means that, especially during 'rush-hour' these roads get extremely congested. The impending electrification of the railway along the 'Oxford Corridor' will also force the closure of Bridge Street placing an even greater stress on the town's already overburdened road network, meaning that prior to the increased capacity provided by these improvements the town's transport networks will be very stretched. (cont...)</p>
PR-A-084	Banbury Town Council	18	<p>(cont...) BTC would also like to see a greater opening up of Tramway, details of which are outlined in later responses, as well as creation of more green links across the canal. BTC would like to see the linking of Canalside residential areas to the town centre by (re)using the existing structures of 'lift bridges' by the Fort Locks self-storage.</p> <p>BTC would also welcome the expedition of CDC's CIL charging schedule, so that a clearer picture of possible contributions towards infrastructure improvements could develop.</p>
PR-A-084	Banbury Town Council	19	<p>The CIL charging schedule at the district level being at draft stage, coupled with the resulting absence of a district- (and hence town) wide Community Infrastructure Project List means Banbury's infrastructure's capacity to absorb future growth is currently uncertain.</p> <p>Also the transition from Section 106 to CIL is likely to spark a flurry of development applications within the town as CDC's (Feb '16) preliminary draft charging schedule has calculated that CIL charges for developers within Banbury (pp.4, 13/00056/OUT + £820,418, 14/00066/OUT +1,382,459) will likely be considerably higher than the S106 ones they are replacing.</p>

PR-A-084	Banbury Town Council	20	<p>BTC would like support in raising educational attainment and developing skills within the workforce. The basis for developing a highly skilled, technical workforce already exists within Banbury's motor industry and needs to be built upon. There is an over concentration upon raising academic, educational achievement, with school league tables, publication of GCSE results etc. at the expense of vocational/apprenticeship training which would better suit the economic landscape of the town.</p> <p>As the biggest conurbation outside of Oxford, Banbury needs special and sympathetic consideration when considering meeting Oxford's unmet housing need. Though Banbury's unemployment rate by national standards is low (0.7%) BTC note that much of the town's employment is taken up by manufacturing positions. BTC would therefore like to do all it can to attract smaller, high-tech industries to the town. Possibly through the designation of a Local Enterprise Partnership (LEP) which has proven successful at attracting grouped industries elsewhere across the county, e.g. Science Vale.</p>
PR-A-084	Banbury Town Council	21	<p>BTC would like current and future residents, in line with its mission statement, to both work and live sustainably within the town. Fostering greater collaboration between organisations based in town and the town's educational institutions is one means of attaining this, alongside a diversification of the town's economic base.</p>
PR-A-084	Banbury Town Council	22	<p>BTC feel the existing roads around Banbury are inadequate for the current housing need with insufficient parking allocation for individual need. This results in many more cars parking on amenity land i.e. grass verges. This can then be exacerbated by commuters using the residential estates for parking either to work in the town or commute to other areas. When these verges are not parked on they often fall foul to larger vehicles requiring access i.e. delivery/refuse vehicles that cause significant damage creating trip hazards and the pooling of large quantities of water especially when other vehicles may be parked at the side of the roads.</p>
PR-A-084	Banbury Town Council	23	<p>BTC feel poor planning has led to "rat runs" being created through residential areas and this in turn has led to health and safety issues for local residents and children. Any increase in the number of residents and hence road users is likely to exacerbate these problems. Another aspect of this is open space/play area provision adjacent to or located on residential roads and the possibility of clashes between users and vehicles. BTC would support the use of more "sleeping policemen" to slow traffic down through residential streets and/or the use of traffic management methods such as raised planting borders to reduce the amount of straight roads in new developments.</p>
PR-A-084	Banbury Town Council	24	<p>BTC would like to see the right choice of trees, shrubs and other vegetation to reduce the amount of ongoing maintenance, too often BTC feel the wrong variety of tree is placed in the wrong location i.e. surface or shallow rooting species. BTC therefore desire appropriate planting locations for vegetation especially with maintenance budgets shrinking. Quite often trees are planted in open ground conditions adjacent to highways when the use of tree pits could be installed to limit root development that could cause problems many years later. BTC also support the use of alternative ground protection schemes to limit damage to verges and other soft landscaped areas.</p>
PR-A-084	Banbury Town Council	26	<p>As noted in Cherwell's Design and Conservation Strategy: The overall vision of the Sustainable Community Strategy for Cherwell in 2030 is: A diverse economy with opportunities for all, vibrant communities connected by a sense of pride, place and purpose. Cherwell's Economic Development Strategy (2011-16) has a key aim: Our district will be an even better place in which to live, work, learn and spend leisure time. The quality of the natural and built environment is central to achieving these aims. (para. 131)</p> <p>- The District possesses a wealth of distinctive and attractive traits of its own that include the diverse Ironstone and Otmoor countryside, the Oxford Canal, the gentle Cherwell Valley and picturesque villages with pubs offering high quality cuisine. Recognised by many for its market cross and nursery rhyme connection with a fine lady on a white horse, the area also has strong links to the English Civil War, the author Flora Thompson and, over the last 40 years, the annual Fairport Convention folk rock festival at Cropredy, thriving farmers' markets and an annual canal day. We are working to promote the connections with more recent military history, the Second World War and The Cold War at RAF Bicester and former RAF Upper Heyford respectively, and these will offer a synergy with the nearby attraction at Bletchley Park. Four and a half million people, including many from the Far East and China, visit Bicester Village every year, but few venture beyond their shopping experience. (cont...)</p>

PR-A-084 Banbury Town Council	26	<p>(cont...) - The challenge is how to get these visitors to explore further and stay longer. The weekend break and holidays at home are growth areas to be tapped and we are drawing on the intrinsic landscape and heritage of our 59 conservation areas, promoting green tourism, food trails, literature, music and canal festivals and, in so doing, helping to keep village shops open, pubs trading, footpaths maintained, villages well cared for, the local economy buoyant and the District looking the way it does. North Oxfordshire has a unique position as a quality tourism destination, but can only thrive if the quality of the historic and rural environment is maintained and championed.</p> <p>Para 1.4.1 presents “A Word Picture of Cherwell: SWOT Analysis”</p> <p>- Threats</p> <ul style="list-style-type: none"> <li>• Growth pressures favours fast growing urban extensions, making organic growth difficult</li> <li>• Out of town retail undermining historic core</li> <li>• Pressure to meet decision deadlines in development control, leaving little time for negotiating improved proposals</li> </ul> <p>- Weaknesses</p> <ul style="list-style-type: none"> <li>• Loss of industrial heritage, both buildings and skills</li> <li>• Some characterless suburbs</li> <li>• View of Banbury from the motorway</li> </ul> <p>- Strengths</p> <ul style="list-style-type: none"> <li>• Varied attractive landscape</li> <li>• Historic villages</li> <li>• Historic market towns with medieval street pattern intact and well preserved historic cores</li> <li>• Strong local distinctiveness</li> <li>• Rich palette of materials</li> <li>• Oxford Canal</li> <li>• River Cherwell (cont...)</li> </ul>
PR-A-084 Banbury Town Council	26	<p>(cont...) Under the Cherwell Local Plan 2031, the challenge of meeting Oxford’s unmet housing need has already had a substantial, detrimental effect on Banbury’s attractiveness as a historic market town, the Oxfordshire SHMA having already imposed an additional 2,000 homes on the town, over and above the 5,500 or so homes that Cherwell’s assessments found the town’s historic and landscape environment could cope with. As a result additional development is already enclosing the much-loved, prehistoric Salt Way, Crouch Hill and Banbury Circular Walk in additional suburban growth. The same development is also resulting in the coalescence of Banbury and the outlying historic villages, particularly Bodicote, Bloxham and Adderbury. Hundreds of additional homes resulting from the SHMA have also further compromised the historic integrity and tourism potential of the former RAF Upper Heyford.</p>
PR-A-084 Banbury Town Council	27	<p>Further development around Banbury would threaten the separate identities of the historic villages of Great Bourton, North Newington and Hanwell. Further development at RAF Upper Heyford would substantially erode the remaining Cold war ambiance of the former nuclear airbase and its tourism potential.</p> <p>Banbury may be argued to be a sustainable location for accommodating more of Oxford’s unmet housing growth, on account of its direct rail link to Oxford. There are nevertheless far more sustainable location within Cherwell that are within easy cycling distance of the City and which have much shorter rail links and far more regular bus services. The inter-war communities of Kidlington and Yarnton both readily spring to mind. Both communities have already coalesced with Oxford and both have long been well known for their relative lack of historic or architectural interest. The crescent of landscape between these communities, bounded by Water Eaton to the south and by Kidlington Airport to the north is topographically, scenically and historically uninteresting. What countryside that remains is also already almost completely screened from public view by inter-war ribbon development on the Woodstock and Banbury roads.</p> <p>Green Belt or no Green Belt, it makes absolutely no sense to locate Oxford’s overspill 20 to 30 minutes away from Oxford, in historically sensitive locations such as Banbury, Upper Heyford or North Cherwell, while far less sensitive and far more sustainable sites exist within a 5-minute train ride / 15 minute cycle ride from Oxford’s city centre.</p>
PR-A-085 Kidlington Parish Council	1	<p>On the assumption that that Oxford City Council cannot meet its own housing requirements having been independently and objectively assessed then the housing should be met by all the districts across the county equally as indicated.</p>

PR-A-085	Kidlington Parish Council	2	In the interests of sustainable development there should be a balance between housing provision and employment provision and positive moves should be made to encourage employment development within proximity to new housing that minimises transport movements.
PR-A-085	Kidlington Parish Council	3	Oxford City Council needs to re-examine its priorities for development in accordance with achieving a better balance between employment generation and housing – including releasing sites for housing otherwise allocated for different types of development that have been slow to bring into use as well as other redundant uses such as the Greyhound Stadium that could contribute to housing need within the City.
PR-A-085	Kidlington Parish Council	4	The retention of the Green Belt and the prevention of coalescence of settlements Directing growth at areas where sustainability will be more easily achieved in line with current major development designations within Cherwell.
PR-A-085	Kidlington Parish Council	5	This should not include expansion at the edge of Oxford unless within a broader vision of achieving good place making – potentially this applies to the south side of Oxford adjoining Greater Leys.
PR-A-085	Kidlington Parish Council	6	Not necessarily, there may be locations where this appropriate to create a better integration and form such as an urban extension to Greater Leys, elsewhere the priority should be to retain the objectives associated with the existing Green Belt designation and development elsewhere focused on providing the entire range of development to achieve balanced communities.
PR-A-085	Kidlington Parish Council	7	First, an objective assessment of potential land for housing in Oxford itself alongside an analysis of its ability to deliver housing in recent years assessed against the availability of development sites and the reasons why they have or have not come forward for development. This should be completed before any area of search is conducted within Cherwell.
PR-A-085	Kidlington Parish Council	8	Not necessarily, the area of search should primarily focus on the most sustainable locations for development outside of the Green Belt with specific reference to accessibility to Oxford as an employment centre.
PR-A-085	Kidlington Parish Council	9	Generally not except as an urban extension to Greater Leys.
PR-A-085	Kidlington Parish Council	10	Any extra housing should be added to the Cherwell DC housing supply to ensure that this is a comprehensive figure
PR-A-085	Kidlington Parish Council	11	The point of this partial review is to make amendments to Part 1 of the Local Plan and therefore integrate the extra housing provision to become a part of the Cherwell strategy.
PR-A-085	Kidlington Parish Council	12	The associated text gives an indication of the fragility of the Green Belt between Oxford and Kidlington and any change the has an impact on that is contrary to the specific objective associated with Green Belt designation to prevent coalescence of settlements.
PR-A-085	Kidlington Parish Council	13	The nature of the housing market is distinctly different from that of Cherwell and as the Oxford housing market addresses specific needs – such as those associated with the student population and a relatively transient population is it likely that providing housing away from Oxford will actually help to address the housing shortfall in the City?
PR-A-085	Kidlington Parish Council	14	That the housing market in Cherwell is fundamentally different from that of Oxford.
PR-A-085	Kidlington Parish Council	15	Whether the locations can help to address those needs and in a sustainable way that will not erode the objectives associated with the Green Belt.

PR-A-085	Kidlington Parish Council	16	As this links into the County Council transport strategy this is difficult to consider in connection with this document. Elements of the County Council's strategy have a clear impact upon Kidlington, specifically for two proposed Park and Rides, transport links to a proposed Park and Ride at Langford Lane and the potential change in status of the current Park and Ride at Water Eaton. How these fit into a potential review of the Green Belt in the area around Kidlington needs to be clearly explained in the proposed amendments to Part 1 of the Cherwell Local Plan.
PR-A-085	Kidlington Parish Council	17	These are very significant issues associated with pressure from Oxford for more housing in the Kidlington area that could not be accommodated within the existing boundaries of Kidlington and need to be clearly assess.
PR-A-085	Kidlington Parish Council	18	Extra development provides pressure on existing infrastructure that is often already inadequate and cannot be met by S106 and CIL payments associated with new development. Kidlington has a number of existing infrastructure deficiencies and these would not be addressed by additional development.
PR-A-085	Kidlington Parish Council	19	Bicester is receiving significant extra funding for infrastructure provision associated with its Eco Town and Garden Town designations and therefore is more capable of dealing with increased levels of development particularly associated with the Oxford-Cambridge arc and longer term transport improvements.
PR-A-085	Kidlington Parish Council	20	We have already seen the allocation of land at Oxford's Northern Gateway to remove land from the Green Belt, this is indicative of allocating extra land for employment in Oxford that increases the potential unmet housing need and placing pressure on further incremental changes to the Green Belt for housing. Although this site also includes housing it is indicative of the lack of balance Oxford City Council has with its planning policies with the potential impact upon neighbouring authorities as well as the Green Belt.
PR-A-085	Kidlington Parish Council	21	Employment provision needs to be balanced against housing provision and if extra housing is to be allocated to Cherwell to help meet the perceived shortfall in Oxford additional land allocated for employment is also required and preferably in locations that support other sustainability objectives, such as in Bicester.
PR-A-085	Kidlington Parish Council	22	The Local Plan Part 1 seeks to avoid coalescence between settlements, any further residential development between Kidlington and Oxford would be contrary to this objective.
PR-A-085	Kidlington Parish Council	23	There should be no opportunity to provide housing between Kidlington and Oxford. Sustainable development is clearly directed towards Bicester and additional housing allocations here should go towards meeting the unmet needs of Oxford.
PR-A-085	Kidlington Parish Council	24	Substantial areas around and adjoining Kidlington, besides being designated Green Belt, have flooding potential and therefore development potential is naturally limited.
PR-A-085	Kidlington Parish Council	25	The potential to flood in the areas around Kidlington mean that new housing opportunities are extremely limited and unlikely to meet any of Oxford's unmet needs.
PR-A-085	Kidlington Parish Council	26-28	No comment.

PR-A-086	Turley / Bovis Homes Ltd	1	<p>A precise housing capacity figure for Oxford City has not yet been agreed by the Oxfordshire Growth Board. In addition work is being undertaken to consider the relative sustainability of the potential options for meeting Oxford's unmet need. Work undertaken by Oxford City Council also shows that the area's most appropriate to accommodate the unmet need are located to the north and south of the City (i.e. Cherwell and South Oxfordshire Districts). Expansion to the west and east of the City is significantly constrained.</p> <p>These factors will have a significant bearing on the level of distribution to the district authorities. It is therefore considered that the working assumption for Cherwell should be higher than 3,500 homes. It is considered that Cherwell's previous working assumption of 7,000 homes is more appropriate   realistic figure.</p>
PR-A-086	Turley / Bovis Homes Ltd	2	<p>Oxford is the main driver of economic growth and housing need in the area. It is therefore not necessary to plan for additional employment development to accommodate Oxford's housing needs.</p>
PR-A-086	Turley / Bovis Homes Ltd	4	<p>Additional growth in the District should achieve the following key principles:</p> <ul style="list-style-type: none"> <li>- limiting growth in rural settlements and directing it towards the most sustainable settlements, such as Banbury;</li> <li>- maximising the regeneration of Banbury;</li> <li>- protecting the Green Belt from inappropriate development</li> </ul>
PR-A-086	Turley / Bovis Homes Ltd	5	<p>The vision should seek to accommodate additional housing growth in a way that complements the Local Plan Part 1's strategy to focus the bulk of growth in and around Banbury.</p>
PR-A-086	Turley / Bovis Homes Ltd	6	<p>We do not believe that the plan area or 'area of search' should be determined on distance   proximity to Oxford (i.e. the southern part of the District). The Oxfordshire SHMA confirms that the Housing Market Area (HMA) comprises the entire County. Public transport services across the District provide fast and sustainable access to Oxford. It is therefore considered that the plan area or 'area of search' should include land surrounding settlements such as Banbury which benefit from excellent public transport connections to Oxford.</p>
PR-A-086	Turley / Bovis Homes Ltd	7	<p>The following factors should be considered:</p> <ul style="list-style-type: none"> <li>- accessibility by public transport;</li> <li>- existing commuting patterns;</li> <li>- the Cherwell settlement hierarchy.</li> </ul>
PR-A-086	Turley / Bovis Homes Ltd	8	<p>A district-wide area may not be appropriate, however there is justification for a plan area or 'area of search' wider than the southern part of the District. Reflecting our response to Question 7, the area should include land surrounding Banbury.</p>
PR-A-086	Turley / Bovis Homes Ltd	9	<p>An area based solely on the extent of the Oxford Green Belt within Cherwell District would not be appropriate. It would result in a significant loss of Green Belt and would lead to the unrestricted sprawl of the built up area of Oxford, contrary to national policy.</p>
PR-A-086	Turley / Bovis Homes Ltd	10	<p>In accordance with the NPPF Cherwell should identify a sufficient supply of sites over the plan period to contribute to meeting Oxford's unmet need and identify and update annually a supply of deliverable sites sufficient to provide five years' worth of housing against the housing requirements with an additional buffer.</p>
PR-A-086	Turley / Bovis Homes Ltd	11	<p>There are no separate housing market areas 'Within Cherwell and housing needs do not exist separately between the land adjoining Oxford and the Rest of the District. Accordingly five year supply in Cherwell should be tested on a District 'Wide basis.</p>
PR-A-086	Turley / Bovis Homes Ltd	12	<p>As indicated in our responses to Questions 7 &amp; 9, other areas of the district such as Banbury and the land surrounding the settlement warrant consideration on account of the availability of excellent public transport links with Oxford, high levels of sustainability (relative to rural areas to the south of the District) and its location outside the Green Belt</p>

PR-A-086	Turley / Bovis Homes Ltd	14	We believe that one of the main objectives should be: - to accommodate new development so that it maintains the Green Belt and prevents the urban sprawl of Oxford.
PR-A-086	Turley / Bovis Homes Ltd	15	Site submission - Land off Warwick Road, Banbury. Bovis Homes is control of a 20 hectare site to the north of Banbury adjoining the recently approved Pers mmon Homes development accessed from Warwick Road. As detailed in our Call for Sites submission the site is available and developable. It is situated within 3.5km of the town centre and is well placed to benefit from high quality public transport services to Oxford.The site is not in the Green Belt In comparison with rural areas to the south of the District within the Green Belt, it is an appropriate and sustainable strategic housing site to meet Oxford's unmet needs.
PR-A-086	Turley / Bovis Homes Ltd	17	The NPPF reognises the need to locate development where the use of sustainable transport modes can be maximised. In this respect the adopted Local Plan locates the majority of new development at Banbury where there where is an excellent levelof public transport infrastructure. The Government's plans to electricity the rail line through Banbury as well as other improvement proposals will further enhance this infrastructure.The availability of high quality transport infrastructure in Banbury and its excellent connections with Oxford should therefore be a key consideration in determining the location of development to meet Oxford's unmet needs.
PR-A-086	Turley / Bovis Homes Ltd	19	In comparison with other settlements in the District, Banbury contains the necessary infrastructure to support additional development to meet Oxford's unmet needs.
PR-A-086	Turley / Bovis Homes Ltd	21	Reflecting existing commuting patterns, Banbury has a strong economic relationship with Oxford and represents an appropriate settlement to accommodate its unmet needs.
PR-A-086	Turley / Bovis Homes Ltd	23	Additional growth to meet Oxford's unmet needs should be located around Banbury as it represents a sustainable location, where the need to travel can be minimised and the use of sustainable travel options can be encouraged.
PR-A-086	Turley / Bovis Homes Ltd	25	New development to meet Oxford's unmet needs should be directed to locations which minimise the loss of important and valued natural and landscape environment
PR-A-086	Turley / Bovis Homes Ltd	27	New development to meet Oxford's unmet needs should be directed to locations which protect and enhance the District's heritage assets.
PR-A-087	J Rendle	1	No. It is derived from the Oxfordshire SHMA which has simply been accepted by the Council and not subjected to serious independent scrutiny. The SHMA was drawn up by private consultants who largely work for the development industry and therefore have a conflict of interest. Its figures are much too high, far in excess of previous trends and clearly unrealistic. I do not accept that the SHMA figures represent either Cherwell's or Oxford's needs.
PR-A-087	J Rendle	2	No. The excessive housing figures are already based on unrealistic forecasts of growth in employment. To provide for yet more employment generating development is simply creating a vicious circle.
PR-A-087	J Rendle	9	No. Green Belt is a permanent designation. The Green Belt around Kidlington is much valued. National Policy says that housing need is not a reason to build on the Green Belt. The Government, in its manifesto, made a commitment to protect the Green Belt.
PR-A-087	J Rendle	16	Transport networks in this area are already overloaded. I do not believe that current proposals will solve existing problems, let alone those caused by additional growth in Cherwell and elsewhere in the County. The Highway Authority's vision and objectives, that you quote, are vague aspirations and without substance.
PR-A-087	J Rendle	24	Finding sites for a further 3500 houses in addition to the excessive number already included in the Local Plan will further damage the natural environment of Cherwell.
PR-A-088	Barton Willmore / Ptarmigan	28	Site submission - Land North and South of A34 / West of M40 Junction 9



PR-A-088 Barton Willmore / 6-9  
Ptarmigan

Although further evidence will be needed, the issues identified in section 3 begin to highlight a set of key principles for meeting Oxford's unmet need in Cherwell. These are as follows:

- a) In order to ring fence the housing requirement from Oxford's unmet need, the Council, working with its neighbouring authorities, should develop an effective, continuous ring fence policy area.
- b) Meeting the unmet need of Oxford in Cherwell should deliver benefits to both the district and the City. The scale of the allocation for unmet should therefore enable the delivery of significant infrastructure to achieve this.
- c) The location of the unmet need should have a strong relationship with Oxford and be on the knowledge spine, so as not to undermine the existing plans and strategies for Oxfordshire.
- d) The plan review should also consider unmet employment needs from the City.
- e) Meeting the unmet need should address existing connectivity issues between Cherwell and Oxford, the A34 being the most significant.
- f) The local plan review should consider the delivery of a regional scale sport and leisure facility.

PR-A-088 Barton Willmore / 1, 10+11  
Ptarmigan

Ptarmigan supports the Council's pro-active approach for reviewing their local plan at this time, which accords with the requirement of the Inspector into the recently adopted Local Plan, where an early review would be required to address the unmet needs of Oxford. Although the Oxfordshire Growth Board's work on apportioning the City's unmet need is still underway, it is encouraging to see that the Council has commenced work on the plan review.

The proposed working target of 3,500 homes follows a sensible methodology of equally distributing the unmet need equally between the districts. Ultimately though, and as acknowledged by the consultation document, this is only a working target until summer 2016 when the Growth Board work concludes. The working target should therefore not be used to predetermine the outcome of a thorough sustainability assessment of locations for growth across the county. (cont...)

PR-A-088 Barton Willmore / 1, 10+11  
Ptarmigan

(cont...) Notwithstanding the above this housing distribution clearly should not include Oxford City as referenced in the consultation document:

*"Were this figure [15,000] to be distributed evenly between Oxford, Cherwell, West Oxfordshire, South Oxfordshire and Vale of White Horse Councils, this would produce a requirement of some 3,000 homes per authority area." (Our emphasis, Paragraph 2.16)*

As Oxford City cannot meet its own need, the 15,000 'overspill' cannot realistically be apportioned back into Oxford. By its very nature, if the city were able to provide for this housing need, it would have done so. We would therefore recommend a working figure of at least 4,250 homes for Cherwell district. This is based on 15,000 homes distributed evenly between Cherwell, South Oxfordshire, West Oxfordshire and the Vale of White Horse (3,750) plus an additional 500 homes (as per Cherwell's own assumed uplift). (cont...)

PR-A-088 Barton Willmore / 1, 10+11  
Ptarmigan

(cont...) However, given the district's excellent connections and relationship to Oxford such as the A34, M40, Cherwell Valley and Varsity Rail Lines, and Sustrans Routes make it a strong candidate for addressing a significant proportion of Oxford's unmet need, potentially a higher proportion than the other Oxfordshire authorities.

Cherwell will need to continue to work with the other Oxfordshire authorities to complete this process. It is Ptarmigan's view that those locations with the strongest relationship to Oxford should be allocated a higher proportion of unmet need. Cherwell appears to meet this criterion. Nevertheless, this work will need to be informed by a county-wide sustainability appraisal and evidence gathering exercise before a conclusion on the apportionment can be reached. (cont...)

PR-A-088 Barton Willmore / 1, 10+11  
Ptarmigan

(cont...) The unmet need apportioned to Cherwell should be treated as its own discrete housing land supply area (separate from Cherwell's own needs) to ensure that these homes are delivered in an area that relates strongly to Oxford City. In the event of these allocated homes not coming forward, it would be inappropriate for the unmet need to then be met in areas with a poorer relationship with Oxford (for example Banbury and the north of the district). It would therefore be appropriate for Cherwell to adopt a housing land supply ring fence to prevent such an occurrence. A similar approach has been adopted by South Oxfordshire District Council and is proposed by the Vale of White Horse for housing growth in Science Vale.

In order for the district to maintain a ring fence for Oxford's unmet need these homes should be in as a fewer locations as possible. A non-contiguous ring fence area across many sites would also not be appropriate. This approach was proposed by the Vale of White Horse in their draft local plan, but following Examination in Public has decided to redraft a much wider ring-fence area. For more information please see:  
[http://www.whitehorsedc.gov.uk/java/support/dynamic\\_serve.jsp?ID=530303947&CODE=FA1A7015F2CA84616CBFD2A48851C7B8](http://www.whitehorsedc.gov.uk/java/support/dynamic_serve.jsp?ID=530303947&CODE=FA1A7015F2CA84616CBFD2A48851C7B8)

PR-A-088 Barton Willmore / 2-9 and 12-  
Ptarmigan 27

It is well rehearsed that Oxford has severe affordability issues (the greatest in the UK, including London) and it cannot meet its own housing needs within its boundary. Cherwell has accepted this point and is proactively working with its neighbouring authorities to address this issue. It is Ptarmigan's view that there are six key issues arising from Oxford's unmet need which need to be addressed through the Local Plan review and each are taken in turn below.

Issue 1: Accepting unmet need from Oxford is likely to be unpopular: Although political opinion is not necessarily a material consideration in the planning system, it is important to address this point. Cherwell should be attempting to allocate unmet need in locations that addresses issues for both Oxford and Cherwell. In some instances this may not be spatially specific – for example addressing affordability issues in Oxford would in the most part be addressed by increasing the amount of stock available, it wouldn't matter per se, where this is located. However, in other instances due to the scale of unmet need, there will be opportunities for development to provide solutions to longstanding issues through the delivery of associated "game changing" infrastructure. These are addressed in the remaining issues. (cont...)

PR-A-088 Barton Willmore / 2-9 and 12-  
Ptarmigan 27

(cont....) Issue 2: Locating development where it won't undermine existing strategies: Cherwell's existing local plan focusses development at Banbury, Bicester and the former RAF Upper Heyford. These locations for growth are partially informed by, and reflected in other documents such as the Oxfordshire Strategic Economic Plan, Local Transport Plan 4, Growth Deal, and City Deal. These strategies aim to deliver the significant economic potential of Oxfordshire, mainly in the Knowledge Economy sectors. Spatially, these are located at Bicester, Oxford and Science Vale, conveniently following the route of the A34 / Cherwell Valley Railway Line, known as the 'Knowledge Spine'.

Key to supporting Oxfordshire's growth is connectivity between the three hubs along the knowledge spine (Strategic Economic Plan, 2014). As such substantial local and central government, and private sector funding has been levered in through the Oxford and Oxfordshire City Deal to facilitate connectivity along the knowledge spine. Allocating development in a location with a poor relationship to this key route would not only undermine these strategies, but would miss a golden opportunity to further enhance and improve this key corridor. By contrast, locating development within the 'knowledge spine' offers the opportunity to assist with such infrastructure delivery and offer a step change to the economic growth of this area. (cont...)

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(cont....) Issue 3: The type of homes and their relationship with Oxford: Although it is impossible for the planning system to ensure the homes built to meet Oxford's unmet need are occupied by Oxford workers, it is important that the location and type of homes are tailored to their needs. Connectivity is explored further below, but in terms of typology, Barton Willmore has undertaken research on existing household types across Oxford:

- Rental hubs (27%)
- City prosperity (17%)
- Family basics (13%)
- Urban cohesion (11%)
- Domestic success (9%)
- Others (23%)

This research will need further exploration as to how these household types are translated into house typology, but it forms a good starting point for this work. It is apparent that there will be a high demand for rental properties, key worker housing, linked to the largest employment sectors of health and education, starter homes as well as executive homes for business leaders. (cont....)

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(cont....) Issue 4: A lack of employment land in Oxford: As set out in Issue 2, it is important that addressing unmet housing need does not undermine the other strategies for Oxfordshire. As set out in the NPPF (paragraph 179), local planning authorities need to consider all development requirements (not just homes) when fulfilling their duty to cooperate.

Oxford City's SHLAA only considers land for housing development, and as far as Ptarmigan is aware, there has been no such study to assess the City's employment capacity. However, given the stress on capacity for housing, it would be fair to assume that such issues exist for employment also. Indeed this is referenced in the Oxfordshire Innovation Engine Report:

"...there is a shortage of suitable premises for firms in Oxford city centre, which has seen only two minor office developments in the last 20 years. Two small serviced office facilities and the City's only innovation centre are fully occupied with waiting lists...

...even allowing for the remaining development potential on other sites (notably Oxford Science Park and Oxford Business Park ), demand will continue to outstrip supply in Oxford. Therefore, some outward expansion of the City is essential if it is to fulfil its important role in supporting high tech business growth ..."  
(SQW, Oxford Innovation Engine, Para 26, 2013) (cont....)

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(cont....) It is therefore important that sufficient employment land is also allocated to support the growth of Oxford. As with addressing unmet housing need, this should be located in an area with a strong relationship to the City.

Issue 5: Connectivity: It is important that any unmet need arising from Oxford (both housing and employment) has strong connections to the City. This is also important to the districts' own spatial strategies, since the relationship between Bicester, Science Vale and Oxford is critical to knowledge economy growth:

"The capacity of the road and rail links between the three centres (Oxford, Bicester, and Science Vale) , and their wider regional and national connectivity, is crucial to ensuring the spatial strategy works." (SQW, Oxford Innovation Engine, Para 27, 2013)

It is a well-known fact that the A34 is a constraint to connectivity and subject to frequent delays and accidents. Highways England identify the stretch of the A34 within Cherwell as having capacity and safety issues (Highways England, Solent to Midlands Route Strategy, Figure 2, 2015). Similarly, the Strategic Economic Plan and the Local Transport Plan 4 both identify the A34 as a constraint to innovation led growth. (cont....)

PR-A-088	Barton Willmore / Ptarmigan	2-9 and 12- 27	<p>Relating back to Issue 1 (delivering benefits for both Cherwell and Oxford) and Issue 2 (not undermining other strategies), it is important that any allocation for unmet housing need in Cherwell is used to address this fundamental challenge to meeting both the district's and the city's own growth potential.</p> <p>In addition to contributing to the resolution of longstanding issues on the A34, it is important that new development is well related to Oxford and can benefit from short journey times into the city. Any such new development site should utilise opportunities for high speed public transport (bus and rail) into the city centre, but also utilise cycle routes as an alternative to vehicular travel, drawing upon the city's propensity for cycle and public transport use.</p> <p>Issue 6: Sport and Leisure: Ptarmigan consider there to be a lack of a sports and leisure offer across Oxfordshire, particularly the absence of a 'regional' scale facility such as a velodrome, high quality international standard swimming pool or specialised sports village. Arguably, Oxfordshire's only regional sports facility is the Oxford Ice Rink in the city centre, which according to the City Council's West End AAP is "life-expired" and would require complete redevelopment. (cont...)</p>
PR-A-088	Barton Willmore / Ptarmigan	2-9 and 12- 27	<p>(cont...) A new regional sports and leisure facility in Cherwell could be enabled by the development of around 4,000 new homes of Oxford's unmet need. The new facility would be a benefit to Cherwell by acting as a regional attraction, bringing visitors into the district, thereby offering tourism growth potential, while still addressing an unmet need of the County as a whole.</p> <p>As with the other issues, addressing such needs requires a location with a strong relationship and connectivity to Oxford.</p>
PR-A-089	Cerdea Planning Limited / Greenlight Developments Limited	1	<p>The figure of 3,500 homes significantly underplays the contribution that Cherwell must make in meeting, in part, Oxford's unmet housing needs.</p> <p>It is important that the Part 1 partial review seeks to address in full Cherwell's contribution towards meeting Oxford's unmet housing needs. The partial review must do so if it is to be positively prepared (based on a strategy which seeks to meet objectively assessed development requirements including unmet requirements from neighbouring authorities).</p> <p>By way of context, the Inspector in the Cherwell Local Plan Part 1 Examination was absolutely clear that an early partial review is necessary in order to deal with Oxford's unmet housing needs. This issue was of such significance to the soundness of the Part 1 Plan as to put at risk the entire Part 1 Plan. As the Council may recall there were numerous legal and other representors at the various hearing sessions to the Local Plan Part 1 Examination making robust submissions to the Inspector that Oxford's unmet housing need should be addressed in the Part 1 Plan rather than being left to a partial review. The Inspector ultimately accepted that the Local Plan Part 1 should be taken forward to adoption and that dealing with Oxford's unmet housing needs could be by way of partial review, but by no means should the Council regard the partial review as a light touch in order to address the Inspector's reasonably significant concerns on the Duty to Co-Operate in the Local Plan Part 1. (cont...)</p>

PR-A-089	Cerdea Planning Limited / Greenlight Developments Limited	1	<p>(cont...) Indeed, Cherwell is an area where housing issues are acute. There is a significant housing requirement arising from Cherwell itself, without considering unmet needs from neighbouring authorities. The Council promoted the Local Plan Part 1 on the basis of an OAN which the examination Inspector initially considered was too low. The Council do not have a five year housing supply. Furthermore, the Council have persistently under delivered housing and consequently are a 20% authority in NPPF terms.</p> <p>For these reasons, the partial review must critically consider the proportion of Oxford's unmet housing needs to be delivered in Cherwell.</p> <p>Turning to deal with why the 3,500 houses is substantially below that which Cherwell must accommodate, there are a variety of variables to consider.</p> <p>Firstly, the Oxfordshire SHMA 2014 indicates that applying a mid-point of the range equates to 1,400 houses per annum, equating to 28,000 houses to 2031. We would set out that applying a mid-point of the range does not fulfil the requirement for the Plan to be positively prepared since the requirement is to meet the full objectively assessed housing needs whereas the mid-point would be delivering partial objectively assessed housing needs. (cont...)</p>
PR-A-089	Cerdea Planning Limited / Greenlight Developments Limited	1	<p>(cont...) In our view therefore, the annual requirement to be considered is 1,600 dwellings, equating to 32,000 houses to 2031.</p> <p>Secondly, the Oxford City SHLAA 2014 indicates that the City are able to deliver 10,200 (rounded) dwellings. This leaves a residual unmet requirement to be identified in neighbouring authorities of 17,800 (rounded) dwellings applying the mid-point or, if the appropriate full objectively assessed housing needs are to be accommodated as required by the NPPF, 21,800 (rounded) dwellings.</p> <p>Thirdly, it is then necessary to consider the spatial distribution of the unmet housing need. In this regard paragraph 2.16 of the Issues Consultation is fundamentally flawed for two reasons. Firstly, the paragraph assumes that the unmet housing need is to be distributed evenly between the neighbouring authorities which has no regard to a range of factors including ability to deliver growth, locational aspects, planning policy constraints such as Green Belt, and infrastructure constraints. Furthermore, the paragraph is flawed because it assumes that Oxford is able to accommodate its own unmet housing need which is something of a perverse approach given that the City have already set out what housing they can accommodate and what housing needs to be exported under the Duty to Co-Operate. Utilising the Council's broad approach, this would equate to approximately 3,000 houses to be accommodated within Cherwell, based on the mid-point OAN and assuming that Oxford will be absorbing its own unmet housing need. (cont...)</p>
PR-A-089	Cerdea Planning Limited / Greenlight Developments Limited	1	<p>(cont...) The correct approach is to apply the unmet housing across the neighbouring authorities and exclude Oxford City, such that the unmet needs should be distributed between Cherwell, West Oxfordshire, South Oxfordshire and Vale of White Horse and utilise the full objectively assessed needs rather than the mid-point. If even distribution were considered appropriate in this scenario, this would equate to Cherwell having to accommodate 5,450 dwellings in the period to 2031 as part of the Part 1 partial review.</p> <p>However, even distribution is not appropriate in this instance. Indeed, this is recognised in paragraph 2.17 of the Issues Consultation where the Council suggest an additional 500 houses as a 'working figure' for Cherwell. We consider this significantly underplays the benefits of focussing development on Cherwell, particularly in the context of Bicester which is functionally and physically related to Oxford, a major location which the Part 1 Local Plan Strategy sets out is to be the primary focus for growth and crucially is excluded from the Green Belt. The advantage Cherwell have with Bicester provides compelling evidence that Cherwell should accommodate significantly more housing than the other three neighbouring authorities. However, even applying the Council's cautious additional 500 houses as a 'working figure' would equate to Cherwell needing to accommodate 5,950 houses through the Part 1 review in the period to 2031.</p>

PR-A-089	Cerdea Planning Limited / Greenlight Developments Limited	2	<p>The NPPF is clear that there is a duty on Councils to meet, and deliver, objectively assessed housing and other needs in a Plan period.</p> <p>We read this 'other needs' as meaning a range of development requirements including employment.</p> <p>Co-locating housing and employment is an inherently sustainable approach to delivering development, given that commuting is the single biggest influence on trips and particularly car borne movements.</p> <p>Given the scale of additional housing to be accommodated within Cherwell, as set out in response to Question 1 above, it is therefore necessary for Cherwell to consider additional employment land. (cont...)</p>
PR-A-089	Cerdea Planning Limited / Greenlight Developments Limited	2	<p>(cont...) The precise quantum of employment land requires consideration in the context of a strategy for accommodating Oxford's housing needs. As will be seen to be a common theme throughout these submissions, we consider that Bicester should be the focus for accommodating additional housing growth, one of the advantages of Bicester is that it benefits from significant quantities of employment and tourism (which is an important economic driver for the District) land already and therefore focusing additional housing on Bicester reduces to some extent the quantum of employment land that is necessary to provide for balanced, sustainable communities.</p>
PR-A-089	Cerdea Planning Limited / Greenlight Developments Limited	3	<p>In our view, the single biggest issue to be considered in making a significant contribution to meeting the City's unmet housing need is to protect the Green Belt.</p> <p>Paragraph 83 of the NPPF is clear that local planning authorities should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy and, importantly, once established Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the local plan.</p> <p>Underpinning this approach is the permanence of Green Belt. It is wholly unacceptable to undermine Green Belt by making regular amendments to boundaries which can appear to be unplanned and ad hoc in approach. As paragraph 83 to the NPPF makes clear, Green Belt boundaries should have permanence in the long term so that they should be capable of enduring beyond the plan period. (cont..)</p>
PR-A-089	Cerdea Planning Limited / Greenlight Developments Limited	3	<p>(cont...) In considering Green Belt, and when defining boundaries, local authorities are required by paragraph 85 of the NPPF to ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable developments. In this instance there are opportunities to deliver objectively assessed needs in a sustainable manner without boundary changes to the Green Belt. One such example of this is to focus development on Bicester which the adopted plan strategy makes clear is the focus for development in Cherwell in the period to 2031. Whilst being physically and functionally related to Oxford, and geographically close to the City, Bicester is unencumbered in relation to Green Belt as distinct from for example Kidlington and Yarnton (notwithstanding that Kidlington and Yarnton are lower order settlements with facilities and services meeting a local rather than district, national and international catchment as is the case with Bicester).</p>

PR-A-089 Cerda Planning Limited / Greenlight Developments Limited	3	<p>(cont...) At the heart of Part 1 partial review, in our view, are two key aspects; firstly, in accordance with the NPPF, the need to meet and deliver full objectively assessed housing needs – if the partial review of the Local Plan were to meet anything less than full objectively assessed housing needs it would not be positively prepared and faces a significant risk of ultimately not being found sound, an approach which examination Inspectors will take as evidenced in Aylesbury Vale, Stratford and very recently, Warwick. Secondly, only in exceptional circumstances, where all other opportunities for delivering sustainable growth have been exhausted, should the Green Belt be amended. In this case Cherwell are in the enviable position of having an adopted plan strategy focusing the majority of development on Bicester which is outside the Green Belt but close to Oxford City; given that this is a partial review rather than a wholesale review of the Local Plan, the most appropriate approach is to utilise all that is good about the adopted Local Plan and which was found sound in terms of plan strategy, overall development approach and distribution and knit in the additional housing arising from Oxford’s unmet housing needs to that existing sound strategy.</p> <p>By any objective assessment this results in Bicester being the focus for accommodating Oxford’s unmet housing needs.</p>
PR-A-089 Cerda Planning Limited / Greenlight Developments Limited	4	<p>In responding to this question, it is appropriate to consider what the principles and goals set out within the adopted Local Plan seek to achieve, amend these as appropriate, and apply them to the additional growth in the District.</p> <p>In this respect the principles and goals should be;</p> <ul style="list-style-type: none"> <li>- Remaining economically competitive.</li> <li>- Ensuring housing growth only takes place in appropriate locations where development meets the three strands to sustainable development as set out in the NPPF (the economic, social and environmental roles).</li> <li>- Avoiding sprawl and ensuring growth avoids adverse environmental impacts.</li> <li>- Avoids releasing Green Belt land.</li> <li>- Ensuring the changing needs of the population are properly planned for.</li> <li>- Reducing the high cost of energy use.</li> <li>- Ensuring that infrastructure needs are met.</li> </ul>
PR-A-089 Cerda Planning Limited / Greenlight Developments Limited	5	<p>In responding to this question, it is important to have in mind the vision for Cherwell District set out from paragraph A.8 of the adopted Local plan which, in summary requires all residents to enjoy good quality of life; that Cherwell will be more prosperous than it is today; and for those who live and work in Cherwell to be happier, healthier and feel safer.</p> <p>The nine bullet points which comprise the adopted Vision apply to the Part 1 partial review as they do to the adopted Local Plan.</p> <p>However, the Part 1 partial review should include within its vision an additional bullet point as follows;</p> <ul style="list-style-type: none"> <li>- “The Green Belt will be protected from development since the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and Green Belt boundaries should only be adjusted in exceptional circumstances which do not apply in Cherwell. Beneficial use of the Green Belt in terms of access, opportunities for outdoor sport and recreation and to retain and enhance landscapes, visual amenity and bio diversity will be taken wherever possible”.</li> </ul>

PR-A-089	Cerdea Planning Limited / Greenlight Developments Limited	8	<p>For the reasons set out at question 6 above, a District wide area of search would not be appropriate.</p> <p>There are a variety of reasons why this is so.</p> <p>A District wide area of search runs the risk of being counter to the adopted plan strategy which, for example, seeks to place very little reliance upon many parts of the District which are rural in nature. Furthermore, a District wide approach would incorporate within the area of search Green Belt, the boundaries of which should only be amended in exceptional circumstances. It should also be noted that Cherwell, being a predominately rural District, is expansive in area and there are significant parts of the District which have no relationship whatsoever with Oxford and indeed lie on the very periphery of the strategic housing market area.</p> <p>For these reasons, a more focused area of search, having regard to our submissions in respect of question 6 above, is the appropriate strategy.</p>
PR-A-089	Cerdea Planning Limited / Greenlight Developments Limited	9	<p>It should be recognised that underpinning the partial review is the need to identify and deliver full objectively assessed housing needs being exported from Oxford City through the Duty to Co-Operate.</p> <p>Delivering anything less than full objectively assessed housing needs will render the partial review not positively prepared and, consequently, it will fail the tests of soundness.</p> <p>If the only option for delivering full objectively assessed housing needs in a sustainable manner were to be to focus development on the Oxford Green Belt then it would be necessary to look solely at the Green Belt as the only option for growth.</p> <p>However, as we have set out, the Oxford Green Belt is not the only option for growth. Green Belt boundaries should only be amended in exceptional circumstances. For the plan to be found sound it must be justified – that being that the plan is the most appropriate strategy when considered against the reasonable alternatives. There are reasonable alternatives to focusing growth on the Oxford Green Belt, one such option being Bicester which is functionally and physically related to Oxford whilst being close to the City boundary yet unencumbered by Green Belt policy. (cont...)</p>
PR-A-089	Cerdea Planning Limited / Greenlight Developments Limited	9	<p>(cont...) It is noteworthy that the Inspector in coming to his conclusions on the soundness of the now adopted Local Plan, in the face of significant pressure from various legal and other representors in the examination hearings, promoting the need for an immediate Green Belt review, was content to allow the Cherwell plan to go forward to adoption with the caveat that a Partial Review be undertaken promptly. As part of the Inspector's indications to the Council, he in no way indicated that the Partial Review should be focused only on the Oxford Green Belt but instead, and quite rightly, indicated that a Green Belt review should be considered as part of the Partial Review – to do otherwise would put the Partial Review at risk of not being justified since an alternative would have been discounted before the partial review made it even to Issues Consultation stage.</p> <p>There is nothing therefore in the background to the Partial Review that indicates that the Partial Review should be focused solely on the Oxford Green Belt and for the reason set out elsewhere in these submissions there is no justification for utilising Green Belt at all let alone focusing the area of search on the Green Belt in isolation.</p>



PR-A-089	Cerde Planning Limited / Greenlight Developments Limited	10	<p>It would be inappropriate for a specific five year supply to be calculated relating solely to Oxford's housing needs.</p> <p>It is material to have regard to the approach being taken. It is right and proper under the Duty to Co-Operate for Cherwell to accommodate, in part, Oxford's unmet housing needs. Indeed it is a requirement upon the Council imposed by the Local Plan Inspector. Whilst the housing needs may not arise from Cherwell, they are, nevertheless, being accommodated within Cherwell. Furthermore, it is Cherwell's plan which is being partially reviewed; it is not an Oxford City Plan which is overlapping and taking in administrative areas within Cherwell.</p> <p>For these reasons, and for the purposes of plan making, Oxford's housing needs are being addressed by Cherwell. It follows therefore that Cherwell are accepting accommodating Oxford's housing numbers in their administrative area, and the NPPF does not set out that there is any justification for applying anything other than a District wide five year supply calculation.</p> <p>This issue, essentially one of disaggregation has been considered elsewhere, The Ottery St Mary, Devon appeal (ref APP/U1105/A/12/2180060) is helpful since the issue with disaggregation was considered by the Inspector determining an appeal for 130 dwellings and associated works. In that appeal the Inspector, whilst recognising an approach to sub housing areas across the District made clear that no development plan or national policies advocate a disaggregated approach. (cont...)</p>
PR-A-089	Cerde Planning Limited / Greenlight Developments Limited	10	<p>(cont...) A similar approach was taken in respect of an appeal at Huncote, Leicestershire (ref APP/T2405/A/13/2198620) where the Inspector considered that housing supply should be accessed across the District as a whole and that it would be wrong to argue that any sufficiency of housing land in one housing sub area, set against a five year target, should be used in the absence of a district wide supply to block development in another sub housing area.</p> <p>Furthermore, whilst the final strategy for accommodating Oxford's unmet housing needs is to yet to be determined, it will ultimately be that Oxford's housing will be blended into other housing requirements across Cherwell's sustainable locations which in our view should avoid any Green Belt release. It would be virtually impossible, and certainly not practical, to monitor housing delivery across Cherwell and seek to extrapolate from this whether housing is being brought forward to meet Cherwell's needs or Oxford's needs. This is particularly the case with windfall development as opposed to strategic development sites.</p> <p>Consequently, a unified District wide housing monitoring and supply calculation should be applied.</p>
PR-A-089	Cerde Planning Limited / Greenlight Developments Limited	11	<p>It is firstly relevant to note that in promoting the Local Plan to the examination Inspector, Cherwell considered that it had a five year housing supply.</p> <p>How the adopted Local Plan performs against the predicted housing trajectory is a matter for the Council, whose role it is to ensure that there is a rolling five year supply and to address any deficiencies if they are to avoid their plan being rendered out of date, so far at least in relation to housing supply policies.</p> <p>In the same way that Cherwell has to be content that the Plan they are promoting will ensure a five year housing supply for Cherwell's housing needs, so too must Cherwell be content that the partial review, including Oxford's unmet housing needs, will similarly ensure there is a five year housing supply.</p> <p>There are two fundamental points to raise in relation to this consideration. Firstly, in assessing what sites to be allocated to bring forward Oxford's unmet housing needs in Cherwell, the District council must provide for a range of sites including not only strategic sites but also smaller sites which are unencumbered by infrastructure and other considerations and which can, as a consequence, be brought forward early in the Plan period so as to best ensure a five year housing supply is achieved. (cont....)</p>

PR-A-089 Cerda Planning Limited / Greenlight Developments Limited	11	<p>(cont...) Secondly, the Council should take a pragmatic approach to delivering development. It is inappropriate to delay delivering housing whilst the Partial Review progresses through consultation and adoption. To do so will cause the Council not to have a five year housing land supply, given that in accordance with the recent West Berkshire case, the new objectively assessed need figure is to be applied in decision taking ahead of adoption of the plan. The Council should have in mind the Ministerial Foreword to the NPPF which is clear that sustainable development should proceed without delay; consequently, sites which accord with the plan strategy, and which are capable of delivering Oxford's housing needs should be permitted ahead of adoption of the Plan in order that delivery can keep pace with the annual requirement arising from the significantly uplifted objectively assessed needs which should immediately be applied in the five year housing supply calculation.</p> <p>If the Council apply this approach they minimise the risk of bullet point 4 to paragraph 14 of the NPPF engaging.</p>
PR-A-089 Cerda Planning Limited / Greenlight Developments Limited	12	<p>There are a number of key points to arise in relation to this question.</p> <p>Green Belt release is already planned for Oxford's Northern Gateway site adjacent to the A34 and the Peartree Park and Ride, it should be noted that even with the improvements to the A34 and the Peartree interchange, this area of the strategic highway network remains challenging with regular and significant congestion both in the a.m. and p.m. peaks but also across many parts of the day. Infrastructure capacity in this location is therefore a key constraint.</p> <p>Kidlington has a role as an employment and service centre however, as set out within the adopted Local Plan this meets local needs only. It is also a location which is surrounded on all sides by Green Belt.</p> <p>Yarnton is similarly surrounded on all sides by Green Belt and is a lower category settlement compared to, for example, Bicester.</p> <p>Begbroke is only partially constrained by Green Belt but is a smaller settlement than both Kidlington and Yarnton and similarly serves only local needs. (cont...)</p>
PR-A-089 Cerda Planning Limited / Greenlight Developments Limited	12	<p>(cont...) In contrast, Bicester is situated approximately 15 kilometres from Oxford City. Bicester is identified in adopted plan strategy as being the main focus for growth. A similar approach should be applied in the Partial Review for consistency. Bicester has two railway stations, both providing services to Oxford City, one of the stations (Bicester Village) has recently undergone a multi-million pound redevelopment. The adopted Local Plan is clear that Bicester is a key settlement for Cherwell, and furthermore tourism is an important component to economic growth in the District which is focused on Bicester given the national and international significance of Bicester Village.</p> <p>Crucially, Bicester is not fettered by Green Belt.</p> <p>There are a range of supporting villages across Cherwell in proximity to Oxford a number of which lie outside the Green Belt. However, the adopted Local Plan is clear that the rural areas of the District are not to be relied upon for any significant housing growth in the period to 2031, and any growth in nearby villages should be very limited if it is to be consistent with the adopted Plan strategy and is to meet sustainable development objectives. Fritwell for example, being one of the villages referenced in the Partial Review, contains limited bus services, a primary school, shop (which does not open on evenings, Saturday afternoons nor Sundays) and a village hall, which is a very limited range of facilities and can in no way be compared with the regional, national and international status of Bicester.</p>

PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	13	<p>As set out elsewhere in these submissions, the Council are embarking upon a Partial Review. This is not a wholesale review of the adopted Local Plan. Consequently, it is important that the Partial Review seeks to build upon what is good and sound in the adopted Local Plan, and apply additional growth requirements to this. Thus, consistency with the adopted Plan should be key.</p> <p>In this regard it is appropriate to have in mind the adopted strategy for Cherwell. In summary, this is most of the growth in the District will be directed to locations within or immediately adjoining the main towns of Banbury and Bicester.</p> <ul style="list-style-type: none"> <li>- Bicester will continue to grow as the main location for development within the District within the context of wider drivers for growth.</li> <li>- Banbury will continue to grow, albeit to a lesser extent than Bicester, in accordance with its status as a market town within a rural hinterland.</li> <li>- Kidlington's centre will be strengthened and its important economic role will be widened, albeit there will be no strategic housing growth at Kidlington.</li> <li>- Growth across the rest of the District will be much more limited and will focus on meeting local community and business needs.</li> <li>- Development in the open countryside will be strictly controlled.</li> </ul> <p>It is for these reasons that throughout these submissions, the approach being taken is that Green Belt release is to be avoided and that growth is to be focused upon Bicester.</p>
PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	14	<p>The adopted Local Plan sets out a series of objectives relating to housing which can usefully be applied to the Partial Review seeking to meet Oxford's unmet housing needs within Cherwell. Of particular relevance are the following;</p> <ul style="list-style-type: none"> <li>- The need to make market housing more affordable – delivering supply to meet demand, through meeting full objectively assessed housing needs, will assist in achieving this objective.</li> <li>- The need to provide more family housing.</li> <li>- The need to meet the requirements of a relatively young population together with the needs of an ageing population.</li> <li>- The need to protect and enhance the identity of Cherwell's Towns and Villages, to maintain or create a sense of belonging and improve social cohesion.</li> <li>- The need to deliver affordable housing and increase the proportion of the housing stock that comprises social housing.</li> <li>- To achieve housing delivery without removing land from the Green Belt.</li> </ul>
PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	17	<p>The factors set out in response to question 16 above provide compelling evidence. Cherwell is a predominantly rural District, the adopted Plan strategy seeks to significantly restrict development to the rural settlements and, as a consequence, focused development on the two main locations being Bicester and Banbury.</p> <p>For the purposes of the Partial Review, which seeks to deal with Oxford's unmet housing needs, it is self-evident that in transportation terms Bicester is a far superior location and when considered against the reasonable alternatives, must be considered as the primary focus for accommodating Oxford's unmet housing.</p>
PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	19	<p>The submissions made above provides clear and compelling evidence that Bicester is capable, in infrastructure terms, to accommodate significant additional housing in order to meet Oxford's unmet housing needs. Locating development at Bicester would be consistent with the adopted Plan strategy, as a result the Partial Review would be consistent with the adopted Local Plan which was found sound only last year.</p> <p>When considered against the reasonable alternatives, Bicester should be the focus for additional housing growth through the Partial Review.</p>

PR-A-089	Cerde Planning Limited / Greenlight Developments Limited	20	<p>The Issues Consultation sets out that tourism is regarded as a significant contributor to Cherwell's economy. As set out at paragraph 5.86 of the Issues Consultation document, tourism is presently worth over £300 million in Cherwell District.</p> <p>Bicester is regarded as having both national and international status through primarily the Bicester Village development. Through greater integration of Bicester Village within the wider Bicester Town, which is ongoing, Bicester will be able to harness the status that Bicester Village has brought to the area. In time, therefore, tourism will become an even greater element of the Cherwell economy, and will underpin to an even greater level Bicester as a regional centre.</p> <p>The increase in tourism will inevitably create jobs and further economic growth of the town including associated leisure and retail uses and additional service sector jobs.</p> <p>In terms of meeting Oxford's unmet housing needs, it is important that a strategy is set out which supports the existing assets of Cherwell, including Bicester, and as a consequence Bicester should be the main focus for accommodating Oxford's unmet housing needs.</p>
PR-A-089	Cerde Planning Limited / Greenlight Developments Limited	21	<p>Sustainability is at the heart of plan making and decision taking. The Ministerial Foreword to the NPPF is clear that sustainable development should proceed without delay.</p> <p>What sustainable development means is embedded within the NPPF at paragraph 6, and comprises three dimensions to sustainability; the economic, social and environmental roles.</p> <p>The concept of sustainability is no longer a tick box focused primarily on location and utilising previously development land, but instead is now a broad consideration of a range of issues which inevitably creates a spectrum of sustainability. (cont...)</p>
PR-A-089	Cerde Planning Limited / Greenlight Developments Limited	21	<p>(cont...) In order for development to be considered sustainable it does not need to score highly on each of the three dimensions to sustainable development; instead within each strand there are positive and negative factors which must be weighed before concluding whether each of the economic, social and environmental roles are met; and then determine whether development, in the round, comprises sustainable development.</p> <p>The Partial Review should make clear that this is the approach to sustainability.</p> <p>It is to be noted that the delivery of housing to meet the needs of present and future generations is a consideration in both the economic and social roles to sustainable development and as such is clearly a key plank to the assessment of sustainability. Plan making and decision taking which does not take the opportunities available to deliver housing would run counter to the growth aims of the NPPF and two of the three dimensions to sustainability.</p> <p>It is for this reason these submissions set out that the delivery of housing fundamentally underpins the soundness of the Partial Review.</p>
PR-A-089	Cerde Planning Limited / Greenlight Developments Limited	23	<p>The Issues Consultation suggests that Cherwell's requirement for meeting Oxford's unmet housing needs is in the order of 3,500 houses.</p> <p>Our submissions have set out that this figure does not account for an appropriate level of Oxford's unmet housing needs.</p> <p>Whether the Council's housing figures are utilised, or ours, it is evident that green field release is required to meet housing requirements. (cont...)</p>

PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	23	<p>(cont...) This should not be seen as an unsustainable approach. As distinct from the withdrawn PPS3, there is no requirement in national policy for a brownfield first approach to locating development. Instead, the approach is to assess development options against the three strands to sustainability (these being the economic, social and environmental roles set out within the NPPF).</p> <p>It is nevertheless recognised that Cherwell contains natural environment assets which should be protected and where protection is not feasible, mitigated against impact.</p> <p>This can adequately be achieved and indeed there are areas of green field land at Bicester which are not in agricultural use let alone comprising Best and Most Versatile agricultural land which is the only grade of agricultural land which should be considered as a constraint in terms of loss in accordance with the NPPF.</p>
PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	25	<p>Cherwell contains a wealth of designated and undesignated Heritage Assets. The NPPF is clear that these should be accorded protection.</p> <p>Protection can extend to the setting to Heritage Assets.</p> <p>It is important to recognise that development which affect Heritage Assets need not be excluded from a site selection process for the purposes of meeting Oxford's unmet housing needs through the Partial Review. Instead it is appropriate to consider whether any harm arises, if that can harm can be mitigated against, and whether there any other reasonable alternatives. (cont...)</p>
PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	25	<p>(cont...) It is important to recognise that development close to Heritage Assets need not have an impact upon setting. Furthermore, change close to Heritage Assets can have a positive effect - for example a Heritage Asset whose setting is characterised by an urban context can be enhanced where a void site, without any built form, is brought forward for development.</p> <p>So far as Plan making in Cherwell, it has already been established through the adopted Local Plan that development in association with Heritage Assets is acceptable; Upper Heyford being one example, and RAF Bicester being another. This demonstrates the capacity for Bicester to accommodate additional housing associated with Heritage Assets without an unacceptable adverse impact.</p>
PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	28	<p>Site submission - Land at Skimmingdish Lane, Bicester. The separate site submission form has been completed and a site at Skimmingdish Lane, Bicester has been put forward in the Call for Sites.</p>
PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	15, 18, 22, 24, 26	<p>Strategically, Bicester is a key regional location which is the focus for development in Cherwell as set in within the adopted Local Plan.</p> <p>The adopted Local Plan strategy, seeking to focus upon Bicester, is set out in response to question 13 above.</p> <p>Bicester is a location unfettered by Green Belt. It is functionally and physically related to Oxford; the Partial Review makes clear that Bicester serves an important role with significant commuting to and from Oxford.</p> <p>Bicester is nationally and internationally renowned, the latter most obviously for its tourism offer which the Partial Review it is clear to highlight is important to the Cherwell economy.</p> <p>There is a significant concentration of shops, services and facilities in Bicester. These are being added to, for example</p>

PR-A-089	Cerdea Planning Limited / Greenlight Developments Limited	15, 18, 22, 24, 26	<p>(cont...) These is a range of additional infrastructure having already being provided or being planned for including schooling, health care, additional leisure and retail facilities, green infrastructure, highways improvements and public transport.</p> <p>Whilst the Local Plan has only recently been adopted, there is already a step change in delivery at Bicester, reflecting its status in the Plan strategy.</p> <p>Delivering additional development at Bicester would underpin the work already undertaken, and would be consistent with the adopted Plan strategy. It is a wholly justified approach.</p> <p>Importantly, there is plentiful land available in and around Bicester in order to deliver development requirements, some of which does not involve any agricultural land let alone Best and Most Versatile agricultural land. (cont...)</p>
PR-A-089	Cerdea Planning Limited / Greenlight Developments Limited	15, 18, 22, 24, 26	<p>(cont...) Separate submissions have been made to the Call for Sites including land at Skimmingdish Lane, Bicester which is capable of delivering between 80 and 100 dwellings in Phase 1 of the Plan on a site within the confines of the strategic bypass to Bicester.</p> <p>It is land which is the subject of an option to proceed with immediate development and is of a sufficient size to make a meaningful contribution in the early phase of the Plan so as to assist the Council in their considerations of five year supply whilst being of a scale that is strategic in nature (given that there is nothing in any policy guidance, notably the NPPF and the NPPG, which defines what comprises a strategic site).</p>
PR-A-089	Cerdea Planning Limited / Greenlight Developments Limited	16, 18, 22, 24, 26	<p>On a strategic level, there are two key locations for growth in Cherwell; Bicester and Banbury. As set out in these submissions, Bicester lies very close to Oxford City, being approximately 15 kilometres away. Banbury, in contrast, is situated in the northern part of the District and is some distance from Oxford. It does not have any functional or physical relationship with Oxford, and whilst Banbury has a rail station the primary route and services does not pass through Oxford. In contrast, not only does Bicester have two railway stations, one of them (Bicester Village) has been the subject of a multi-million pound redevelopment and there are direct, regular and frequent services between Bicester and Oxford.</p> <p>There are also good quality bus services between Bicester and Oxford, utilising the new bus interchange facilities associated with the recently completed Sainsbury's town centre redevelopment scheme. So far as alternatives to car use, Bicester clearly offers significant advantages to Banbury. (cont...)</p>
PR-A-089	Cerdea Planning Limited / Greenlight Developments Limited	16, 18, 22, 24, 26	<p>(cont..) Notwithstanding, whatever type of journey is to be undertaken (rail, bus, cycle and, as necessary, car) the length of journeys from Bicester to Oxford are significantly less than those from Banbury to Oxford. In locational terms, reducing travel distance is an inherently sustainable approach to locating development.</p> <p>Furthermore, where public transport travel times are less, this becomes a more appropriate proposition to utilising the private car.</p> <p>So far as the strategic highway network, Bicester has been the subject of significant investment with additional improvements planned as part of the adopted Local Plan. These include considerations being given to completing the strategic bypass which surrounds three quarters of Bicester. This would complement the road upgrade on the A41 between Bicester and Oxford, crossing as it does the M40 at junction 9.</p> <p>These factors, both individually and cumulatively, all indicate that Bicester is a far superior proposition to Banbury and indeed any other location within the predominantly rural District of Cherwell for accommodating Oxford's unmet housing needs.</p>

PR-A-089	Cerdea Planning Limited / Greenlight Developments Limited	6+7	<p>By way of context, it is important to have in mind that Cherwell has an adopted development plan which seeks to identify and deliver development requirements to 2031. It is a strategy which has been found sound, and was found sound only last year. It is therefore a strategy that can be relied upon.</p> <p>The sole reason for undertaking a Partial Review is to meet unmet housing needs arising from Oxford City. By implication, meeting unmet housing needs should take place in locations which relate well to Oxford. To do otherwise would be perverse and would run counter to the objectives of sustainability and run the risk of undermining, amongst other matters, social cohesion by directing housing needs some distance away from where needs are being generated. (cont...)</p>
PR-A-089	Cerdea Planning Limited / Greenlight Developments Limited	6+7	<p>(cont....) So as to ensure that these risks do not arise, it is fundamental to define an area of search or plan area in seeking to meet Oxford's unmet housing needs.</p> <p>In so doing, the area of search or plan area should be well related to Oxford.</p> <p>There are various considerations as to what is meant by well related. Matters for consideration include physical relationship – how close is the area of search to Oxford's City boundary; functional relationship – are there existing movements of people between the area of search and Oxford City; physical constraints – can the movement of people between the area of search and Oxford City take place without reliance upon the private car; planning policy considerations – is the area of search unencumbered in terms of key environmental issues such as Green Belt; consistency with adopted plan strategy – given that Cherwell are undertaking only a partial review it is important that the area of search is consistent with the adopted plan strategy which was found sound only last year.</p>
PR-A-090	Define Planning & Design Ltd	1	<p>As paragraph 2.9 of the consultation document acknowledges, "there is not currently a precise housing capacity figure for Oxford City that has been agreed by the Oxfordshire Growth Board". The use of the midpoint annual housing need assumption within the SHMA also raises concern that the need identified does not necessarily reflect the full objectively assessment needs (FOAN) as required under paragraph 47 of the NPPF. Moreover, the proposed distribution illogically assumes Oxford itself will provide an equal proportion (some 3,000) of the 15,000 homes required to meet the current needs that cannot presently be met by Oxford. This assumption is further challenged by the acknowledged physical constraints to delivering housing within Oxford as a result of its compactness and Green Belt designations.</p> <p>It is also highly unlikely that the distribution of additional housing outside of Oxford would or could be evenly distributed across the County. Indeed that does not reflect the potential constraints to and opportunities for development that will vary from one authority to the next. (cont...)</p>
PR-A-090	Define Planning & Design Ltd	1	<p>(cont...) Given this context and the awaited conclusions from the completion of countywide assessments, it is likely that future housing needs required to be met within Cherwell, as part of the wider HMA, will increase. Additionally, the size and nature of Cherwell District relative to other partner authorities within the HMA, indicates that it should accommodate a greater proportion of the unmet housing need from Oxford.</p> <p>NPPF paragraphs 156 and 157 emphasise the need for Local Plans to plan positively to meet the development needs of the area. Given the unconfirmed position on growth, the figure of 3,500 housing to be met within Cherwell District can only be a working assumption at best and is yet to be confirmed. On this basis, CDC should not use this figure to pre-empt the potential for housing delivery within the District and should use the Call for Sites exercise to comprehensively assess the potential for delivering a greater number of houses, as may be required, based upon the sustainable development principles supported through the extant policies within the adopted Local Plan.</p>
PR-A-090	Define Planning & Design Ltd	28	<p>Site submission - Land East of South Newington Road, Bloxham</p>

PR-A-090 Define Planning & Design Ltd 6-9

As has been acknowledged in the consultation document (paragraph 1.23), the SHMA concludes that the Oxfordshire HMA, which is centred on Oxford, comprises the entire County, including all of Cherwell District. As such, the area of search to identify allocations for growth should be drawn from a review of sites across the entire HMA and not restricted to those areas closest to Oxford City. On this basis, WDL propose that a District wide approach should be applied to considering additional opportunities for allocating housing land across Cherwell. This recognises (as the SHMA also acknowledges) that the District has excellent transport links (including the M40) and direct rail links from Banbury and Bicester to London, Birmingham and Oxford that supports a District wide approach.

The focus for future housing development within the HMA has already placed considerable emphasis on Oxford specifically, and indeed, Bicester and Banbury as key locations within Cherwell District. Whilst the size of those settlements and associated infrastructure justifies this hierarchy, an over emphasis and reliance upon fewer locations to provide future housing could significantly increase the risk that the identified need across the HMA will not actually be met due to the complexity of delivering high volumes of development and associated infrastructure in any one particular location. (cont...)

PR-A-090 Define Planning & Design Ltd 6-9

(cont...) The Local Plan and this Partial View explicitly affirm a commitment to ensure a proportion of the unmet needs arising in Oxford can be sustainably accommodated and that the objectively assessed housing need across the whole Oxfordshire Housing Market Area are met. As this is only a partial review of the Local Plan in order to consider how to address Oxford's unmet housing need, the aims, objectives and strategy of the extant Part 1 Local Plan remain the same, and the distribution of additional housing as a result of this review should reflect this. In particular, Part 1 of the Local Plan provides a sustainable development strategy that has been examined and adopted by CDC.

As such, the adopted Part 1 of the Local Plan provides an entirely appropriate basis and starting point for considering the most appropriate distribution of alternative sites to meet future housing need. This specifically includes consideration of the proposed settlement hierarchy, which is supported by WDL, that allows for the distribution of housing across the District.

Notably, Policy Villages 1 identifies Bloxham as a Category A Service Village where minor development, infilling and conversions would be appropriate, recognising that "there is a need for Cherwell's Villages to sustainably contribute towards meeting the housing requirements identified in Policy BSC1" (paragraph C.261). Policy Villages 2 then addresses the distribution of growth across the rural areas. The Local Plan states (paragraph C.270) "The Local Plan must set out an approach for identifying the development of new sites for housing across the rural areas to meet local needs in sustainable locations and to meet the strategic targets set in 'Policy BSC1: District Wide Housing Distribution'. (cont...)



PR-A-090 Define Planning & Design Ltd 6-9

(cont...) Taking a District wide approach will enable the Partial Review to consider the potential for additional housing development to assist in providing other investment across the District in accordance with the hierarchy, acknowledging the relationship between growth in housing and investment in other infrastructure to support that growth. Capacity of facilities and infrastructure are a common issue around the District and County, and the solution is not to restrict the housing development required to meet the identified FOAN in otherwise sustainable locations, but to seek solutions to remedy those matters through re-planning and management and/or securing public and private sector investment in the forward planning and development management processes.

As such and in order to meet that requirement without impacting on CDC's existing development strategy for the District, CDC should apply the distribution strategy already in place within the adopted Local Plan in respect of Policy Villages 1 (village hierarchy) and Policy Villages 2 (the distribution of growth across the rural areas).

Bloxham is the largest of the Category A Service Villages, the best served in terms of community infrastructure and facilities, well related to Banbury and unconstrained by Green Belt. As such it is one of the villages in the District that is best able to accommodate future growth. The District Council's response to the Neighbourhood Plan consultation undertaken at the beginning of 2015 specifically referred to it as being a "more sustainable village than many with relatively good access to amenity and connectivity to Banbury". Consequently there should be no restriction to further sustainable development that would contribute to meeting the identified needs in the District, and those stemming from unmet need within the wider Housing Market Area, if it can be demonstrated to be appropriate within the terms of the Development Plan and NPPF policy context. (cont...)

PR-A-090 Define Planning & Design Ltd 6-9

(cont...) WDL does recognise the stated concerns in relation to the capacity of the facilities and infrastructure in the village. However, that is a common issue around the District and County, and the solution is not to restrict the housing development required to meet existing and identified future needs in otherwise sustainable locations, but to seek solutions to remedy those matters through re-planning and management and/or securing public and private sector investment in the forward planning and development management processes. Notably Policies BSC7, BSC8 and BSC9 in Part 1 of the Local Plan seeks to do precisely that in relation to education, health, and public services and utilities respectively.

As such, WDL propose that the area of search should encompass the entire District, supported by the planning policy strategy and objectives that are already in place as part of the Part 1 Local Plan to secure sustainable development, effectively building on this sustainable development strategy.

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As noted above, a core objective of the NPPF (paragraph 47) is to ensure that the Local Plan reflects and can meet the FOAN in the housing market area. As such any additional requirement stemming from the Duty to Cooperate forms part of the FOAN and should not be treated differently from other housing need. WDL therefore consider it unnecessary and inappropriate for CDC to identify a specific housing supply for meeting Oxford's needs within its own five year land supply. Furthermore there is no policy basis for separating any additional housing requirements stemming from the Duty to Cooperate and given the housing need figures are not yet agreed across all authorities, these could continue to change.

PR-A-091 Bodicote Parish Council

7 This housing should be developed as close to Oxford as possible, using green belt land as necessary and perhaps developing Kidlington, Yarnton and Begbroke. Para. 5.98 states that "Specific, high value employment needs are accommodated at Kidlington and Begbroke", which gives weight to our suggestions. Para. 5.103 & para. 5.104 stress the importance of the "Northern Gateway" site near the Peartree Interchange site. This would also seem relevant to Oxford's needs.

PR-A-091	Bodicote Parish Council		12 Many of the other Cherwell Category 1 villages have been flooded with new housing development and should not be asked to take any housing intended to cover Oxford's needs. Commuting should be actively discouraged. The Planning Inspector commented that there should be a "joint review of the boundaries of the Oxford Green Belt, once the specific level of help required by the city of Oxford to meet its needs . . is fully and accurately defined" (p.26, 4.14). This review is urgently needed and may have been undertaken in the Green Belt Study (4.16); its findings should weigh heavily in the decision regarding Oxford's unmet housing needs.
PR-A-091	Bodicote Parish Council		12 Para. 5.7 points out that "The NPPF notes that the supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extensions to existing villages and towns." This should apply to Oxford (see our comments above).
PR-A-091	Bodicote Parish Council		9 Para. 5.28 refers to distances between specific villages and to the "Kidlington gap". We would point out that none of this has been considered important in the case of Bodicote, where the "Bodicote gap" was conveniently forgotten and Bodicote has been almost joined up with Banbury, with some of its parish land even being taken into Banbury.
PR-A-091	Bodicote Parish Council		9 Para. 5.37 notes the approach of "avoiding sprawl and harm to the identity of settlements including through coalescence". This policy should be applied to the Category 1 villages in the north of Cherwell.
PR-A-091	Bodicote Parish Council		8 Para. 5.81 states that the Local Plan "seeks to reduce the level of out-commuting". This supports our contention that Oxford's housing needs should be met in or close to Oxford and not spread out across the region.
PR-A-091	Bodicote Parish Council		9 It would be better to review the Green Belt for development rather than targeting villages being consumed by towns, e.g. Bodicote/Banbury.
PR-A-092	Fritwell Parish Council	1	The clear message that this Parish Council is hearing from its engagement with the residents is 'No'. There seems to be no evidence upon which to base this figure and until the actual scale of need has been identified (based on up to date, transparent evidence), how can a working figure be arrived at. The current figure seems to have been arrived at by simply splitting the numbers between the five neighbouring local authorities. Nor does there seem to have been any consultation with local communities as to whether this figure is suitable in terms of actual unmet need. More should have been done prior to this consultation to ascertain whether the district has the ability to accommodate this additional growth in a sustainable way.
PR-A-092	Fritwell Parish Council	2	Again, for the reasons set out above in Question 1 this Parish has, at this time, not been made aware of any evidence that justifies additional housing for Oxford City within Cherwell District.
PR-A-092	Fritwell Parish Council	3	This question seems to assume that Cherwell will accept a 'significant' number of houses in response to Oxford City's unmet need. At the moment there seems to be no detailed evidence on which to identify such a need. Indeed, we understand that the final report of the Oxfordshire Growth Board has yet to be published. It would surely be prudent to ascertain what is best for any settlement in Cherwell and their ability to accommodate additional development before assuming numbers.  Oxford City must ensure that its identified need is based on current evidence and that an up to date assessment of the capacity within its boundary is undertaken. The question must be asked why should neighbouring authorities (including Cherwell) be the first port of call for Oxford City's unmet needs. Oxford City should endeavour as far as possible to meet their needs and look again at urban regeneration/intensification and the release of appropriate sites located within the green belt.  When this assessment of Oxford City's ability to accommodate growth has been completed, then and only then should neighbouring authorities be expected to consider whether they have the ability for extra development. Why should the neighbouring local authorities be expected to meet Oxford City's needs?
PR-A-092	Fritwell Parish Council	5	It seems to this Parish Council that these questions assume acceptance of Cherwell accepting a substantial level of growth to address Oxford City's unmet needs.

PR-A-092	Fritwell Parish Council	6	This Parish Council does not support this consultation or the extent of Oxford City's unmet housing need as to date no need, based on hard evidence, has been established. This would seem to be a hypothetical question! However, once a need has been identified, surely such a need should be met as close to possible to where it is arising.
PR-A-092	Fritwell Parish Council	7	Assuming that evidence becomes available to support Oxford City's unmet housing need, then this Parish feels very strongly that the need should be met as close as possible to Oxford City. This could include land within the green belt although a review should be implemented to ascertain which land would be best suited to meet the need. Consideration should be given to traffic/commuter flows to both Oxford and London.
PR-A-092	Fritwell Parish Council	8	This Parish very strongly objects to a district wide approach. Housing need for the District up until 2031 has been set and meeting this need will require a very challenging rate of delivery. To apply a district wide approach will increase levels which will be beyond support.
PR-A-092	Fritwell Parish Council	9	Definitely yes. As previously said an assessment of green belt land would be particularly appropriate because the green belt has remained unchanged since the 1970s. Although this Parish would not want development at any cost it should not be assumed that neighbouring authorities will accommodate Oxford City's growth. Once a green belt review has been completed it may become apparent that there is potential to provide areas for development.
PR-A-092	Fritwell Parish Council	10	Yes. It is essential that Cherwell District Council ensure that its own housing needs are met in full. If Cherwell District Council does not have a five year land supply because of Oxford City's unmet need it will put all Cherwell's settlements at risk of speculative developers. We do not wish to see the housing land supply put in jeopardy to meet this need; in fact there should be a clear separation of Cherwell's housing needs and Oxford City's unmet needs.
PR-A-092	Fritwell Parish Council	11	This Parish cannot answer this question; however, it is concerned that Oxford City's unmet need for housing does not weaken Cherwell's ability to have a sufficient supply of sites available to meet its five year responsibilities.
PR-A-092	Fritwell Parish Council	12	As already stated the scale of unmet needs still has to be justified; however once this need has been vigorously established then it must be met as near as possible to where it arises.  With reference to Category A settlements, it should be recognised that they may not have capacity to accommodate unmet needs from Oxford City. Indeed, Category A villages have made significant contributions to development (750 houses in LP1).
PR-A-092	Fritwell Parish Council	13	No.
PR-A-092	Fritwell Parish Council	14	Fritwell Parish Council cannot provide a response to this question except to say that Cherwell should not be a 'dumping ground' for Oxford City's unmet needs, especially if the City has not considered all reasonable options to meet their own needs.
PR-A-092	Fritwell Parish Council	15	Again, this Parish would say that any need should be accommodated as close to where it arises as possible. The cost of accommodating any unmet need should not undermine the Local Plan Part 1.
PR-A-092	Fritwell Parish Council	16	Feedback from our consultations detailed huge concern regarding traffic volume/rat runs in the parish. Of course, more houses will only add to this.
PR-A-092	Fritwell Parish Council	17	It is critical that improvements necessary to support any growth (although still unproven) are implemented to lessen the potential impact of additional traffic. Although improvements may be possible they should certainly not be at the expense of village life.
PR-A-092	Fritwell Parish Council	18	Fritwell has a very old sewage system; indeed any replacement part has to be individually made meaning that there is very often tankers removing waste from the system. The Parish has had many complaints about the lack of broadband slots; there are worries about cemetery provision and in certain areas of the village the drains overflow on a regular basis.

PR-A-092	Fritwell Parish Council	19	There is the crucial question of whether our existing infrastructure will be made worse if further new homes over and above those already agreed need to be accommodated within Cherwell District.
PR-A-093	Hollins Strategic Land		<p>7 The following extracts demonstrate that Cherwell and Oxford are inextricably linked in some ways:</p> <p>In Cherwell, economic attractors such as London-Oxford airport, Begbroke Science Park, Oxford Spires Business Park and other commercial areas at Langford Lane in Kidlington all have an economic relationship with Oxford as well as Cherwell. (para. 2.22)</p> <p>Bicester also performs as an economically and socially important town within Oxford’s local area of influence and is growing rapidly. (para. 2.22)</p> <p>There are direct rail links from Banbury and Bicester to London, Birmingham and Oxford. The rail link from Bicester to Oxford and beyond is being improved as part of wider east-west rail objectives and a new station at Water Eaton (‘Oxford Parkway’), linking Bicester, Oxford and London Marleybone opened in October 2015 (para. 3.3)</p> <p>The District as a whole has a clear geographic, social, economic and historic relationship with Oxford. (para. 3.4)</p> <p>Bicester is a rapidly expanding historic market town with a long-standing military presence. The town is presently a significant resident commuter base for Oxford. (para. 3.8) (cont...)</p>
PR-A-093	Hollins Strategic Land		<p>7 (cont...) Bicester will grow significantly to 2031 to become an important economic centre in its own right and as part of growth along the Oxford-Cambridge corridor. Bicester will have established itself as a location for higher-technology business, building on its relationship with Oxford. (para. 3.11)</p> <p>It (Kidlington) has a close relationship with Oxford (particularly an economic relationship). (para. 3.20)</p> <p>Bicester is situated about 24km (15 miles) (centre to centre) to the north-east of Oxford accessible via the A34 and the A41 via junction 9 of the M40. From 2016, Bicester will have a direct train service to Oxford. (para. 5.33)</p> <p>Three RT (Rapid Transport) lines have been identified for the city, linking a potential network of new Park &amp; Ride sites including at Langford Lane, Kidlington and to the east of Kidlington off the A34. The County Council’s strategy is to move Park and Ride facilities further away from Oxford to improve operation of the A34 and other road intersects. (para. 5.58) (cont...)</p>
PR-A-093	Hollins Strategic Land		<p>7 (cont...) The proximity of Kidlington, London-Oxford Airport and Begbroke Science Park to Oxford, Bicester’s growing influence and accessibility on the ‘Oxfordshire knowledge-spine’ and the ‘Oxford-Cambridge Arc’, and the international draw of both Oxford and Bicester Village, means that there are a number of shared economic influences. (para. 5.102)</p> <p>Immediately adjoining Cherwell, is a 44 hectare site off Peartree Interchange, the ‘Northern Gateway. Site, allocated by Oxford City for mixed use development. The site adjoins Cherwell District. (para. 5.103)</p> <p>The graphic provided on page 47 of the LPP1PR demonstrates that Oxford is the top workplace for outbound commuters from Cherwell: (image provided in rep) (cont...)</p>
PR-A-093	Hollins Strategic Land		<p>7 (cont...) Oxford City Council Core Strategy: The Core Strategy (CS) Key Diagram highlights the inextricable link between Cherwell and Oxford. Three of the key access points into Oxford from the surrounding area are all from within Cherwell. Furthermore, it shows the good rail links between Cherwell and Oxford. There is also a Park and Ride facility within Cherwell and another adjacent to the Cherwell boundary. (cont...)</p>

PR-A-093 Hollins Strategic Land		<p>7 (cont...) Local Transport Plan 2015 – 2031 Figure 7 of this document demonstrates that there are significant travel to work flows between Cherwell and Oxford. (figure provided in rep)</p> <p>Figure 9 further emphasis the economic relationship between Cherwell and Oxford, in comparison with other authorities. (graph provided in rep).</p> <p>Figure 22 shows the significant extent of the public transport links between Cherwell and Oxford: (figure provided in rep) (cont...)</p>
PR-A-093 Hollins Strategic Land		<p>1 It is evident that Cherwell has a clear geographic, social, economic and historic relationship with Oxford. Furthermore, the Cherwell, Oxford and Oxfordshire documents referred to suggest that other authorities do not have the same relationship with Oxford.</p> <p>As a result of this, it is considered that Cherwell must not underestimate its relationship with Oxford at this stage of the LPP1 Partial Review process and should increase its working figure beyond 3,500.</p>
PR-A-094 Persimmon Homes Midlands	1	<p>The advanced sustainability appraisal will help to give more of a steer on the housing numbers that Cherwell District should look to plan for through the review of the Local Plan Part 1. Once this has been undertaken, a greater critical analysis of the unmet housing needs delegated to the other Oxfordshire local authorities can take place.</p> <p>Persimmon Homes Midlands assume that the district of Cherwell should look to take greater numbers due to it having two of the largest towns in Oxfordshire, Bicester and Banbury, as well as one of the largest villages in the UK, Kidlington.</p> <p>Mass development is currently ongoing in both Bicester and Banbury, so any unmet needs that are allocated to the towns will be very much long-term schemes.</p> <p>The rural nature of Oxfordshire will not help the county in meeting the unmet needs of Oxford, as sustainability becomes an issue with regards to the goals of the NPPF. In the whole, the majority Oxfordshire will not be able to contribute to the achievement of sustainable development in any substantial manner, due to the size of its urban locations outside of the main urban agglomeration that is Oxford. As this is the case, it would be sensible for the housing numbers to be pushed towards the main urban locations within Oxfordshire that are relatively unconstrained, Bicester and Banbury.</p>
PR-A-094 Persimmon Homes Midlands	2	<p>The adopted Cherwell Local Plan identifies a large mass of land dedicated to employment uses. These are based in the main towns of Banbury and Bicester, as well as the large village of Kidlington. As Kidlington is closely related to Oxford out of the three settlements, further employment allocations can be twinned with residential development in order to promote sustainability and a thriving economy.</p> <p>An idea for additional employment opportunities would be to locate them in the larger villages of Cherwell, alongside extra sites in Bicester and Banbury, creating small to medium sized business parks that can accommodate a range of business uses, which would lead to an enhanced economy in the surrounding geographical area, and a greater variety of office opportunities for companies who cannot afford to pay the high rental rates that are present in the City of Oxford.</p> <p>If some of the unmet needs are issued to the town of Banbury, there is a chance the locality can tap into the links with South Northamptonshire and the motor/high-tech industries that are present there. Once again, it offers the opportunity for smaller businesses to afford the rates rather than struggle to pay those apparent in the City of Oxford.</p>

PR-A-094	Persimmon Homes Midlands	3	<p>The main issue that Cherwell should look to address when it makes a significant contribution to meet Oxford's unmet housing needs is affordability. Oxford is plagued by the tag of being the most unaffordable place to live in the UK, with average property prices being sixteen times the average earnings of people who live within the city. This is not sustainable, with workers not being able to live in Oxford. Due to Cherwell being located close to the city of Oxford, the cost of living is still particularly high, particularly in Bicester and the village of Kidlington. If new development is to be pursued in these locations, the affordability of the schemes should be a key feature. The recent consultation of the proposed changes to national planning policy noted a potential amendment to the existing NPPF definition of affordable homes, enabling the provision of Starter Homes as a form of affordable dwelling. This is supported by Persimmon Homes as it will allow for a variety of people to access the housing market in an affordable manner. Delivering a proportion of starter homes on reasonably-sized housing sites within Cherwell should enable it to successfully deliver a range of housing opportunities for home ownership. Another key issue when considering the contribution Cherwell will make in meeting Oxford's unmet housing needs is the previously mentioned physical constraints and planning designations that are seen throughout Oxfordshire. This will vastly hamper supplying the future houses to meet Oxford's needs, but this is a UK wide problem rather than one that has solely occurred within Oxfordshire. The rural nature of all the local authorities within the county is a contributing factor to the designations, so mitigation measures need to be built alongside development in order for development not to detrimentally affect the designated areas. However, these constraints and designations should help the geographical distribution of Oxford's unmet housing numbers as the sustainable settlements within the county can be clearly identified.</p>
PR-A-094	Persimmon Homes Midlands	4	<p>Additional growth in the district should look to benefit itself as much as possible. Retaining a skilled labour force within the District should be a principle that should be adopted in order for Cherwell to reap the economic benefits of the relationship with Oxford. Also, a key principle in order for the cross-boundary work to be a success is co-operation between the Oxfordshire local authorities. Communication has to be common between the authorities to achieve the goals set out in the plan reviews that are undertaken, planning for the unmet needs of Oxford. The twinning of housing and infrastructure should be a priority for Cherwell as this will help implement the extra housing that will be allocated within the district.</p>
PR-A-094	Persimmon Homes Midlands	5	<p>The focused Vision for meeting Oxford's unmet housing needs should look to build upon the original vision of the adopted Cherwell Local Plan, using the same principles, as they apply to this situation. Economic, environmental and social sustainability should look to be strengthened through further additions to the built environment in the most sustainable locations.</p> <p>Oxford's international ties and recognition should be a key focus of the vision, pointing to how Cherwell contributes to this and the benefit the district could give to Oxford City in the future. Extending sustainable places as well as focusing residential and employment development around transport hubs should be the way forward for Cherwell accommodating Oxford's unmet needs.</p>
PR-A-094	Persimmon Homes Midlands	6	<p>Sustainability wise, it is obvious the plan area for the Partial Review document should be well related to the city of Oxford, as being close to the place you work or use as a service centre is particularly desirable, as well as more environmentally friendly. Persimmon Homes believes that the majority of development planned for should be located fairly close to Oxford. This means Kidlington and Bicester should look to plan for additional residential units, as they are also places that hold services, facilities, transport links and employment opportunities.</p> <p>Geographically, Bicester and Kidlington are located within a desirable commuting belt to Oxford, and this is where the majority of the unmet housing needs of the city should be located, however, the area of search should not rule out the potential release of some Green Belt land. The release of Green Belt land, in particular brownfield sites around Kidlington, could help the situation the city finds itself in significantly as it lies adjacent to it, leading to a sustainable location for development to take place.</p>

PR-A-094	Persimmon Homes Midlands	7	<p>As already mentioned, the underlying message of the NPPF is for development to be sustainable in all aspects. Thus, the factors that should influence the plan area are all to do with how sustainable a place is, and how it should take an amount of development relative to its size. Connectivity and transport links are a great advantage to a settlement, with the recent government consultation on changes to the NPPF looking towards higher densities around commuter hubs, thus the district council should look to locate some future development in these areas. Areas around the Oxford Parkway station that links the area to London have the potential to hold a large amount of housing numbers.</p> <p>Another factor that should influence the plan area is the facilities and services that exist in a settlement already. Once again, this all links back to sustainability, with a settlement that has got a range of facilities and services the preferred option for a decent sized development. The council should also factor in what developments can provide for a village in terms of services and facilities, so smaller settlements that do not that have a great range of services and facilities should also be assessed for their potential to grow in a sustainable way.</p>
PR-A-094	Persimmon Homes Midlands	8	<p>The sustainability appraisal will further dictate if a district-wide area is appropriate for accommodating the unmet needs of Oxford. Persimmon Homes believe that the north of the district should still be investigated as a potential area to hold some of the housing needs of Oxford as the settlement of Banbury is one of the most sustainable locations within Oxfordshire, with its very good transport links, amount of facilities and services that can already be easily accessed.</p> <p>It would be unreasonable to totally disregard the northern part of the district, in particular Banbury, as a place that should not take any of Oxford's unmet housing needs.</p>
PR-A-094	Persimmon Homes Midlands	9	<p>Persimmon Homes believe that continued work should be undertaken by the Oxfordshire Growth Board to determine the potential release of some of the designated Green Belt land for residential development associated with Oxford. Low value areas that do not contribute to the aims of the Green Belt and are related fairly well to an existing settlement should look to released for future development.</p> <p>Oxford city cannot accommodate the amount of houses they need to supply in order to nullify the need, so the release of a sustainable part of the Green Belt would release the pressure on Oxford once potential schemes are built out.</p>
PR-A-094	Persimmon Homes Midlands	10	<p>An individual five year housing supply of deliverable sites for meeting Oxford's needs could be a very useful way of monitoring the delivery of the extra numbers allocated to the other Oxfordshire local authorities. However, a separate entity for these unmet needs could be particularly hard to implement and separate from the original housing land supply numbers that are presently used. Strict regulations would need to be placed upon the unmet needs five year housing land supply calculation to avoid potential double counting.</p> <p>Furthermore, more details need to be given with regards to whether sites would be allocated for the Oxford overspill and whether infrastructure costs would be associated with the city council or the district. The council would also need to be clear on the strategy for growth between years 6-11.</p>
PR-A-094	Persimmon Homes Midlands	11	<p>To ensure that Cherwell manage a five year supply for Oxford without conflicting with the existing local strategy and its housing requirements, sites would need to be identified as separate to those already allocated or included within the five year housing land supply count. Maps would need to be clearly marked with the particular allocations that are coming from Oxford's unmet needs.</p>

PR-A-094	Persimmon Homes Midlands	12	<p>Affordability within Oxfordshire, in particular Oxford, is a great issue that all the authorities face. The introduction of starter homes throughout the whole of Oxfordshire should help a greater amount of people access homes for ownership, allowing for a more sustainable economy to be enacted in the county. Cherwell District should look to pursue Starter Homes alongside the other traditional forms of affordable housing to make sure future properties are affordable to a range of people. At present, the unaffordable nature of Oxford is acting as a barrier to the retaining and recruiting of workers.</p> <p>Persimmon Homes believe that strong actions should be taken to solve the shortage of homes within Oxford. The district council, as well as all the other Oxfordshire authorities may need to take controversial steps, going against some existing planning principles, in order to sufficiently deliver the unmet needs of Oxford.</p>
PR-A-094	Persimmon Homes Midlands	13	<p>Oxford's relationship with London should be looked at when considering the amount of housing that will be needed in the future and where in Oxfordshire it will be accommodated. The continued pressure for housing supply in and around London's commuter belt local authorities cannot be ignored, as numbers will not be consumed within the Green Belt, and therefore they will be aimed at those local authorities on its periphery. Cherwell District is an example authority of where those local authorities that are mostly situated outside the Green Belt play a key role in ensuring there is enough housing being provided in the South East to accommodate demand and help ease the regional affordability problem. An increase in out-migration from London is already very likely as a result of the London Plan 2011-2021 failing to supply enough housing to meet the identified need.</p>
PR-A-094	Persimmon Homes Midlands	14	<p>Persimmon Homes Midlands believe a range of housing objectives should be considered for meeting Oxford's unmet needs within Cherwell. These are:</p> <ul style="list-style-type: none"> <li>- Affordability will be key in allowing a range of people to access the housing ownership market. The use of starter homes alongside traditional forms of affordable housing should help to alleviate the problem of affordability within the city of Oxford and other parts of Oxfordshire.</li> <li>- High density developments in sustainable locations will mean land is efficiently used and schemes are more desirable for developers.</li> <li>- A wide range of market housing should be encouraged in order to accommodate the needs of different points in the housing market.</li> </ul> <p>Large detached houses are not wanted by the majority, and the space they take up is inefficient.</p> <ul style="list-style-type: none"> <li>- Housing developments should look to make a place more sustainable, through the provision of funds for new services and facilities, as well the improvement to existing ones.</li> </ul>
PR-A-094	Persimmon Homes Midlands	15	<p>The majority of the strategic housing sites to meet Oxford's unmet needs should be located in the town of Bicester and the village of Kidlington. These settlements are related well to Oxford and also have direct transport links to the city. As well as this they hold a range of employment opportunities, facilities and services. Kidlington is surrounded by the Green Belt, but its relationship with Oxford can be seen as an opportunity for development location, thus low value areas of the Green Belt around Kidlington should be released for some strategic housing development.</p> <p>Banbury, to the north of the district, should not be ruled for taking strategic housing sites. The town is sustainable, demonstrated by the features mentioned in association with Bicester and Kidlington. It is essential larger villages within Cherwell also contribute to the unmet needs of Oxford, therefore they will not stagnate in size and become places of no development. Housing developments can contribute to the upgrade of a facility or even provide on-site facilities to contribute to the local community.</p>



PR-A-094	Persimmon Homes Midlands	16	<p>As suggested previously, transport infrastructure should be twinned with future residential development in order to enhance the sustainability of the development's location. Already suggested is the focus on Bicester and Kidlington, thus meaning transport links need to be managed effectively to enhance the areas of development.</p> <p>The A34 is the main route from Oxford to Bicester, and if Bicester is to expand even further the capacity of the A34 needs to be greatly improved. This is mentioned within the Local Transport Plan covering the period 2015-2031, which is a good sign that a greater capacity of traffic will be accommodated to run along side the potential expansion to Bicester.</p> <p>If Kidlington is to take some of the unmet housing needs of Oxford then transport improvements should be made to a great extent. Many employment opportunities are to be had within the village, with future opportunities planned, Oxford Parkway Station needs to be taken advantage of with transport links made fluent and effective to this commuter hub.</p>
PR-A-094	Persimmon Homes Midlands	17	<p>For high levels of future development to take place transport infrastructure funding needs to be implemented with the help of the government. This funding needs to be a long-term commitment to enable the effective delivery of potential development. Also, further to looking at focusing residential development at high densities around commuter hubs, infrastructure funding needs to be targeted as these hubs and the surrounding locality. However, too much reliance should not be placed upon the delivery of these commuter hubs as a lack of housing type variety could become common in the market, as high density schemes become the main type of development. A range of tenure needs to be delivered to hit different price points in the market.</p> <p>As suggested, the A34 needs to be greatly improved, and with potential improvements noted within the Local Transport Plan 2015-2031, it looks like further capacity will be made available along this road. The road connects Bicester and Oxford, and if much of the housing development is to take place in Bicester, then continued support and funding should be a priority for the A34.</p>
PR-A-094	Persimmon Homes Midlands	18	<p>Implementing infrastructure is a costly exercise, affecting the viability of developing a housing scheme, thus an infrastructure delivery vehicle needs to be put in place to facilitate and streamline development within the district, particularly near to the city of Oxford. A common problem with infrastructure is the time it takes to deliver, and the period it delays the commencement of building and selling residential units. If an infrastructure delivery vehicle is comprehensively planned for, then the unmet needs of Oxford should look to be delivered in an efficient amount of time.</p> <p>It was noted that no CIL Regulation 123 list has been provided to see where the CIL payments from future developments will be spent. As it is still being formulated it is important for the District Council to use this opportunity to include future projects that could be affected by the Local Plan Part 1 review. It may be sensible to delay the setting of CIL rates within the district until after the unmet needs of Oxford have been allocated to the Oxfordshire local authorities to enable for a more accurate CIL Regulation 123 list to be produced. If extra housing development will be pushed to Bicester then the list should specify where the CIL payments from future developments will be spent to help deliver extra development within the town.</p>
PR-A-094	Persimmon Homes Midlands	19	<p>If an infrastructure delivery vehicle or infrastructure funding is put in place to deliver future development then schemes will be delivered much quicker and more efficiently. Also, if CIL focuses upon a particular infrastructure need in one of the potential development locations then the viability of a scheme should be positive, enabling for an effective delivery of the housing needs.</p>

PR-A-094	Persimmon Homes Midlands	22	<p>It is important for the District to acknowledge residential, employment and relevant infrastructure need to be delivered together in order to increase sustainability within a settlement.</p> <p>Transport infrastructure to support new residential and employment development is essential, as the implementation of structures that allow for less travel to work time and sustainable transport methods would lead to a more productive and environmentally friendly locality. The council should explore eco-friendly transport methods that can access future employment and residential areas, whilst also promoting these public services. If the accessibility level of public services increases as well as the increase in frequency of the services then this will encourage people to use public transport, creating more sustainable places.</p>
PR-A-094	Persimmon Homes Midlands	23	<p>Though scheme sustainability is an essential part of the underlying message of the NPPF, the district council should not put policy in place that is restrictive and looks at unnecessary levels of sustainable measures to be adhered to on a development site. This can detrimentally affect the viability of a scheme, leading to the knock on effect of long delays in development, as well as the non-delivery of housing numbers within Cherwell. Thus, the unmet housing needs issue of Oxford city will be exacerbated.</p>
PR-A-094	Persimmon Homes Midlands	20+21	<p>Persimmon Homes believe the council should use the association and relationship with the city of Oxford to help grow the economy from within the district. By creating attractive places that have access to a range of facilities and services, as well as employment opportunities the retention of skilled labour and the attracting of new skilled labour should become an easier task. If this happens then the economy of Cherwell will grow.</p> <p>This process can be accelerated through a greater provision of employment within the district. Though employment land in the adopted Local Plan Part 1 was particularly positive, even greater opportunities should be pushed for. This would allow for a range of companies to base themselves within Cherwell, potentially attracting Oxford habitants, leading to a benefit from the associated growth of Oxford as money is put back into the district's economy. A potential release of land from the Green Belt could allow this to happen, especially around Kidlington where the Oxford Parkway station could be used as a focal point for development.</p>
PR-A-094	Persimmon Homes Midlands	24-27	<p>No comment.</p>
PR-A-095	L Ward	1	<p>No. It is derived from the Oxfordshire SHMA which has never been subject to independent review. Its figures for housing need are wholly unrealistic and vastly exceed previous trends and likely future outcomes. The SHMA figures for Oxford's needs are highly contentious and have not been subject to consultation via any Oxford plan or endorsed by public examination. They do not provide a valid basis to review Cherwell's Local Plan and add additional housing of this magnitude. Therefore the 2014 SHMA should be subject to independent critical review free of the outrageous bias toward the development industry and the LEP. Until and unless this is done, the grossly excessive figure of 22,700 houses that you have committed to supply via Cherwell's adopted Local Plan, should be amply to meet any Oxford City overspill. I think this is a critical point for Cherwell to succeed in meeting its housing targets and demonstrate that there is demand. There must be a significant level of 'dual counting' across the county and indeed the UK that is artificially inflating housing requirement projections. You should focus on achieving the already daunting targets and persuading developers to build on the current strategic sites in a timely and coordinated fashion.</p>

- PR-A-095 L Ward 2 No. The entire premise of this consultation is to address Oxford's hypothetical overspill needs. So anyone housed as a result should of necessity be commuting into Oxford or its immediate environs for employment. The question is entirely illogical and the consultation is flawed by its inclusion. Better to have stated unequivocally that employment generating development would be specifically excluded from any resulting proposals/ The new employment developments proposed at Langford Lane, Kidlington, at Begbroke Science Park and just over the District boundary at the so-called Northern Gateway is already excessive. Again, let these be delivered and the level of demand for additional employment demonstrated. There is currently significant vacant development land and premises at the Oxford Science Park to the south of the city and in the adjacent Kidlington business park. I have seen papers that suggest Oxford City is proposing to create science parks and the like within the City boundary which are speculative in nature.
- PR-A-095 L Ward 3 Oxford City should scale its housing provision to the available City area. It should encourage and support the development of county towns such as Bicester and Banbury and move away from its current expansionist policies. The N Gateway is misguided. Oxford's transport and commuting issues are in my view insurmountable. The geographical constraints should be accepted.
- PR-A-095 L Ward 4 I see no requirement to expand the existing vision to accommodate extra growth for Oxford City's hypothetical unmet housing needs. I believe that accepting an additional housing burden on top of that we have already taken would be incompatible with *"By 2031, Cherwell District will be an area where all residents enjoy a good quality of life. It will be more prosperous than it is today. Those who live and work here will be happier, healthier and feel safer"*. If you proceed as planned then quality of life will be difficult to sustain. Commuting, lack of adequate infrastructure & degradation of our precious rural setting will be devastating. In terms of key principles may we please see: 1) planning based on sound evidence. The 2014 SHMA is not fit for purpose and should be discarded. 2) Localism, a willingness to listen and support community needs and views. I could live in Oxford if I chose. I live and vote in Cherwell. 3) Greater transparency and accountability of unelected bodies setting policy such as the Growth Board and LEP 4) High housing unit density and affordability 5) Housing provision that meets actual requirements ie for flats, one two and 3 bed accommodation that is in short supply but high demand not the 46 bed palaces being built for investment and profiteering purposes.
- PR-A-095 L Ward 5 That any additional growth for meeting Oxford's unmet will be targeted to meet Oxford's genuine unmet need ie be 'worker focused'. We have no information what these might be. I would expect that growth is largely based on key worker accommodation and university / scientific staff with limited house purchasing or indeed rental affording capacity who would need ease of commute. In that respect, any homes we take should be required to be 100% genuinely affordable for people on the average key worker or lecturer salary.
- PR-A-095 L Ward 7 Is there really any area of search within Cherwell that was not considered and dismissed as part of the Local Plan part 1 – given the council was forced to amend its original proposal to accommodate the 2014 SHMA? I do not see that anything has changed. An additional 3,500 homes to meet the needs of Oxford will presumably result in at minimum an additional 3,500 commutes into and out of Oxford. This in addition to any of Cherwell's own housing expansion some of which will increase Oxford's dormitory capacity and inbound commutes. So sustainability of transport is vital.

PR-A-095	L Ward	9	<p>No. Here I quote from Kidlington Development Watch submission which I endorse and helped author. Planning guidance states that permanence is a key characteristic of the Green Belt. It also makes clear that housing and economic needs do not override constraints on the use of land, such as Green Belt. It acknowledges that this may mean that an authority is in fact unable to meet its objectively assessed needs. Cherwell appears to have made no attempt to take into account the affect of the Green Belt (and other constraints) on its ability to provide for objectively assessed need. (And, as we have pointed out above the figure it is using for "objectively assessed need" is no such thing and is highly exaggerated). The Review of the Local Plan provides an opportunity to put right these deficiencies. Green Belt is much valued by local residents, makes an important contribution to the areas natural capital, and should be improved as an asset in its own right and not built upon.</p> <p>The Government, in its manifesto, made a strong commitment to protect the Green Belt. Paragraph B253 of the Cherwell Local Plan says "The Oxford Green Belt was designated to retrain development pressures which could damage the character of Oxford City and its heritage through increased activity, traffic and the outward sprawl of the urban area." We support this statement strongly. Planning policy should therefore seek to direct development away from the city, both within and beyond the county boundaries.</p>
PR-A-096	Nathaniel Lichfield & Partners / Church Commissioners for England	1	<p>Cherwell must increase this number if they are able to provide the need for new housing in Oxford that cannot be met within its present boundaries.</p> <p>The Strategic Housing Market Assessment (SHMA) (March 2014) identified that in the period 2011-2031 up to 93,560 - 106,560 (4,678 - 5,328 homes per annum) additional homes are needed across Oxfordshire. Of this total, 24,000-32,000 are needed in Oxford.</p> <p>The Oxford Strategic Housing Land Availability Assessment (SHLAA) (December 2014) found that there is only enough land available in the city to accommodate between 32% and 43% of this need - around 10,200 new homes - leaving a shortfall of up to 21,800 further homes that are needed up to 2031.</p> <p>Cherwell is required by the Government National Planning Policy Framework (NPPF) (March 2012), via the statutory 'duty to cooperate' and para.B.95 of the Cherwell Local Plan Part 1 (July 2015), to assist Oxford in meeting this need.</p>
PR-A-096	Nathaniel Lichfield & Partners / Church Commissioners for England	6	<p>Yes, CCE agree that any 'area of search' for the Partial Review document should be well related to Oxford City. The relationship should be geographical, particularly taking account of connectivity and accessibility to the city centre.</p> <p>In particular, any area of search should focus on existing village settlements, such as Islip, sitated along the high speed Oxford Parkway to London Marlebone (via Bicester Village) railway line which has recently been upgraded for 160km/h operation.</p> <p>This is an important and strategic connection between the two major cities and villages with stations on this line should be considered to accommodate growth. As such, housing development at Islip would be sustainable and accord with NPPF policy guidance.</p>

PR-A-096	Nathaniel Lichfield & Partners / Church Commissioners for England	7	<p>CCE consider that factors that might help define any 'area of search' should include distance /proximity to Oxford (Islip is 5 miles north) and key transport corridors with transport infrastructure linkages to Oxford City.</p> <p>In addition to the areas highlighted above, another area which should also be included within any 'area of search' is the Oxford Green Belt, particularly the area of Green Belt situated north of Oxford given its proximity to Bicester and London. The Oxfords hire Growth Board recognises that it is necessary for a strategic review of the Oxford Green Belt boundaries in order to consider potential locations for growth.</p> <p>In particular, Green Belt land that matches the selection criteria set out by para. 85 of the NPPF (2012) e.g. Green Belt land that meets the requirements for sustainable development and is well contained in the landscape (i.e. has definable physical boundaries) and that is not within the floodplain should be released and utilised. (cont...)</p>
PR-A-096	Nathaniel Lichfield & Partners / Church Commissioners for England	7	<p>(cont...) National Policy supports the alteration of green belt boundaries "in exceptional circumstances, through the preparation or review of the Local Plan ... [and states that] ... at that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term" (NPPF, 2012: para. 83). When drawing up or reviewing Green Belt boundaries "local planning authorities should take account of the need to promote sustainable patterns of development"(NPPF, 2012: para. 84).</p> <p>Islip is in a highly sustainable location. This is exemplified by the high score that it achieves in Cherwell's Village Categorisation Update (2014)- meeting seven of the eight criteria: nursesey, primary school, retail service, food shop, public house, recreational facilities, village and community hall (see Table 1 below) (Village Survey Result for Islip provided in rep). (cont...)</p>
PR-A-096	Nathaniel Lichfield & Partners / Church Commissioners for England	7	<p>(cont...) The village is, therefore, identified as a sustainable settlement. It has only been ruled out to date because of its location within the Green Belt, as stated in paragraph 23 of the Village Category Update :</p> <p>"While the village of Islip would 'score' sufficiently highly to be included as a category A village, it could not be categorised as such due to it being completely within (i.e. 'washed-over' by) the Green Belt".</p> <p>It is, therefore evident that, while it is recognised that Islip is a sustainable settlement which has adequate services to support growth, it has not be considered as an option to meet housing requirements because of its location in the Green Belt.</p> <p>Any area of search must release sustainable sites, like Islip, which do not meet all the five Green Belt purposes outlined at para. 80 of the NPPF from the Green Belt.</p>
PR-A-096	Nathaniel Lichfield & Partners / Church Commissioners for England	9	<p>CCE consider that an area based on the Oxford Green Belt should be included. The NPPF supports the alteration of Green Belt boundaries through the preparation or review of the Local Plan (NPPF, 2012: para. 83).</p> <p>In particular, the NPPF stresses that when drawing up or reviewing Green Belt boundaries, local planning authorities should take account of "the need to promote sustainable patterns of development"(NPPF, 2012: para. 84).</p> <p>It also states that in relation to rural areas, housing "should be located where it will enhance or maintain the vitality of rural communities" (NPPF, 2012: para. 55). Growth at Islip will in turn help maintain the sustainability of the settlement, helping support local community facilities and ensuring local businesses remain sustainable.</p> <p>In line with the national policy presumption, CCE consider that sustainable villages within Cherwell, which are currently within the Green Belt, should be included for their ability to accommodate the required growth.</p>

PR-A-096	Nathaniel Lichfield & Partners / Church Commissioners for England	15	<p>Cherwell should focus on the most sustainable villages which have existing services and facilities and public transport links to support growth.</p> <p>As outlined above, Islip has sufficient services and facilities to accommodate additional residential development. In addition, the village is highly accessible being situated on the high speed railway line and offering regular bus services to Oxford and Bicester, operated by Thames Travel and Charlton Services.</p> <p>In addition, sites which are located on the edge of settlements and that are accessible and have no major constraints, for example in terms of flooding, should be considered as these can assist in supporting facilities and communities.</p>
PR-A-096	Nathaniel Lichfield & Partners / Church Commissioners for England	28	<p>Site submissions - Land off Bletchingdon Road and Kidlington Road; and Land off Mile Lane/Kidlington Road north of the railway line.</p>
PR-A-097	Barton Willmore / A2Dominion	1	<p>Paragraph 47 of the National Planning Policy Framework (NPPF) requires Local Plans to meet the full, objectively assessed needs for market and affordable housing in the housing market area. The Oxfordshire Housing Market Area comprises Oxford City Council, Cherwell District Council, South Oxfordshire District Council, Vale of White Horse and West Oxfordshire District Council.</p> <p>Oxford City Council's 'Oxford Growth Strategy' paper, published 10 September 2015, sets out the findings of the Oxfordshire wide Strategic Housing Market Assessment ('SHMA') (April 2014). Of the objectively assessed need (OAN), 24,000 - 32,000 homes were identified as needed to meet the needs of Oxford. However a recently prepared Strategic Housing Land Availability Assessment ('SHLAA') indicates that there is only capacity in Oxford to sustainably provide around 10,000 further homes within the City's boundaries, thereby demonstrating that some 14,000 - 22,000 new homes for Oxford will need to be provided within neighbouring local authority areas.</p>
PR-A-097	Barton Willmore / A2Dominion	1	<p>(cont...) In response to the SHMA, the Oxfordshire Growth Board commissioned a series of studies to arrive at a sustainable distribution of housing in the neighbouring local authority areas to address the unmet Oxford housing need (Post-SHMA Process). Technical work is being undertaken to inform an agreed Oxford unmet need figure; including a joint Green Belt study/review, a County-wide 'Assessment of Spatial Options' against sustainability criteria, and an Infrastructure Study to inform and then test the deliverability of the preferred spatial strategy. To date, only the Green Belt Study has been finalised.</p> <p>The first key project within the Programme was to agree the figure for unmet need in Oxford City. All authorities agreed a working assumption of 15,000 homes for Oxford City's unmet need. This figure has yet to be tested and may not therefore be the correct level.</p> <p>Officers now estimate that the Programme will ask the Growth Board to approve a Memorandum of Understanding containing the agreed apportionment of the unmet need for Oxford between the rural districts in August/September 2016. (Paragraph 19, Oxfordshire Growth Board Committee Paper, 2nd February 2016). This will be informed by the emerging evidence base. We query the forum for testing this number. (cont...)</p>
PR-A-097	Barton Willmore / A2Dominion	1	<p>(cont...) Cherwell's Partial Review Paper assumes the unmet need (15,000 new homes) will be distributed evenly between authorities within Oxfordshire. Taking into consideration variables, the Partial Review Paper currently identifies the need for Cherwell District Council (CDC) to deliver 3,500 homes.</p> <p>We consider the figure 3,500 to be premature and query the evidence base behind this. This assumption is made prior to issue of the Memorandum of Understanding containing the agreed apportionment of the unmet need for Oxford between districts and issue of the full evidence base being prepared by the Oxfordshire Growth Board.</p> <p>It is not simply a case of evenly distributing need across authorities. It is a question of capacity and contribution to strategic priorities and spatial strategy.</p>

PR-A-097 Barton Willmore / A2Dominion	1	<p>(cont...) West Oxfordshire's emerging Local Plan has recently been through Examination. The Inspector's Preliminary Findings (dated December 2015) queried the set housing target (10,500 dwellings over the plan period) which falls short of the OAN set out in the Oxfordshire SHMA (13,200 dwellings over the plan period) (paragraph 1.2 of the Inspector's Preliminary Findings – Part 1). Furthermore, the West Oxfordshire emerging Local Plan makes several strategic allocations, but does not allocate all the land necessary to deliver the housing requirement over the plan period (note this is based on 10,500 dwellings only) nor does the emerging Local Plan take into consideration Oxford's unmet need. In response to the Council's request, the Inspector has suspended the Examination to allow further work on housing targets, including the need to address Oxford's unmet need, and housing land supply.</p> <p>The Vale of White Horse (VoWH) District Council submitted its Local Plan to the Secretary of State in March 2015. The Examination has now taken place. The VoWH has committed to meeting its full OAN (as set out in the SHMA) over the plan period (20,560 dwellings). A five year supply of deliverable housing land can be identified against the plan's stated housing requirement. The emerging Local Plan identifies a number of strategic allocations of varying scale for new housing development, which are intended to deliver 13,960 of the total 20,560 dwelling requirement for the VoWH across the Plan period (2011 - 2031). The Council has proposed to deal with Oxford's unmet need through a Local Plan review once adopted. The effect is for this District to set spatial strategy with no reference to wider Oxfordshire's needs. The Council is awaiting the Inspector's Report. (cont...)</p>
PR-A-097 Barton Willmore / A2Dominion	1	<p>(cont...) South Oxfordshire's Local Plan 2031 incorporates a review of its adopted Core Strategy. The Local Plan review was published for Refined Options consultation in February 2015. Adoption is anticipated in 2018. In the Refined Options, South Oxfordshire sets a target of 3,600 new homes within the plan period (when taking into consideration permissions, allocations and other commitments). However, this target would result in a shortfall of affordable dwellings. The housing target must be increased (even without Oxford City's unmet need). The Refined Options identifies a further target of 3,000 to meet Oxford City Council's unmet need. The evidence base for these figures is unclear. South Oxfordshire states:</p> <p>"Until the joint work with other Oxfordshire authorities is complete we do not know what the scale of any unmet need will be' " (Refined Options page 42)</p> <p>In terms of housing delivery, the Oxfordshire SHMA assesses housing need from 2011, and as a result the South Oxfordshire Council is already four-years behind in its housing delivery. In addition to this, there has already been delayed housing provision within Didcot. This lack of delivery is therefore putting additional pressure on housing delivery within the district as well as on the district's five year housing land supply. (cont...)</p>
PR-A-097 Barton Willmore / A2Dominion	1	<p>(cont...) The distribution of need across Oxfordshire has yet to be determined. Only South Oxfordshire has proposed a figure to meet Oxford's unmet housing supply in its Refined Options consultation paper. However, it is unclear what evidence base this is based on. All other authorities are awaiting the Oxfordshire Growth Board evidence base. Opportunities and constraints of each local authority will inform how the unmet need is distributed across the County.</p> <p>There is insufficient evidence to conclude that the level of unmet need from Oxford City to be provided for within Cherwell District Council should be limited to around 3,500 dwellings.</p>

PR-A-097	Barton Willmore / A2Dominion	2	<p>The NPPF sets a presumption in favour of sustainable developments. Paragraph 17 states:</p> <p>“Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth” and “actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable”.</p> <p>Links to existing employment development and new employment generating development opportunities should be considered alongside additional homes. New homes should be provided where existing services and employment opportunities exist or can be enhanced to reinforce a sustainable pattern of development in accordance with the defined spatial strategy. (cont...)</p>
PR-A-097	Barton Willmore / A2Dominion	2	<p>(cont...) In considering housing sites to accommodate Oxford’s unmet need, careful thought must be given to economic links with Oxford City and existing centres. Consideration should be given to economic links within Cherwell and suitable locations to deliver new homes and employment opportunities.</p> <p>Bicester is a strategic location with good connectivity, and falls within two business clusters – the UK motorsport cluster, and Oxfordshire high tech cluster. Bicester has significant areas of land allocated for both housing and employment in the adopted Local Plan. Demand will ensure that the housing land will be built out. The local authority and the OLEPs will need to do whatever they can to ensure jobs growth in Bicester matches housing growth.</p>
PR-A-097	Barton Willmore / A2Dominion	3	<p>Oxford’s unmet housing need must be delivered in a way which promotes sustainable forms of development in accordance with the NPPF (Paragraph 7), utilises existing infrastructure, services and facilities of Oxford City and Cherwell District, and compliments the existing built form and landscape within the area.</p> <p>Paragraph 1.3.2 of the Oxford Core Strategy (March 2011) identifies the issues and challenges faced by Oxford City.</p> <p>Moving forward, consideration must be given to a wide range of matters, so as to establish the quantum, most suitable location and form of development required to meet Oxford’s needs. Cherwell must consider:</p> <ul style="list-style-type: none"> <li>- Oxford City Council’s adopted vision;</li> <li>- Development patterns with Oxford City Council, including strategic growth locations and how these relate to Cherwell;</li> <li>- Employment provisions/ hubs within Oxford City Council;</li> <li>- Objectively assessed employment needs/ opportunities of Oxford City Council and how these relate to Cherwell District; (cont...)</li> </ul>
PR-A-097	Barton Willmore / A2Dominion	3	<p>(cont...) - Transport connections with Oxford City Council which can be utilised;</p> <ul style="list-style-type: none"> <li>- Local services, social and community infrastructure (such as education) and any shortfalls/ future needs/ opportunities;</li> <li>- Constraints such as Green Belt and areas at risk of flooding;</li> <li>- Objectively assessed housing need, including likely mix and affordability (Oxfordshire SHMA);</li> <li>- Social and historic connections.</li> </ul>



PR-A-097	Barton Willmore / A2Dominion	4	<p>When establishing key principles and goals that the additional growth in the District should be achieving, consideration should be given to the NPPF, National Planning Practice Guidance, Oxford Core Strategy and Cherwell Local Plan Part 1.</p> <p>It is important to note that the delivery of housing to meet Oxford's unmet housing need cannot be considered in isolation. The principles and goals should reflect the wider goals and objectives as already defined in the Oxford Core Strategy and Cherwell Local Plan Part 1, and be in accordance with the NPPF.</p> <p>We propose the following goals and principles:</p> <ul style="list-style-type: none"> <li>- To meet the unmet housing need of Oxford City Council in a way that creates sustainable, inclusive and mixed communities in suitable locations;</li> <li>- To bring forward housing in locations with good socio-economic links with Oxford City Council;</li> <li>- To bring forward housing in locations with transport links with Oxford City Council; (cont...)</li> </ul>
PR-A-097	Barton Willmore / A2Dominion	4	<p>(cont...) - Provide more affordable market housing;</p> <ul style="list-style-type: none"> <li>- To improve the affordability of housing, to meet identified needs whilst ensuring the viability of housing development and a reliable supply of new homes;</li> <li>- To facilitate economic growth to support housing, which compliments Oxford City and Cherwell District's economies;</li> <li>- To provide sufficient accessible, good quality services, facilities and infrastructure including green infrastructure, to meet health, education, transport, open space, sport, recreation, cultural, social and other community needs;</li> <li>- Protect the natural and built environment;</li> <li>- Address climate change.</li> </ul>
PR-A-097	Barton Willmore / A2Dominion	5	<p>It is important to note that until the spatial strategy is set, the apportionment of unmet need cannot be determined. This should build on the existing vision as set out in the adopted Local Plan, which seeks to focus the bulk of the proposed growth in and around Bicester and Banbury (Local Plan Part 1, page 10). The vision for the Local Plan Review should address the need to provide a balanced housing supply in locations which are both sustainable and meet the needs of Oxford City Council. We consider this should be addressed by way of strategic allocations, focused at established settlements with strong links (transport and socio-economic) to Oxford City.</p> <p>As stated, Bicester is already identified as a location in which the bulk of the proposed growth in Cherwell will be accommodated (Paragraph VI Cherwell Local Plan Part 1). Furthermore, Bicester has good links to Oxford City. We consider there is capacity/ opportunity to accommodate further growth, to meet Oxford City's unmet need within Bicester.</p>
PR-A-097	Barton Willmore / A2Dominion	14	<p>A2Dominion proposes the following housing objectives:</p> <ul style="list-style-type: none"> <li>- To meet the unmet housing need of Oxford City Council in a way that creates sustainable, inclusive and mixed communities in suitable locations;</li> <li>- Provide a mix of homes to meet current and expected future requirements in the interests of meeting housing need and creating socially mixed and inclusive communities;</li> <li>- Provide more affordable market housing;- To improve the affordability of housing, to meet identified needs whilst ensuring the viability of housing development and a reliable supply of new homes;</li> <li>- To bring forward housing in locations with good socio-economic links with Oxford City Council;</li> <li>- To bring forward housing in locations with transport links with Oxford City Council;</li> <li>- To provide sufficient accessible, good quality services, facilities and infrastructure including green infrastructure, to meet health, education, transport, open space, sport, recreation, cultural, social and other community needs.</li> </ul>

PR-A-097	Barton Willmore / A2Dominion	15	<p>We consider growth areas should be identified throughout the District, based on a set spatial strategy. Growth areas should focus on key settlements as identified in Cherwell’s settlement hierarchy. Growth areas should have good links to Oxford City.</p> <p>Bicester provides an opportunity in which to deliver further housing. The town has strong socio-economic and transport links with Oxford. The Government’s recent announcement of Garden City status confirms the Government’s support for the development of Bicester. Any future development within Bicester must contribute to the Garden City status of the town and the Eco Bicester One Shared Vision document.</p>
PR-A-097	Barton Willmore / A2Dominion	28	<p>Site submission - North West Bicester Eco Town.</p>
PR-A-097	Barton Willmore / A2Dominion	6-9	<p>A2D agrees that the ‘area of search’ or plan area should be well related to Oxford City. This does not necessarily mean sites in closest proximity. It is a question of capacity and contribution to strategic priorities and spatial strategy.</p> <p>To the south of the District, north of Oxford, is designated Green Belt. Beyond the Green Belt, within the southern half of the District is Bicester.</p> <p>Bicester has good transport connections to Oxford, which will be boosted by the opening of the East West Rail Phase 1 Oxford Parkway station, linking Oxford, Bicester and London Marylebone. Bicester is also experiencing significant road infrastructure improvements, including increased capacity at the Howes Lane/ Bucknell Road junction and realigning of Howes Lane/ Lords Lane, potential new south east perimeter road through the strategic development site at Graven Hill, connecting the A41 which leads to the M40 and a new road through the South East Bicester development. Finally investigations are underway regarding improving road connectivity between Bicester and Milton Keynes as part of a Cambridge – Oxford Expressway. (cont...)</p>
PR-A-097	Barton Willmore / A2Dominion	6-9	<p>(cont...) In terms of economic links, the Oxfordshire Strategic Economic Plan focuses on a corridor to Bicester – the Oxfordshire ‘knowledge spine’. Bicester’s growing influence and accessibility on the ‘Oxfordshire knowledge-spine’ and the ‘Oxford Cambridge Arc’, and the presence of Oxford and Bicester village, means that there are a number of shared economic influences between the settlements.</p> <p>Due to its strong economic and transport connections with Oxford City, we consider Bicester would be a logical location in which to bring forward new homes to meet the unmet need of Oxford City.</p> <p>Key factors that should affect the spatial strategy are:</p> <ul style="list-style-type: none"> <li>- Relationship with Oxford City;</li> <li>- Economic connections;</li> <li>- Transport links;</li> <li>- Social connections;</li> <li>- Social and community facilities/ services such as education and catchment areas;</li> <li>- Cherwell settlement hierarchy;</li> <li>- Landscape constraints;</li> <li>- Flood Risk;</li> <li>- Policy designations such as Green Belt;</li> <li>- Impact on heritage.</li> </ul> <p>The spatial strategy needs to be set. Bicester provides an opportunity in which to deliver further housing. The Government’s recent announcement of Garden City status confirms the Government’s support for the development of Bicester. As already set out, the town has strong economic and transport links with Oxford. Furthermore, it does not fall within the Green Belt.</p>

PR-A-097	Barton Willmore / A2Dominion	10+11	<p>Paragraph 47 of the NPPF requires local authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Moving forward, Cherwell has two options.</p> <p>Option One</p> <p>Oxford's unmet need, which Cherwell has to accommodate, has yet to be defined. Once apportionment has been agreed, CDC will need to review its housing target within its Local Plan to reflect the additional need. There would be a single housing target for Cherwell. (cont...)</p>
PR-A-097	Barton Willmore / A2Dominion	10+11	<p>(cont...) The Cherwell District five year housing land supply would then need to be reviewed to allow for the unmet need. The unmet need would become CDC's responsibility to deliver.</p> <p>Option Two</p> <p>Option two would involve the housing land requirements being set across districts, based on a spatial strategy, with a shortfall in one being addressed across the policy areas.</p>
PR-A-097	Barton Willmore / A2Dominion	12+13	<p>All housing issues identified in the consultation paper need to be taken into consideration. CDC must base policies in the Local Plan review on a robust evidence base, and ensure the Local Plan meets the full and OAN of Cherwell and Oxford City for market and affordable housing (including retirement housing) in a sustainable manner.</p>
PR-A-097	Barton Willmore / A2Dominion	16+17	<p>At this stage we have no comments. We do, however, reserve the right to comment on this topic in future rounds of consultation.</p>
PR-A-097	Barton Willmore / A2Dominion	18+19	<p>The NPPF requires planning that should proactively drive and support the provision of infrastructure, including delivering sufficient community and cultural facilities and services to meet local needs.</p> <p>We propose a study is undertaken to assess population projections of additional housing to establish likely infrastructure requirements. A study should also be commissioned assessing existing infrastructure in place, any shortfalls and where there is capacity to expand infrastructure. This study should consider both Cherwell and Oxford City and inform options for growth. (cont...)</p>
PR-A-097	Barton Willmore / A2Dominion	18+19	<p>(cont...) In 2015, Bicester was awarded 'Garden Town' status, enabling central Government funding of infrastructure and transport improvements alongside the housing and employment growth in Bicester. As set out in the consultation paper, significant infrastructure is being brought forward on strategic sites such as North West Bicester, Graven Hill, South East Bicester and South West Bicester. Facilities include, inter alia, primary schools, a secondary school, sports fields, community halls and a doctor's surgery.</p> <p>Growth should be focused in locations such as Bicester, where there are strong socio-economic links with Oxford City and opportunities to utilise existing infrastructure and capacity to deliver further infrastructure. As is the case for NW Bicester, infrastructure must be located in proximity to new homes to promote sustainable living patterns.</p>
PR-A-097	Barton Willmore / A2Dominion	20+21	<p>Bicester has significant areas of land allocated for both housing and employment in the adopted Local Plan. Demand will ensure that the housing land will be built out. The local authority and the OLEPs will need to do whatever they can to ensure job growth in Bicester matches housing growth.</p> <p>No reference is made to the Eco Business Centre on the Exemplar. The Eco Business Centre will provide a means to stimulate growth of environmental and ecoconstruction related businesses. Paragraph 5.90 refers to "environmental technologies and green construction with particular growth associated with the NW Bicester eco-development", but there is no mention of the role of the Eco Business centre in supporting this growth. The Eco Business Centre will be strategic in its role to support development of new businesses in a growth sector which would help to diversify and strengthen Cherwell's economy. In turn it will result in Bicester increasing its influence on the 'Oxfordshire knowledge-spine' and the 'Oxford Cambridge Arc'.</p>

PR-A-097	Barton Willmore / A2Dominion	22+23	At this stage we have no comments. We do, however, reserve the right to comment on this topic in future rounds of consultation.
PR-A-097	Barton Willmore / A2Dominion	24+25	Consideration should be given to natural environment constraints and opportunities when determining where additional growth should be located. Cherwell District is one of the least constrained authorities within Oxfordshire, for example the area has a significantly less Green Belt. We consider CDC could accommodate a higher level of Oxford's unmet need than other neighbouring local authorities. The distribution of unmet need across the County should reflect this. Areas with limited natural environment constraints, and with strong socio-economic links with Oxford City should be the focus for growth areas.
PR-A-097	Barton Willmore / A2Dominion	26+27	In accordance with Paragraph 1.26 of the NPPF, CDC should set out a positive strategy for the conservation and enjoyment of the historic environment. Additional growth should be sympathetic to and compliment the built and historic environment of Cherwell District.
PR-A-098	Stoke Lyne Parish Council	2&6	<p>The entire County is available to meet Oxford's unmet housing need although one burning question is whether the new housing should be located geographically close to Oxford (ie: Southern Cherwell) or where there are good transport links to Oxford.</p> <p>Southern Cherwell could impact the Green Belt – but it must be demonstrated that it is entirely justified that the Green Belt should be abandoned in that particular locality</p> <p>Another key question is whether any new housing in Cherwell built purely to accommodate Oxford's unmet housing need should be accompanied by employment generating development. Absolutely not!. Cherwell is seeking to help Oxford with its unmet housing need, not to provide land for commercial or industrial activity which could result in out-commuting from Oxford. Such development would not be seeking to meet Cherwell's own needs so would, in our view, be in contravention of Cherwell Local Plan Parts 1 and 2 (cont....)</p>
PR-A-098	Stoke Lyne Parish Council	1&15	<p>(cont...) The working figure for Oxford's unmet housing need is 15,000, which translates into 3,000 additional houses in each of the 5 Oxon areas (including Oxford City itself). To allow for some flexibility Cherwell has opted for a working figure of 3,500 for the Cherwell area. It is essential that Oxford, itself, absorbs as many houses as it can to meet its own unmet need before relying on neighbouring councils to help it out. If the figure of 3,500 is adopted it must be clear that it will not be revised upwards regardless of any pleadings by Oxford City Council.</p> <p>Any sites made available to meet Oxford's unmet housing need must adhere to Local Plan Part 2's maximum of 99 dwellings on "non strategic housing sites". The site should not be designated as "strategic" (ie: 100+ dwellings) because it is meeting Oxford's need when it would be designated as "non-strategic" to meet Cherwell's own need – all "strategic" sites to meet Cherwell's own needs form part of Local Plan Part 1</p>
PR-A-099	Summertown St Margaret's Neighbourhood Forum	17	<p>We agreed that there was no contiguous boundary between our wards and Cherwell District Council. However we can see that the choices of development areas may well affect our wards (Summertown and St Margaret's in North Oxford.</p> <p>Our area is divided by two main arterial roads into Oxford: The Woodstock and the Banbury roads. These roads are already very heavily used, especially at peak hours and badly polluted. In the coming years it is inevitable that the development of the Northern gateway will exacerbate the traffic on at least the Woodstock Road.</p> <p>Our concern for any overspill housing development is that it should not take place without increased sustainable transport capacity being created first. It is inevitable that, if you are to account for Oxford's undercapacity in housing, then the residents of those homes will commute into Oxford. In that case the only way of protecting our residents from the intrusion and pollution of this commute is to ensure that there is extra bus or train capacity associated with sufficient extra parking outside Oxford.</p>

PR-A-100		1	<p>Oxford and the surrounding areas have an unmet transportation infrastructure need. Every week day thousands of man hours are wasted by commuters trying to drive into and within oxford. similar amounts of time are wasted by drivers on the A34 elsewhere in Oxfordshire. As well as time there are major environmental and personal costs to this congestion.</p> <p>Building more houses in Cherwell can only make this position worse and the Council should pause all building until the transportation problem has been solved.</p>
PR-A-100	K Pelton	2	<p>Wherever possible employment should be local to housing. this may mean moving some major sources of employment outside Oxford.</p>
PR-A-100	K Pelton	3	<p>Oxford's key issues are a) too many employers that don't really need to be there. The University has to be there, but the County Council , courts, and much of the NHS could be located elsewhere. b) Oxford shows no determination to put in good public transportation infrastructure. Just upgrading the existing railway to Bicester has been incurred a great many delays. Oxford is well suited to a tram system and to rail systems giving good access to the city from kidlington witney etc.a third change that would make a significant difference is the provision of safe pollution free cycling routes into the city.Once in the city provision for cyclists is not bad (but could be improved) but cyclists take their lives in their hands on many of the routes into the city and thus drive instead.Congestion charging is well worth looking at and technology is making such schemes much more affordable. c) in terms of housing Oxford should start to think of the high cost of housing in Oxford as a sign of success , not as a problem to be solved. It's not holding back the economy in Central London, or numerous other places such as Hong Kong.</p>
PR-A-100	K Pelton	4	<p>Better public transport, safer cycling and the elimination of traffic congestion. Bicester now has good transportation links (when the traffic is not jammed) and a great deal of housing has been added without much thought. It now desperately needs more local employment and a vision to revitalise the town centre which still feels slightly run down in places.</p>
PR-A-100	K Pelton	5	<p>Top of the focused vision should be better road, rail and cycling infrastructure. Cherwell might be becoming more prosperous by conventionally measured GDP but its not clear that anyones quality of life is improving with Cherwell's roads becoming increasingly dangerous and more and more time being spent in traffic congestion. Cherwell needs a focal point in the South of the District so that not all economic and leisure activity gets sucked into Oxford. Neither Bicester nor Kidlington offer this at present. Cherwell needs a centre in the south of the District offering comparable to or better facilities than Abingdon</p>
PR-A-100	K Pelton	6	<p>We would question the premise that an are of search is needed. It depends what you mean by" well related". It should be at the far end of highly efficient public transport links. Many would think that well related is a mealy mouthed way of saying close which is another way of saying building on the green belt</p>
PR-A-100	K Pelton	7	<p>As stated, transport links, local employment and green belt protection</p>
PR-A-100	K Pelton	8	<p>Yes.</p>
PR-A-100	K Pelton	9	<p>No. Whilst Noke opposes the development of the green belt in general it would like and in the past has supported the building of individual houses on carefully chosen local sites. A modest increase in population would make Noke a more sustainable and vibrant community provided it has local support. I dare say other local village would have the same views.</p> <p>What would be disastrous would be a housing estate between Woodeaton and Oxford and i suspect we are already getting something of the sort with Barton West and don't recall any./much local consultation on this. It is also very important that the Woodeaton quarry is restored as agricultural land and not used as housing. There is an approach that involves concreting over the Oxford green belt and building another ring road around the outside, but i doubt if there will be much appetite for it. At present any mass building on the Oxford Green belt will just make the transportation problems in and around the city worse.</p>

PR-A-100	K Pelton	10	No.
PR-A-100	K Pelton	11	Cherwell shouldn't
PR-A-100	K Pelton	12	the last 5 words of 5.37 are key. Transportation infrastructure is already inadequate and more housing can only make it worse.
PR-A-100	K Pelton	13	Most of the preceding paras are just statements of fact rather than issues, so its not really clear what issues Im supposed to comment on
PR-A-100	K Pelton	14	1. No deterioration in the already very poor traffic and congestion situation on roads into and around Oxford 2. protection of the Green Belt
PR-A-100	K Pelton	15	If locations as far away from Oxford as possible are considered it will be less likely that the residents of these houses will just spend their time travelling back into Oxfrd making congestion in and around Oxford still worse.
PR-A-100	K Pelton	16	1. As already pointed out transportation in and around Oxford is already very inadequate and more housing can only make it worse. 2. The A34 should be upgraded to 3 lanes demolishing as much of Botley as necessary 3. The ring road could also be upgradedd to three lanes 4. Oxford should implement congestion charging 5. Safe cycle routes (some across farmland) into Oxford from surrounding villages should be built. Many more people would cycle and encourage their children to cycle if it was perceived to be safe. Building more houses and dumping more traffic on local roads is just making it progressively more dangerous at present. An opportunity was missed to put in a cycle track alongside the upgraded Bicester line. 6. Oxford is well suited to a tram system, which presumably it had at one time. 7. rail links should be created or reinstated from Witney, Thame, and Abingdon. Kidlington should get a station on the Banbury line 8. so called Oxford London airport needs to decide if it wants commercial operations or not. modest levels of commercial traffic would assist the local economy and probably create less noise nuisance than the flying school. 9. Freight/Distribution hubs at motorway junctions can only make traffic worse 10 Oxford needs to improve access from the ringroad to the city at certain key points. Its ridiculous that the very large volume of traffic generated by the JR all goes through Headington or Marston.
PR-A-100	K Pelton	17	Cycling cannot be made safer with associated environmental and health benefits as long as more and more traffic is being dumped onto a road system around Oxford designed mainly for rural traffic
PR-A-100	K Pelton	20	A thriving local economy does not need to be synonymous with more people, more traffic and more housing
PR-A-100	K Pelton	21	As stated the locations should be remote from Oxford to avoid exacerbating Oxford's traffic problems
PR-A-100	K Pelton	22	Sustainability would be greatly assisted if cycling were encouraged, road pricing introduced and good (not bus ) public transport links built

PR-A-100	K Pelton	23	Unless these issues are tackled in a much more energetic fashion than hitherto additional housing should be a long way from Oxford
PR-A-100	K Pelton	24	<p>1. Undergrowth control and dredging have been neglected along the Ray and Cherwell. This would alleviate flooding and make farmland more productive. The flood channel around Oxford may also assist.</p> <p>2. Although Cherwell has very pleasant countryside only a small percentage of the population currently use it. more could be done to encourage its recreational use (rather than spending the time sitting in a traffic jam to Bicester Village at weekends). recreational cycling and walking could all be encouraged. Many footpaths are little more than a sea of mud or flooded in winter and these could be upgraded. Otmoor is a great local resource but very underused.</p> <p>3. fly tipping and littering along local roads are endemic spoiling many people enjoyment of the countryside. It would be good to see throwing litter out of car windows receiving as much opprobrium as racism, homophobia and sexism.</p>
PR-A-100	K Pelton	25	Less housing will mean less litter
PR-A-100	K Pelton	26	With the exceptions that the document correctly identifies the generality of the built environment is of little value in Cherwell and we shouldn't be too worried about demolishing parts of it, for instance in central Bicester or Kidlington, in order to implement larger visions. Just be careful not to put up something which will look even worse in 25 years.
PR-A-100	K Pelton	27	Bits of Oxford itself could be replaced by higher density housing. Making say bicester and attractive centre in its own right is a key to alleviating Oxford's traffic problems
PR-A-100	K Pelton	28	Notwithstanding the fact that Noke opposes the development of the green belt in general (and in particular the fields between Woodeaton and Marston) it would like and in the past has supported building of individual houses on carefully chosen local sites. A modest increase in population would make Noke a more sustainable and vibrant community provided it has local support.
PR-A-100	K Pelton	18+19	if infrastructure in this context excludes transport then I think it can be adapted as necessary.
PR-A-101	Ambrosden Parish Council	1	<p>We do not seek to dispute Oxford's housing need but consider Oxford City have not fully demonstrated full utilisation of their land,via a full land use survey. In addition Oxford City Council should consider promote halls of residence to students releasing housing. The high level of affordable provision required by Oxford City Council makes development unattractive within Oxford,and Oxford City Councilshould review their planning policies to encourage additionaldevelopment. Consideration should be given to increasing residentialdevelopment densities and development heights in Oxford.</p> <p>Cherwell should not accommodate additional dwellings until Oxford City Council has demonstrated it has fully reviewed its planning policies and development strategies to maximise development within its boundaries.</p>
PR-A-101	Ambrosden Parish Council	2	<p>Traffic surveys in the Parish of Ambrosden suggest that there is significant commuting to Oxford, and that Oxford is a major employment hub,so it is questionable if additional employment generating development is required.</p> <p>If additional employment is created,it should be in sustainable locations where public transport can be utilised to minimise additional traffic impacts,positioned along the Oxford -Bicester railway line,or along the A34 corridor.</p> <p>B8 if proposed should be located adjacent the M40 Junction 9,10 or 11,and not in rural areas,or adjacent to Bicester.</p>
PR-A-101	Ambrosden Parish Council	4	The key goal is to limit impact on development on Cherwell, and its inherent infrastructure Impacts.

PR-A-101	Ambrosden Parish Council	6	Oxford is the major employment hub for the whole region and therefore the area of search should include the whole district however it may be appropriate to examine the potential for an urban extension to Oxford or new garden village close to Oxford to accommodate the housing need in one location where infrastructure provision can be easily provided. Local Plan Part 2 consultation highlights that there are major infrastructure issues for the Bicester area with regards to Highways, Power supply and Foul water capacity, which limit additional development in the Bicester Area.
PR-A-101	Ambrosden Parish Council	14	Traffic surveys in the Parish of Ambrosden suggest that there is significant commuting to Oxford, and that Oxford is a major employment hub, so if additional housing and employment is spread around the whole district, there will be increases in traffic, and infrastructure demands will need to be addressed for the entire district.
PR-A-101	Ambrosden Parish Council	16	Junction 9 M40 needs to be redesigned, to give direct slip roads from the A41 to M40 South. Capacity of the A34 should be increased, and potentially re-routed to join with the A43 at Junction 10. Consideration should be given to a station on HS2 at the A43 between Bicester and Brackley. No development should commence until the Oxford Bicester line is operating between Cowley and Bicester. Additional development should be located along the Cambridge- Oxford Expressway.
PR-A-101	Ambrosden Parish Council	18	Local Plan Part 2 consultation highlights that there are major infrastructure issues for the Bicester area with regards to Highways, Power supply and Foul water capacity, which limit additional development in the Bicester Area.
PR-A-101	Ambrosden Parish Council	20	Any additional employment should be of a wide mix and not limited to 88. Employment should be located in sustainable locations close to transport hubs. Tourism should be promoted.
PR-A-101	Ambrosden Parish Council	22	Sustainability can be addressed via policies in the local plans part 1 and 2 and SPD's on Biodiversity, landscape and energy efficiency. Sustainable travel could be enhanced by a station on HS2 at the A43 between Bicester and Brackley. No development should commence until the Oxford Bicester line is operating between Cowley and Bicester. Additional development should be located along the Cambridge- Oxford Expressway.
PR-A-101	Ambrosden Parish Council	24	Additional development must not affect the flood plain or increase the risk of river or surface water flooding and must be SUDs compliant. Cherwell should undertake a land review and designate nature reserves and designate green spaces which must not be developed.
PR-A-101	Ambrosden Parish Council	7, 9, 11, 15	Oxford is the major employment hub for the whole region and therefore the area of search should include the whole district however it may be appropriate to examine the potential for an urban extension to Oxford or new garden village close to Oxford to accommodate the housing need in one location where infrastructure provision can be easily provided. Local Plan Part 2 consultation highlights that there are major infrastructure issues for the Bicester area with regards to Highways, Power supply and Foul water capacity, which limit additional development in the Bicester Area.
PR-A-101	Ambrosden Parish Council	8, 10, 12	Oxford is the major employment hub for the whole region and therefore the area of search should include the whole district however it may be appropriate to examine the potential for an urban extension to Oxford or new garden village close to Oxford to accommodate the housing need in one location where infrastructure provision can be easily provided.
PR-A-102	P & A Woodfield / Chard		28 Site submission - Bretch Farm, Broughton Road, Banbury
PR-A-103	David Wilkins / Ian Wilkins		28 Site submission - Land East of Hampden Farm, Kidlington
PR-A-104	Molyneux Planning / U Stay		28 Site submissions - Land at Bunkers Hill; Land at Shipton on Cherwell
PR-A-105	RPS Group / Rowland Bratt		28 Site submission - Land South of Wards Road, Bodicote
PR-A-106	Molyneux Planning / Shipton Ltd		28 Site submission - Shipton on Cherwell Quarry



PR-A-107	JM Osborne & Co / G & M Loggin	28 Site submissions - Land adjoining playing field, Fewcott, Ardley; Land adjoining Southern Edge of Village, Ardley
PR-A-108		28 Site submission - Oak View, Milcombe
PR-A-109	Kemp & Kemp / Newcore Capital Management LLP	28 Site submission - Oil Storage Depot, Bletchingdon Road, Islip
PR-A-110	H.A. Hart & Sons	28 Site submission - Hornton Hill Farm, Quarry Road, Hornton
PR-A-111	JPPC / Mr R. Davies	28 Site submission - Land at no.40 and to the rear of 30-40 Woodstock Road East, Begbroke
PR-A-112	Carl Middleditch Architect / Messrs R & T. Taylor and Mrs J.Treadwell	28 Site submission - Church Field, Wendlebury Road, Wendlebury
PR-A-113	Carl Middleditch Architect / D.R. Jones & Son	28 Site submission - Newlands/Caulcott Farm/Greenway, South Street, Caulcott
PR-A-114	Carl Middleditch Architect / Mesdames Oneil & Dwyer	28 Site submission - Oxford Road, Deddington
PR-A-115	Carl Middleditch Architect / Smiths of Bloxham	28 Site submission - Newlands Caravan Site, Milton Road, Bloxham
PR-A-116	Court Consulting / Adrian Wilcox	28 Site submissions - Field known as Baby Ben, adjoining Northampton Road, Weston on the Green; Land adjoining Caerleon, Northampton Road, Weston on the Green; Land opposite Staplehurst Farm, Church Road, Weston on the Green
PR-A-117	Fisher German LLP / Mr Allen, Mrs Aries, Mr Stroud and Mr Lombard	28 Site submission - Site to East of M40, Overthorpe
PR-A-118	Quay Associates / Manor Farm	28 Site submission - Land at Bell Street, Hornton
PR-A-119	Helen Tredwell	28 Site submission - Durrants Gravel, Finmere
PR-A-120	Framptons / Banbury AAT Academy	28 Site submission - Banbury Academy, Ruskin Road, Banbury
PR-A-121	Phillips Planning Services Ltd / Trinity College	28 Site submissions - Land to the North of Stratford Road (Site 1); Land to the North of Stratford Road and West of The Firs (Site 2); Land to the North of Stratford Road (Site 3); Land to the North of Stratford Road (Site 4)

PR-A-122	Savills / Trinity College Oxford		28 Site submission - Land adjoining Dover Avenue and Thornbury Drive, Banbury
PR-A-123	Strutt Parker / Jane Hazel-Wright and Carl Wright		28 Site submission - The Paddock, Berry Hill Road, Adderbury
PR-A-124	Laws & Fiennes / Broughton Estate		28 Site submissions - Land at Lower End, Shutford; Land to the North of Banbury Road, Shutford; Land to the North of Broughton Road, Banbury
PR-A-125	Fisher German LLP / Kevin & Emily Bishop		28 Site submission - Land West of Hook Norton Road, Sibford Ferris
PR-A-126	Savills / Mr O'Neil		28 Site submission - Dymock Farm, Buckingham Road, Caversfield
PR-A-127	Savills / Mr R. Shouler and Ms J. Shouler		28 Site submission - Land at Lodge Farm, Chesterton
PR-A-128	Savills / Barwood Strategic Land II LLP		28 Site submission - Land to the South of Crouch Farm, Banbury
PR-A-129	Kemp & Kemp LLP / Sheehan Group of Companies		28 Site submission - Knightsbridge Farm, Yarnton
PR-A-130	Advance Land & Planning Limited / Leonard Cheshire Disability		28 Site submission - Land West of Banbury Road, Adderbury
PR-A-131	Savills / Philip King Homes Trust		28 Site submission - Land to the East of Kidlington and West of the A34
PR-A-132	Framptons / E.P.Barrus, Pye Construction, Mr & Mrs Fletcher, Mr Sparks, Mr & Mrs Holford, Mr & Mrs Dean, Mr & Mrs Noon	1	<p>At para 2.16 it is stated that there is an agreed figure of 15000 dwellings amounting to Oxford City's unmet housing need (refer para 2.13). It is then suggested that this figure 'to be distributed evenly between Oxford, Cherwell, West Oxfordshire, South Oxfordshire and Vale of White Horse' which would produce a requirement of about 3000 homes per authority area.</p> <p>The unmet housing need arises because as stated at para 2.12 'that is the level of need that cannot presently be met by Oxford City Council'. It is therefore inappropriate for Oxford to be included in the distribution of dwellings at para 2.16. Rather the 15000 figure of unmet housing need should be distributed between the 4 authorities of Cherwell, West Oxfordshire, South Oxfordshire and Vale of White Horse Councils amounting to a figure of 3750 dwellings per Authority area. It is submitted therefore that a working assumption should be made of 4250 homes for Cherwell District. The public interest is better served by an over provision of housing through the Plan process than an under provision at this stage in the Plan making process.</p>

PR-A-132	Framptons / E.P.Barrus, Pye Construction, Mr & Mrs Fletcher, Mr Sparks, Mr & Mrs Holford, Mr & Mrs Dean, Mr & Mrs Noon	6	It is agreed that an area of search for the partial review document should be well related to Oxford City.
PR-A-132	Framptons / E.P.Barrus, Pye Construction, Mr & Mrs Fletcher, Mr Sparks, Mr & Mrs Holford, Mr & Mrs Dean, Mr & Mrs Noon	7	Factors that should influence the area of search should include the connectivity of the area to Oxford City, and maintaining the integrity of the Green Belt. As such, locations including Former RAF Upper Heyford, which are well related to the City and just beyond the Green Belt should be considered within the area of search.
PR-A-132	Framptons / E.P.Barrus, Pye Construction, Mr & Mrs Fletcher, Mr Sparks, Mr & Mrs Holford, Mr & Mrs Dean, Mr & Mrs Noon	12	At paragraph 5.34 it is stated as a matter of fact that Former RAF Upper Heyford is not situated on an 'A' road. It is submitted that this paragraph fails to properly recognise that Former RAF Upper Heyford is well located for access onto the A43 to the east and the A4260 to the west. As such, Former RAF Upper Heyford is very well located to the primary highway network for the main part of any journey to Oxford and, as noted, has the particular advantage of proximity to a rail station at Lower Heyford.
PR-A-132	Framptons / E.P.Barrus, Pye Construction, Mr & Mrs Fletcher, Mr Sparks, Mr & Mrs Holford, Mr & Mrs Dean, Mr & Mrs Noon	15	Former RAF Upper Heyford is a growth location within the adopted Core Strategy. The Core Strategy allocates growth for some 2361 dwellings under Policy Villages 5 together with associated development to serve the needs of a new community. Former RAF Upper Heyford is capable and suitable for accommodating additional housing development while maintaining the integrity of the historic asset comprising the former Cold War airbase. Such additional development as identified at the eastern side of former RAF Upper Heyford bounded by the two roads would be well related to the existing built up boundary and provide a useful source of additional housing to contribute to the unmet needs of Oxford. The land edged red on the accompanying plan would provide for an enlarged and integrated settlement pattern.
PR-A-132	Framptons / E.P.Barrus, Pye Construction, Mr & Mrs Fletcher, Mr Sparks, Mr & Mrs Holford, Mr & Mrs Dean, Mr & Mrs Noon		28 Site submission - Land West of Chilgrove Drive and North of Camp Road, Upper Heyford
PR-A-133	P3 Eco Limited (P3)		28 Site submission - Land at Little Chesterton, Bicester
PR-A-134	P3 Eco Limited (P3)		28 Site submission - Land to West of Himley Village, Middleton Stoney Road, Bicester
PR-A-135	Indigo Planning Ltd / McKay Securities PLC		28 Site submissions - Lower Cherwell Street Industrial Estate, Banbury; McKay Trading Estate, Station Approach, Bicester
PR-A-136	Larkstoke Properties Ltd / Mr and Mrs Derrer		28 Site submission - South Lodge, Fringford Road, Caversfield

PR-A-137	Kemp & Kemp / Carol Ann Parsons		28 Site submission - Stratfield Farm, Oxford Road, Kidlington
PR-A-138	Adalta Real / John Phillips		28 Site submission - The Plain, Land East of B4100, Bicester
PR-A-139	Kemp & Kemp / Mewsade (Eastern) Ltd		28 Site submissions - Land North of Rau Court, Caversfield; Land South of Springfield Road, Caversfield
PR-A-140	Kemp & Kemp LLP / W.Lucy & Co Ltd		28 Site submission - South of Sandy Lane, Begbroke
PR-A-141	Bilfinger GVA / Mr L.Durant		28 Site submissions - Land adjacent Oxfordshire Inn, Heathfield; Heyford Leys Camping Park, Camp Road, Upper Heyford
PR-A-142	JP Planning Ltd / Neil Wingfield		28 Site submission - Land and buildings at 12 Heath Close, Milcombe
PR-A-143	Bonnar Allan Limited / Corus Christ College Oxford	1	<p>While the authorities within Oxfordshire are currently working to define the respective quantities of housing that each must contribute to meet the City's needs, we consider that the differing situations and contexts within each of the Districts means that an equal apportionment is most unlikely to be justified. The Vale of White Horse (VoWH) and West Oxfordshire Districts are the most constrained in terms of landscape designations (AONBs) and also have inferior transport connections to Oxford when compared to South Oxfordshire and Cherwell.</p> <p>South Oxfordshire and VoWH have historically focused a large amount of growth around Didcot and Wantage/Grove but both settlements are now in the process of delivering their respective allocations which will take at least the next twenty years to achieve.</p> <p>Cherwell is by contrast relatively unconstrained by landscape designations and has excellent transport connectivity with Oxford via the two direct railway lines (GWR to Banbury and Birmingham) and Chiltern to Bicester, Marylebone and Milton Keynes (planned)).</p> <p>In this context we consider that Cherwell should accommodate more than its proportionate amount of Oxford's unmet need. We consider a figure of 6,000 homes is more appropriate.</p>
PR-A-143	Bonnar Allan Limited / Corus Christ College Oxford	2	<p>We consider that locations for additional housing should wherever possible and appropriate, be supported by employment generating development in order to create the potential for people to live and work in close proximity and thereby avoid the need to travel. Such development can include a wide variety of uses including schools, shops, community facilities as well as office and industrial space.</p> <p>At Great Heyford we are proposing to provide primary and secondary schools as well as a nursery; shops; health; and community facilities, all of which will provide employment opportunities. We are also proposing 250,000 sq. ft. of office/R&amp;D space for use by the College or other parts of the University, as well as third parties. These uses combined have the potential to provide over 1,400 new jobs.</p>
PR-A-143	Bonnar Allan Limited / Corus Christ College Oxford	4	<p>Additional growth should seek to provide homes in an attractive, high quality environment which does not have an adverse impact on Areas of Outstanding Natural Beauty or other areas protected for their inherent qualities or constraints (such as floodplain and/or Green Belt), and which provides the ability for residents and visitors to travel to Oxford (where the need is focused) and beyond in as environmentally friendly a way as possible. The opportunity to provide improvements to infrastructure to benefit existing residents and visitors should also become an objective of planned growth.</p>

PR-A-143	Bonnar Allan Limited / Corus Christ College Oxford	6	Any area of search for meeting Oxford's unmet need should include location(s) that can deliver on the principles above, and which are as close to Oxford as possible without compromising the Green Belt around the City. Critically these locations must be directly accessible to rail services into Oxford from either existing or potential new stations where those are practicable.
PR-A-143	Bonnar Allan Limited / Corus Christ College Oxford	15	<p>The Council should consider our proposed site at Great Heyford as a strategic location capable of delivering a majority of the suggested housing need that Cherwell DC should provide for (5,000 of the 6,000 homes).</p> <p>Great Heyford is our proposal for a sustainable new community of around 5,000 new homes that will serve the needs of the City of Oxford and the community governed by Cherwell District Council. Our vision is to create the new community of Great Heyford as an extension of the village of Lower Heyford, ensuring that the historic character of Lower Heyford is preserved and that the district identity of Upper Heyford is also maintained together with its military heritage.</p> <p>This will create a community that will utilise the existing rail infrastructure to allow commuting both North and South and create up to several thousand local jobs including potential facilities for Oxford University. A primary purpose of it is to meet the City of Oxford's unmet housing needs to 2031. It will not, however, be a dormitory location because of the priority being given to creating local jobs. (cont...)</p>
PR-A-143	Bonnar Allan Limited / Corus Christ College Oxford	15	<p>(cont...) The outline masterplan envisages the creation of 134 hectares of parkland principally alongside the canal and river Cherwell that will enhance the views from Rousham and create a new accessible beauty spot to be enjoyed by local residents and visitors alike. 27 hectares of this parkland will potentially create a heritage centre around the ancient hill fort that seemingly existed on the high ground above the current village of Lower Heyford.</p> <p>Our proposed new 'hill-top community' is consistent with English tradition and the elevated position of Steeple Aston and Upper Heyford.</p> <p>Our vision for Great Heyford is for it to be an 'energy positive' development; that is to say, one which makes a net contribution to the national grid rather than drawing energy from it. We will achieve this through a combination of careful design and layout making the most effective use of the site's topography and microclimate as well as employing the most efficient fabric for buildings. (cont...)</p>
PR-A-143	Bonnar Allan Limited / Corus Christ College Oxford	15	<p>(cont...) The urban extension provides the opportunity to deliver a range of essential facilities for Lower Heyford which currently does not exist. These include a new local centre located at the intersection of Station Road and the B4030. It will include a range of retail and community facilities laid out in a traditional arrangement with a focus on high quality public realm.</p> <p>The new extension will also deliver new primary and secondary schools which the current village is without. These will be located centrally to provide for accessible walking routes for the village.</p> <p>We have taken careful account of Rousham Park in defining the extent of the proposed development area to ensure that views from and across the Park will not be interrupted by any built development within Great Heyford. The valuable Heritage context will strongly shape the new extension. ZTV studies have been undertaken to define the western extents of the extension to ensure that important countryside views from Rousham House and Gardens are effectively safeguarded. (cont...)</p>

PR-A-143	Bonnar Allan Limited / Corus Christ College Oxford	15	<p>(cont...) Our proposals allow for the provision of a major new publicly accessible park along the valley side south of Lower Heyford. This will provide significant public benefit to existing and future residents by providing an opportunity for people to enjoy the landscape in a generously proportioned public park. We are also committed to working with conservationists to explore the practicalities of archaeological investigations and possibly a heritage centre around the crop circles.</p> <p>The rationale and vision for Great Heyford is set out in the attached promotional document.</p> <p>Key Benefits: The City of Oxford needs a very substantial number of new homes to sustain growth projections over the period 2016-2031. Estimates vary but the number could well be 18,000 or more outside what the city itself can provide. The key benefit of our proposal is that it would aabout 28% of this requirement in one exceptionally sustainable satellite location that can be delivered over the next twenty years. (cont...)</p>
PR-A-143	Bonnar Allan Limited / Corus Christ College Oxford	15	<p>(cont...) These proposals are designed to be complementary to the allocations within the recently adopted Cherwell District Local Plan, and importantly offer a significant solution to CDC's duty to cooperate which the Planning Inspectorate expects by June 2017.</p> <p>As well as providing market and affordable homes for over 11,000 people, Great Heyford could provide up to 250,000 ft2 of employment space including a significant office and R&amp;D hub for use by the University as well as office and employment space for other companies to use, Oxford University needs more facilities to compete with Cambridge and overseas Universities and there is limited space to accommodate these within the city. Provision of a new hub at Great Heyford could assist in creating facilities and employment that would enhance the University's global competitiveness and reputation. The objective of creating an 'energy positive' development will assist in consolidating Cherwell and Oxford as leaders in the creation of environmentally sustainable communities. (cont...)</p>
PR-A-143	Bonnar Allan Limited / Corus Christ College Oxford	15	<p>(cont...) New retail space, health and community facilities will be provided alongside the commercial space to provide new as well as existing residents and employees sufficient new facilities that they can use without the need to travel to higher order centres such as Bicester. This boost in provision will benefit those that have experienced a decline in local retail and leisure facilities in recent times.</p> <p>Great Heyford would include new education provision at both primary and secondary levels and would focus vehicular traffic away from the historic core of Lower Heyford and towards Bicester to the east and Oxford to the south. Specific provision will be made for new residents and those working in the employment space to leave their cars within a car park close to the eastern end of Lower Heyford and either walk, cycle or take a shuttle bus down to the railway station to catch services to Oxford and Banbury. (cont...)</p>
PR-A-143	Bonnar Allan Limited / Corus Christ College Oxford	15	<p>(cont...) The opportunity exists now at Great Heyford to create a new focus for a highly energy efficient community that can benefit from and augment the existing investment at Upper Heyford. Taken together, new communities at both settlements could provide an even more sustainable focus that would be of a scale to enable them to support more of their own functions and needs as well as being in a position to make use of the rail connection to Oxford and Bnabury and beyond for 'higher order' functions.</p> <p>The advantages of the scale of development possible at Great Heyford (as well as when combined with that at Upper Heyford) are that it allows a more comprehensive package of services, facilities and public amenities to be provided which are not achievable with developments of smaller scale that are more widely scattered.</p> <p>In summary, residents of Great Heyford would be within 20 minutes of the centre of Oxford via a sustainable mode of travel (the train), allowing people to work and/or study in the city while gaining the benefits of living outside the city. The development of a new community could fund significant public benefits that could be enjoyed by residents and visitors alike, including new publicly accessible parkland along the eastern slops of the Cherwell valley and new community faciltiies including healthcare, schools and shops that would benefit new and existing residents alike.</p>

PR-A-143	Bonnar Allan Limited / Corus Christ College Oxford	18	<p>The existing railway station at Lower Heyford provides the opportunity to serve the proposed new community at Great Heyford and provide transport into Oxford City Centre as well as north to Banbury and Birmingham. The rail service currently allows travel into the City within 17 minutes but with extra patronage the service could be improved further and in particular the frequency increased.</p> <p>Once in Oxford City Centre, a proportion of people will wish to travel to the science parks and employment areas in the south and southeast of the City, and we consider that the potential to provide a shuttle bus service between the rail station and those destinations should be explored, to improve their accessibility and provide connections with rail services and other bus routes. (cont...)</p>
PR-A-143	Bonnar Allan Limited / Corus Christ College Oxford	18	<p>(cont...) The opportunity exists to create a step-change in the provision of public transport services for the communities of Lower and Upper Heyford by capitalising on the opportunity presented by the railway station at Lower Heyford. A new bus route will deliver residents of the extension to and from the railway station at scheduled times. The bus will also serve the local facilities within the new extension as well as a proposed park and ride which will be located to serve the residents of Great Heyford and further afield and thereby connect them to the station. It will also materially benefit residents at both parts of Upper Heyford.</p> <p>The entire extension will be within a 20-minute walking distance of the station and a network of easily accessible pedestrian and cycle routes will be incorporated. Vehicular travel on the B4030 west of Station Road will be minimised and the existing conservation area of the village will be restricted primarily to existing residents and public transport. The primary vehicular access will be along Station Road, the B4030 east of the conservation area and along Port Way which all present the opportunity of upgrading as required.</p>
PR-A-143	Bonnar Allan Limited / Corus Christ College Oxford	28	Site submission - Land South East of Lower Heyford
PR-A-144	Framptons / Albion Land Ltd	28	Site submission - Land at North West Bicester
PR-A-145	Framptons / Mr and Mrs Donger	28	Site submission - Land off Dukes Meadow Drive, Banbury
PR-A-146	Scottish and Southern Energy	18	<p>Refer to letters dated 8 September 2014, together with attachments -</p> <p>At this stage, I can only provide general guidance on the provision of electricity infrastructure and the treatment of any existing infrastructure in relation to future development.</p> <p>Connections for new developments from existing infrastructure can be provided subject to cost and time-scale.</p> <p>Where existing infrastructure is inadequate to support the increased demands from the new development, the costs of any necessary upstream reinforcement required would normally be apportioned between developer and DNO (Distribution Network Operator) in accordance with the current Statement of Charging Methodology agreed with the industry regulator (OFGEM). Maximum time-scales in these instances would not normally exceed around 2 years and should not therefore impede delivery of any proposed housing development. (cont...)</p>

PR-A-146 Scottish and Southern Energy	18	<p>(cont...) Where overhead lines cross development site, these will, with the exception of 400 kV tower lines, normally be owned and operated by Scottish and Southern Energy Power Distribution (SSEPD).</p> <p>In order to minimise costs, wherever possible, existing overhead lines can remain in place with uses such as open space, parking, garages or public highways generally being permitted in proximity to the overhead lines. Where this is not practicable, or where developers choose to lay out their proposals otherwise, then agreement will be needed as to how these will be dealt with, including agreeing costs and identifying suitable alternative routing for the circuits. The existing customer base should not be burdened by any costs arising from new development proposals.</p> <p>To ensure certainty of delivery of a development site, any anticipated relocation of existing overhead lines should be formally agreed with SSEPD, prior to submission of a planning application. (cont...)</p>
PR-A-146 Scottish and Southern Energy	18	<p>(cont...) I trust the above is helpful to you at this current stage of your deliberations and can be included in the proposed CDP document, but you can contact me directly on the above telephone number should you require any further advice, particularly relating to specific sites.</p> <p>However, for your information and assistance, please see the attached Appendix A, which includes additional information in respect of the areas detailed in your sites document, where there overhead lines and / or significant numbers of dwellings proposed.</p>
PR-A-147 Environment Agency	18	<p>In accommodating and allocating the additional 3500 within the Local Plan Part 1 we advise Cherwell District Council to consider carefully whether there will be adequate infrastructure such as suitable foul drainage capacity/water supply etc. We are pleased that you have confirmed in paragraph 5.135 that the district is in an area of water stress with water resources at a premium and we are aware that you are in the early stages of producing a Water Cycle Study. We would advise that the Water Cycle Study should support the Sustainability Appraisal as a key evidence document and this will help enable decision makers to identify any infrastructure issues early in the plan making process. We are really pleased to see that in paragraph 5.72, the importance of supporting any additional growth with the necessary infrastructure is highlighted.</p>
PR-A-147 Environment Agency	24	<p>We are pleased to see that paragraph 5.37 has confirmed that the partial review will look to minimize adverse environmental impacts. The previous allocations within this plan located some of Cherwell's site allocations at areas of Flood Risk. This was because many of the sites allocated were in areas identified for regeneration in towns such as Banbury and Bicester. A Flood Risk Sequential Test was passed to support this approach. However, Cherwell District has significant areas of land at the lowest risk of flooding (Flood Zone 1) and we feel that there would be no reason to allocate any of the 3500 of Oxfords unmet need housing in Flood Zones 2 or 3. The NPPF clearly states the new development should be steered to areas at the lowest risk of flooding and Cherwell District Council should avoid flood zones 2 and 3.</p>
PR-A-147 Environment Agency	25	<p>As stated previously in the introduction to this letter, we note that Oxford City is unable to meet its housing need because of policy and environment constraints, such as flood risk. We would support the same approach for the allocation of the unmet need in the Cherwell District, in that development should NOT be located in areas of flood risk (Flood Zone 2 or 3) or nature conservation value.</p>



PR-A-147 Environment  
Agency

We are pleased with the submitted Sustainability Appraisal Scoping Report which seems comprehensive. We support the following objectives:  
7) To conserve and enhance and create resources for biodiversity  
11) To maintain and improve the water quality of rivers and to achieve sustainable water resource management  
12) To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment  
However, there are two evidence documents that we feel are necessary to adequately inform the Sustainability Appraisal which we can't see mentioned.  
(cont...)

PR-A-147 Environment  
Agency

(cont...) Firstly, we recommend that a Water Cycle Study is carried out for the Cherwell District. A number of Neighboring LPAs have already completed their Water Cycle Studies and it has helped them identify areas where infrastructure capacity is an issue and also the potential impact this could have on the water environment. We understand that Cherwell District Council are at an early stage in production of a Water Cycle Study and we advise that it should be a key evidence document in support of the Sustainability Appraisal. Secondly, Cherwell District Councils Strategic Flood Risk Assessment (SFRA) should be considered a living document and needs to be kept up to date with the latest guidance and advice. New flood risk climate change allowances have recently been published and can be found here. We expect Cherwell District Council consider these new allowances and update the SFRA as necessary. The new climate change allowances will potentially alter quite significantly flood map extents and make some areas unsuitable for development.

PR-A-148 Nathaniel Lichfield  
& Partners / Kenley  
Holdings

28

Site submission - Letchmere Farm, Camp Road, Upper Heyford

**CHERWELL LOCAL PLAN 2011-2031 PARTIAL REVIEW  
OXFORD'S UNMET HOUSING NEED**

**SUBMISSION PLAN  
STATEMENT OF CONSULTATION  
FEBRUARY 2018**

**PART 2  
CONSULTATION ON THE OPTIONS PAPER  
JUNE 2017**





# **Statement of Consultation**

## **Part 2 - Options**

**June 2017**

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### **6. Sustainability Appraisal**

### **7. Representations – Summary of Issues Raised and how they have been considered**

### **Appendices**

- 1. Public Notice**
- 2. Consultation letters/emails**
- 3. Consultation Summary Leaflet**
- 4. Consultation Poster**
- 5. Representation Form**
- 6. Oxfordshire Growth Board – Signed Memorandum of Co-operation**
- 7. Town and Parish Council Workshops – Attendees and Main Issues Raised**
- 8. Stakeholder Workshop – Attendees and Main Issues Raised**
- 9. List of Attendees: Cherwell Local Strategic Partnership Board (27 April 2017)**
- 10. Representations to the Options Consultation**

## 1. Introduction

This Statement of Consultation describes the consultation undertaken in progressing with the Partial Review of the adopted Cherwell Local Plan 2011-2031 (Part 1). It will be updated as the Council proceeds through the statutory stages of plan-making.

This statement has been prepared to support a formal proposed submission plan under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. It reports on public consultation, engagement and co-operation undertaken in reaching this stage.

The Council has a statutory duty to consult and seek representations in preparing a Local Plan. It must also ensure that there is on-going co-operation with prescribed bodies under a 'Duty to Co-operate'.

The Council's policy on how it engages in plan-making is described in its Statement of Community Involvement 2016. The SCI is available on-line at [www.cherwell.gov.uk/planningpolicy](http://www.cherwell.gov.uk/planningpolicy)

## 2. The 'Duty to Cooperate'

Section 33A (1) and (3) of the Planning and Compulsory Purchase Act 2004 (as amended) places a duty on a local planning authority to co-operate with other local planning authorities and other prescribed bodies when it undertakes certain activities, including the preparation of development plan documents, activities that can reasonably be considered to prepare the way for such preparation and activities that support such preparation so far as they relate to a strategic matter. This is to maximise the effectiveness with which those activities are undertaken.

Section 33A (4) states that a strategic matter is: *'sustainable development or use of land that has or would have a significant impact on at least two planning areas, including (in particular) sustainable development or use of land for, or in connection with, infrastructure that is strategic and has or would have a significant impact on at least two planning areas.'*

Section 33A (2) requires a local planning authority *'to engage constructively, actively and on an on-going basis'* in respect of the activities that are subject to the duty.

The local planning authorities that border Cherwell District are:

- Aylesbury Vale District Council
- Buckinghamshire County Council
- Northamptonshire County Council
- Oxford City Council
- Oxfordshire County Council
- South Northamptonshire Council
- South Oxfordshire District Council
- Stratford-on-Avon District Council
- Vale of White Horse District Council
- Warwickshire County Council

- West Oxfordshire District Council

The Oxfordshire Councils are assisted in meeting the Duty to Co-operate by an 'Oxfordshire Growth Board' (a joint committee) which includes the local authorities within the Oxfordshire Local Enterprise Partnership (LEP) comprising; Cherwell District Council, Oxford City Council, South Oxfordshire District Council, Vale of White Horse District Council, West Oxfordshire District Council and Oxfordshire County Council. It also includes co-opted non-voting named members from the following organisations:

- LEP: Chairman
- Oxford Universities
- Skills Board
- Harwell/Diamond Light Source
- LEP Business Representative
- LEP Oxford City Business Representative
- Homes and Communities Agency

In addition, when considering matter that sit under the remit of the Local Transport Board then Network Rail and the Highways England have the right to attend the Growth Board as non-voting investment partners.

The Growth Board is supported by officer and working groups as required.

Regulation 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the other prescribed bodies for the purposes of implementing Section 33A of the 2004 Act. Of those bodies listed in the Regulation it is considered that the following bodies are relevant to Cherwell District:

- The Environment Agency
- Historic Buildings and Monuments Commission for England (Historic England)
- Natural England
- The Civil Aviation Authority
- The Homes and Communities Agency
- The NHS Oxfordshire
- The Office of Rail Regulation
- The Highway Authority – Section 1 of the Highways Act 1980:
  - Oxfordshire County Council (Highways)
  - The Highways Agency (Highways England)
- Local Enterprise Partnerships:
  - The Oxfordshire Local Enterprise Partnership (OxLEP)
  - The South East Midlands Local Enterprise Partnership (SEMLEP)
- The Oxfordshire Local Nature Partnership

The application of the 'Duty to Co-operate' is also informed by the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

### **3. Previous consultation**

In January 2016, the Council published a consultation paper which highlighted issues that needed to be considered in undertaking a Partial Review of the Local Plan. The Issues Paper invited comments and discussion of the issues was encouraged; a 'call for sites' was also made. A Statement of Consultation which summarised the issues raised during the consultation was published alongside the November 2016 Options Paper. These documents are available on-line at [www.cherwell.gov.uk/planningpolicy](http://www.cherwell.gov.uk/planningpolicy)

### **4. Consultation & Engagement**

#### **Consultation arrangements**

On 14 November 2016 the Council published an Options Paper for consultation. The Paper was prepared to engage with local communities, partners and stakeholders in developing options on how to meet Oxford's housing needs when preparing a partial review of the adopted Cherwell Local Plan Part 1. A copy of the Public Notice is attached at Appendix 1.

#### **How did we consult?**

The formal consultation ran for eight weeks from 14 November 2016 – 9 January 2017.

#### **Distribution**

The consultees listed in the Statement of Community Involvement and anyone who had registered on the Council's database were notified by letter or email and were asked to comment on the Options Paper generally and answer specific questions (Appendix 2).

Hard copies were also placed at deposit locations across the district including libraries and Council offices. In addition hard copies were placed at some locations in Oxford (Oxford City Council offices, Old Marston Library and Summertown Library). A consultation summary leaflet and poster were also produced and were made available at these locations as well as on the Council's website Appendices 3 & 4).

The consultation arrangements were discussed in advance with officers from Oxford City Council and publicity material provided to the City Council to enable it to advertise the consultation as it preferred.

#### **Press Coverage**

The statutory public notice was placed in the following newspapers:

- Oxford Mail (10 November 2016)
- Bicester Advertiser (10 November 2016)
- Banbury Guardian ( 10 November 2016)

#### **Social Media**

Press releases regarding the consultation were published on the Council's Facebook and Twitter pages. The press releases explained the purpose of the consultation document and provided details



of the consultation including exhibition dates and locations where the documents were available to view.

## **Public Exhibitions**

Staffed Public exhibitions were held during November and December 2016 at:

- **Castle Quay Shopping Centre**, Banbury OX16 5UN on Saturday 26<sup>th</sup> November 2016 from 10.00 am to 6.00pm.
- **Franklins House**, Wesley Lane, Bicester, OX26 6JU on Saturday 3<sup>rd</sup> December 2016 from 10.00 am to 6.00pm.
- **The Pavillion**, Cutteslowe Park, Oxford OX2 8ES on Saturday 10<sup>th</sup> December 2016 from 10.00 am to 6.00 pm
- **Exeter Hall**, Exeter Close, Kidlington OX5 1AB on Monday 19<sup>th</sup> December 2016 from 2.00 pm to 9.00 pm.

## **5. Consultation with Statutory and Non-Statutory Bodies**

### **Oxfordshire Growth Board**

In 2013, The Oxfordshire Local Planning Authorities (LPA) commissioned a new Strategic Housing Market Assessment (SHMA), supported by joint working on economic forecasting to establish the appropriate level of planned growth across the Oxfordshire Housing Market Area and the level of housing need arising in each District.

Officers from all Oxfordshire Authorities met on 17 May 2013 to discuss how the results of the SHMA should be considered, incorporated in to emerging plans where possible, and used as the basis for further joint working between the Councils. The purpose was to reach agreement and formalise joint working, provide a common basis on which to progress the SHMA and avoid unnecessary delay to Local Plan preparation.

In April 2014 the Oxfordshire Local Authorities, published the SHMA for Oxfordshire. The document suggested that the demographic trends and growth of the County economy and the level of affordable housing need required would necessitate 100,060 additional new homes in Oxfordshire between 2011 and 2031.

In November 2014, the Oxfordshire Growth Board, a Joint Committee which, on behalf of OxLEP is charged with the delivery of projects agreed in the 'Oxford and Oxfordshire City Deal' and 'Local Growth Deals' agreed a programmes of work for addressing the unmet need arising from the SHMA . This programme of work would help the Local Planning Authorities meet the Duty to Co-operate whilst protecting the 'sovereignty' of individual councils over their Local Plans.

A Project Team was established for progressing the work, co-ordinated by the Growth Board's Programme Manager and reporting to an Executive Officer Group which in turn reports to the Growth Board. This Project Team met regularly to consider the implications of the SHMA and how best to meet the identified unmet housing need of Oxford. This is in the context of recognising that the administrative boundaries of the City of Oxford are constrained and consequently it is seeking effective ways to address this issue in line with the Duty to Cooperate. The members of the formal

Growth Board comprise the leaders of each council who were presented with periodic updates and took key decisions at scheduled public meetings.

From January 2015 to September 2016, the Project Team generally met on a fortnightly basis to progress, on a co-operative basis, the following projects:

- An understanding of the urban capacity of Oxford and the level of unmet housing need
- Oxford Green Belt Study to assess the extent to which the land within the Oxford Green Belt performs against the purposes of Green Belts
- Oxford Spatial Options Assessment to help inform the apportionment or distribution of unmet housing need to the district and city councils.
- High Level Transport Assessment of Spatial Options
- Education Assessment of Spatial Options.

This programme of work culminated in a decision of the Growth Board on 26 September 2016 on the apportionment of Oxford's unmet housing need to the individual district and city councils. A copy of the Oxfordshire Growth Board's Signed Memorandum of Cooperation (South Oxfordshire DC did not sign the Memorandum) is reproduced at Appendix 6. This programme of work and the Growth Board's decision has informed the preparation of the Partial Review of the Cherwell Local Plan.

All six Councils have continued to meet on matters associated with the Partial Review including a Countywide Infrastructure Assessment (OXIS) and preparations for a statutory Joint Spatial Plan for Oxfordshire.

### **Other Meetings/Discussions with Statutory and Non-statutory Bodies**

In addition to meeting with bodies through the Oxfordshire Growth Board, Council officers have separately engaged with statutory and non-statutory bodies as follows:

- Regular monthly liaison meetings with officers at Oxfordshire County Council since early 2014.
- Meetings and other liaison with Oxford City Council and West Oxfordshire District Council. This has included discussion on the progress of each other's plans and emerging proposals for the Partial Review. Collaboration is also taking place with Oxford City on the development of the 'First and Last Mile' package of transport requirements required as the Cambridge to Oxford Corridor is developed by the National Infrastructure Commission (NIC)
- On-going joint management arrangements with South Northamptonshire Council
- Duty to Cooperate meeting with Aylesbury Vale DC
- Meetings with Highways Authority to discuss infrastructure requirements in association with proposed allocations.
- Engagement with bodies on evidence and issues including Highways England, Environment Agency, Natural England and Historic England
- Formal consultation as part of the statutory Sustainability Appraisal process with Natural England, the Environment Agency and Historic England.
- Parish & Town Council & stakeholder workshops (described later in this statement)
- Parish Liaison meetings

- In addition to the parish workshops the Head of Strategic Planning and the Economy addressed a Kidlington Parish Council meeting on 4 January 2017 on the subject of the Options Consultation. The meeting was attended by circa 400 members of the public.
- The Deputy Manager - Planning Policy and Growth Strategy gave a presentation and update on the Partial Review to the Cherwell Local Strategic Partnership on 27 April 2017 (Appendix 9)

### **Town & Parish Council/ Meeting Workshops**

Two Town and Parish Workshops took place for parishes in the south and north of the district on 7 and 12 December 2016 respectively. The workshops took the form of group discussions on the following agenda items.

- Partial Review – Context/Approach
- Draft Vision and Strategic Objectives
- Considering and Delivering Options
- CIL and Draft Developer Contributions SPD

On arrival, parishes were split into groups and each group discussed each agenda item. The group discussions were facilitated by a member of the Planning Policy Team with support from other officers.

The issues arising from the workshops in so far as they relate to the partial Review of the Local Plan are summarised below. A more detailed note can be found at Appendix 7.

### **Parish Workshop (Bicester) Wednesday 7 December 2016 - 6pm – 8pm**

#### **Summary of Key Issues**

##### **Table 1**

- Can we seek contributions from the City for infrastructure in Cherwell?
- 4,400 house seems high
- Need infrastructure before houses
- Traffic congestion and transport are key concerns
- If it is Oxford's need why does Cherwell need to fund it?
- Lack of progress on Oxford's housing sites delivery

##### **Table 2**

- Green Belt is not sacrosanct
- South of District preferred
- Spatial relationship to Oxford
- Need for Oxford – close to Oxford
- Infrastructure needs to be considered first
- Loop (Route) to Park and Rides
- Who is going to fund the infrastructure?
- Integrated cycle paths through to Oxford
- Areas A & B preferred

- Support for CIL and Developer Contributions

**Table 3**

- Roads and Transport
- AONB should be established near Oxford
- Serious work to sort out transport around Oxford e.g. trams etc.
- Should Cherwell provide housing for Oxford?
- Don't protect all of the Green Belt e.g. in A and B apart from near Woodstock
- No industrial/ commercial development
- No out of town shopping centre in Woodstock
- Smaller units and social housing
- Some CIL possibilities
- Constraints - Blenheim – World Heritage Site and Roman villa on proposed site near Woodstock
- Caversfield is within a conservation area.

**Table 4**

- Need investment in transport, traffic and roads
- Should Cherwell provide it all?
- Don't protect all the Green Belt
- In A&B but not Woodstock
- Social housing
- No employment
- Some possibilities for CIL

**Parish Workshop (Banbury) Monday 12 December 2016 - 6pm – 8pm**

**Summary of Key Issues**

**Table 1**

- Can we see Oxford City's SHLAA?
- Oxford should maximise existing sites eg brownfield
- Transport Constraints
- Infrastructure delivery
- Green Belt – some incursion may be ok but need to preserve identity/character of existing towns and villages
- Need to have evidence to justify sites
- Better chance to get infrastructure with larger sites
- Need to preserve green gaps between settlements with some development close to Oxford

**Table 2**

- Housing type – affordable, density and scale
- Need new roads, bus services, cycling. Long term investment
- Continue with Areas A and B (but high land values)

- No development in villages
- Some opportunities in low value green belt (evidence needed)
- Use PDL but expensive to deliver
- Should have lower CIL on PDL to free up MOD land

### Table 3

- 4,400 too much
- What will happen with South Oxfordshire's apportionment?
- Grenoble Road
- SHMA should be reassessed after BREXIT
- What is the housing need? Who? Where?
- Employers in Oxford find it difficult to recruit.
- Oxford has high rents and land prices
- Preferred areas of search A&B, Bicester and Banbury

### Table 4

- Preference for development closer to Oxford because of transport, sustainability, affordable housing.
- Review Green Belt
- New settlement in preference to multiple small developments.

### Officer Response

The issues raised have been considered in preparing the vision, objectives, and policies in the Partial Review, and in identifying the strategic development sites

### Stakeholder Workshop

A focussed stakeholder workshop was held at Bodicote House on Tuesday 13 December 2016.

A summary of the issues raised can be found in Appendix 8.

Main comments on the Partial Review context and approach included:

- **Approach to growth:** support for county towns approach and Sustainable Urban Extensions, concerns with urban extensions to Oxford due to environmental, Green Belt and Infrastructure constraints, support for an approach based on Oxford's needs with development located near Oxford, support for an approach which leans on public transport and transport hubs.
- **SHMA , housing need and apportionment:** concerns with the adequacy of the SHMA (exaggerated needs and focus on employment growth), support for SHMA as ratified by PINs, queries about population updates needed at later stages of plan preparation, queries on whether CDC will accommodate further growth and the consequences of SODC not endorsing the Growth Board apportionment.

- **Green Belt (GB) and Kidlington Gap:** Kidlington Gap is strategic, queries on whether best to undertake a GB Review or a GB Leap with views for and against both approaches, fears that a GB review will open ‘Pandora’s box’ and hence it should not be reviewed, support for a GB Review which is targeted and not excessive review and permanent t for 20+ years. Need to justify GB review’s exceptional circumstances.
- **Deliverability:** Increased housing delivery possible, landowners looking at land disposal although builders are maxed out at the moment, landowners aspirations ( land values) are an issue for affordable housing, need a mixed of large and small sites. Smaller sites are quicker and easier to deliver. Plan deliverable but GB review is needed.
- **Infrastructure:** high quality transport needed to areas for Oxford’s growth, queries on when the Plan will address infrastructure needs and whether consultations will take place as part of OCC Local Transport Plan.
- **Location of growth:** support for areas A and B, support for and arguments against further growth in the north of the Cherwell, Upper Heyford and potential MoD land, motorway junctions seen as inappropriate, support for growth at Oxford Parkway, support for locating growth near existing development and near employment, question the approach to areas of search and whether areas A and B have been favoured, views on 4,400 being too much just for Kidlington.

#### **Officer Response**

The issues raised have been considered in preparing the vision, objectives, and policies in the Partial Review and in identifying the strategic development sites.

### **6. Sustainability Appraisal**

The Sustainability Appraisal which accompanies the Proposed Submission Partial Review summarises the representations made to the Initial Sustainability Appraisal (November 2016) and provides responses to the representations.

### **7. Representations – Summary of Issues Raised and how they have been considered.**

#### **Representations Received**

A total of 1225 representations were received which generated a total of nearly 6,000 comments. A table providing a full summary of each representation is attached at Appendix 10.

This section sets out a brief summary of the representations received. It does not offer a commentary on those representations. It has been prepared to provide an overview of the challenge of addressing a complex set of positions from a range of respondents. Full copies of each representation can be viewed online at [www.cherwell.gov.uk/planningpolicy](http://www.cherwell.gov.uk/planningpolicy)

#### **General Comments**

A large number of representations received made general comments without following the questionnaire.

Over 470 'Post card' type representations were received. There were essentially two versions of the card as follows:

*'Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.'*

*'Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways'*

A petition responding to the questionnaire signed by 80 residents of Steeple Aston was also received.

Other general comments include:

- The consultation has been poorly publicised.
- Difficult to find consultation details and the paperwork is long and challenging.
- Holding the consultation over the Christmas period was not reasonable.
- Objection to having to meet another Council's housing needs.
- Oxford needs to explore other options for housing.
- Housing is not needed.
- There is already a commitment in the adopted local plan to build 22,800 new homes by 2031.
- Objection to urban sprawl.
- Disagreement with revised Strategic Economic Plan for Oxfordshire.
- Widespread criticism of the SHMA.
- Growth targets are inflated and unrealistic.

## **Officer Response**

The comments made on the consultation process have been noted.

The consultation exercise has met all the requirements stipulated by the relevant planning regulations.

Hard copies of all the consultation documents were available at the 'deposit' locations and some locations in Oxford City. Documents were also available on the Council's website.

The advertised consultation period was eight weeks rather than the six weeks required by the Regulations to take into account the Christmas period.

The Council has a 'Duty to Cooperate' with neighbouring authorities.

The SHMA remains the most up-to-date objective assessment of housing need for the Oxfordshire housing market area.

**Question 1: Cherwell's contributions to Oxford's Housing Needs – Is 4,400 homes the appropriate housing requirement for Cherwell in seeking to meet Oxford's unmet housing need?**

There were over 400 responses to this question. Overwhelmingly the representations objected to this figure.

The vast majority of parish councils, including Kidlington, Begbroke, Gosford and Water Eaton, Bodicote and Weston on the Green disagreed with this figure. Those parishes who agreed with the figure included Shipton on Cherwell and Thrupp, Kirtlington, and Banbury and Bicester Town Councils.

Oxfordshire CC, Oxford City Council and West Oxfordshire DC welcomed the apportionment.

Historic England expressed concern stating that it is likely that such a large apportionment would have a significant effect on the historic environment.

Comments in general support included:

- Figure is consistent with the evidence base
- Cherwell should provide more than 4,400 homes
- Council has to fulfil its obligation under 'Duty to Cooperate'
- A higher level of provision would allow flexibility to accommodate any shortfalls
- Needs to be close to Oxford as it is for Oxford's needs.
- Cherwell should start with an assessment of how to create new balanced communities that are well connected to Oxford, are of exemplar design and supported by necessary infrastructure and then determine how many houses to provide.
- SHMA mid-point should be 28,000 and not 25,000.
- 15,000 is a working assumption not a true indication of Oxford's housing need, it should be 22,000
- Investigate all modes of transport to Oxford.
- Upgrading of key corridors to Oxford centre needed.
- Provision of good and improved public transport required
- Aim for a 'Rapid Transit Network' is laudable
- Update Countywide IDP
- Settlements outside the Green Belt such as Bicester, Banbury and Heyford Park are considered suitable with good transport connections to Oxford
- Ensure that the open spaces and countryside of Oxfordshire are not developed unnecessarily as these are vital to support the health and wellbeing of the residents of Cherwell District through outdoor recreation
- Building should be for rental specifically for low income professionals in the health system and education and to be kept occupied by such professionals only.



- AQMA
- Will the infrastructure be in place to match the scale of development?
- Starter homes and affordable homes for young and local people are needed.
- Appropriate housing mix needed
- Part of the South Oxfordshire DC apportionment should be redistributed to the remainder districts.

Comments that do not agree with the apportionment include:

- Oxford City's strategy should include provision within its own boundaries
- There is no evidence
- Deeply flawed, inappropriate, unreliable, unrealistic, dubious, and not sustainable – not supported by spatial strategy
- Need for a further review of the SHMA to identify real housing need for Oxford
- Oxford should sort out its own problems
- Does not accord with Para 158 of the NPPF
- Further refinement needed following suitability and deliverability of the sites.
- Deliverability is dependent on transport infrastructure and services to build a new community.
- This number will significantly impact communities
- Fait-accompl
- Cherwell should wait
- 550 houses for Oxford is too low
- Avoid impact on the A34
- Oxford is dumping its share onto Kidlington
- Merging of Begbroke, Yarnton and Kidlington would result in an urban sprawl into Oxford and the identity and character would be lost
- Consider Brexit
- The role of the OGB, LEP, SHMA and ONS is questioned.
- Increase in additional cars travelling to Oxford
- Existing transport infrastructure is not sustainable.
- Increased traffic congestion
- Limited capacity and increased demand
- Cycling is dangerous due to inadequate cycle lanes.
- Demand on the existing infrastructure and services are unsustainable.
- Increased air, noise and light pollution
- There are no exceptional circumstances to build on the Green Belt
- Inappropriate and unnecessary destruction of GB between Oxford and Kidlington
- Significant impact on wildlife, habitat, etc.
- Walks and views, open spaces, flora and fauna would be lost. Natural habitats lost.
- Use brownfield sites, unoccupied buildings and build close to the city's ambitious industrial and business developments
- Oxford City is a historic city with a heritage status surrounded by rivers and the Green Belt
- Would radically alter the character of the area
- Would result in a population increase by 40%
- This is a very politically sensitive policy yet has not been subjected to public scrutiny or vote.

- Inadequate and poorly publicised consultation
- Prevent investors and buy to let landlords
- Oxford needs a robust housing policy
- No mention of eco-friendly housing
- New housing will not be affordable for the locals due to high prices
- Object to housing in Cherwell and employment in Oxford.
- Employment growth estimates are exaggerated by OxLEP
- Fundamentally unsustainable and damaging to Oxford

### **Officer Response**

The Localism Act 2011 introduced a statutory Duty to Co-operate for local authorities in preparing their Local Plans. Authorities must engage constructively, actively and on an on-going basis. The NPPF states that joint working should enable local planning authorities to work together to meet development requirements which cannot wholly be met within their own areas.

All of Oxfordshire's Councils have accepted that Oxford cannot fully meet its own housing needs. They collectively committed to consider the extent of Oxford's unmet need and how that need might be sustainably distributed to the neighbouring districts so that this could be tested through their respective local plans.

Oxford has a high level of housing need and problems of affordable access to the housing market. New homes are required urgently to meet Oxford's existing and future needs to meet demographic demand, to help access to the housing market and to support economic growth.

The Plan explains the conclusions of the Oxfordshire Strategic Housing Market Assessment (2014), how the SHMA was prepared and how the level of Oxford's unmet need was identified. It also explains how the unmet housing need has been apportioned as a result of the Oxfordshire Growth Board's decision on 26 September 2016.

The SHMA remains the most up-to- date objective assessment of housing need for the Oxfordshire housing market area.

The Sustainability Appraisal supporting the Plan tested the likely environmental, social and economic effects of providing 4,400 homes and the alternatives of providing significantly more or significantly less.

An extensive evidence base has been amassed to inform the preparation of the Plan. They cover issues such as landscape capacity, green belt, ecology, transport, viability, and flood risk. These pieces of evidence address many of the issues raised in the representations.

### **How the identified issues have been taken into account**

- The housing apportionment of 4,400 homes along with alternatives (significantly more or significantly less) were considered in the Sustainability Appraisal.
- The Proposed Submission Plan seeks to deliver 4,400 new homes as agreed by the Oxfordshire Growth Board on 26 September 2016 and tested through the Plan preparation process

- Further information is included in Section 1 of the Proposed Submission Plan and in the Sustainability Appraisal.

**Question 2: Spatial relationship to Oxford: Do you agree that we need to specifically meet Oxford’s needs in planning for the additional housing?**

Those in general agreement included Oxford City Council, West Oxfordshire DC, Oxfordshire CC and English Heritage. Parishes and Town Councils that responded favourably included Bicester and Banbury Town Councils, Bloxham PC, Launton PC and Shipton on Cherwell and Thrupp PC.

The majority of the parish councils that responded did not agree. They included Gosford and Water Eaton PC, Begbroke PC, Hampton Gay and Poyle PC, Islip PC, Noke PM, Caversfield PC and Wendlebury PC.

The key points raised by the representations included:

- Spatial relationship to Oxford is logical located at the edge of Oxford and in close proximity to Oxford City centre with good public transport connections.
- New housing should be provided along the existing public transport connections and build on the existing travel patterns with supporting infrastructure in place before new housing development. Implement Rapid Transit.
- Sustainability Appraisal, Interim Transport Assessment and Growth Board’s assessment criteria was very limited to assess the impact on the Green Belt.
- Need to strengthen sustainable transport infrastructure through investment.
- The NPPF is clear that strategies for housing and employment in local plans should be integrated.
- Oxford should reduce the number of sites it has identified for employment purposes and should reallocate the land for housing.
- Oxford should only embark on a strategy to divert employment growth elsewhere to areas that need and welcome it both in Oxfordshire and the country as a whole.
- Sites selected for development should not compromise the purposes of the Green Belt.
- Oxford should do more for its housing need first and explore all possibilities. Allocate land for housing rather than employment. Oxford could meet their own needs by using neglected brownfield sites currently used or earmarked for commercial and industrial purposes.
- A district wide approach should be applied to considering additional opportunities for allocating residential land.
- Unclear why Cherwell should meet Oxford’s needs in this area and on such a large scale. Is a much larger city being planned? Is coalescence inevitable?
- Housing for employees can be dispersed all over Oxfordshire and surrounding districts
- Prevent coalescence of Kidlington with Oxford and retain the green gap, recreational value of the countryside etc. that are important to the residents of Kidlington, Begbroke and Yarnton.
- Reference the URBED report – expansion of Bicester and Didcot and their surrounding linked by train/tram services.

## **Officer Response**

The Localism Act 2011 introduced a statutory Duty to Co-operate for local authorities in preparing their Local Plans. Authorities must engage constructively, actively and on an on-going basis. The NPPF states that joint working should enable local planning authorities to work together to meet development requirements which cannot wholly be met within their own areas.

All of Oxfordshire's Councils have accepted that Oxford cannot fully meet its own housing needs. They collectively committed to consider the extent of Oxford's unmet need and how that need might be sustainably distributed to the neighbouring districts so that this could be tested through their respective local plans.

Oxford has a high level of housing need and problems of affordable access to the housing market. New homes are required urgently to meet Oxford's existing and future needs to meet demographic demand, to help access to the housing market and to support economic growth.

The district as a whole has a clear geographic, social, economic and historic relationship with Oxford.

The Plan includes a clear vision for how Oxford's unmet housing needs will be met within Cherwell.

The Plan's vision, objectives and policies are specifically tailored to sustainably meet Oxford's needs but at the same time also responding to the Cherwell context.

### **How the identified issues have been taken into account**

- The spatial relationship to Oxford was considered when drafting the Vision and Objectives, identifying the Areas of Search Options and considering strategic development sites.
- Section 3 of the Proposed Submission Plan sets out the wider context.

### **Q3. Are there any issues that we need to consider as we continue to assess development options?**

OCCG advises that any significant housing development will have implications for health provision, particularly GP practices.

Oxfordshire CC advises that funding for infrastructure continues to be an issue as does improving overall health and wellbeing.

West Oxfordshire DC considers that there is a need to consider the cumulative impact of options and growth in Cherwell together with growth planned in West Oxfordshire.

Issues raised more generally in the representations include:

- Impact on the Green Belt.
- Flooding and flood plains.
- Kidlington Masterplan, which considers that the Green Belt remains fundamentally unchanged.

- Need for appropriate infrastructure, access to Park and Ride, schools, public transport, medical facilities, shops, appropriate town centre developments, etc.
- Need to improve public transport connections and accessibility
- Need real commitment to transport improvements, such as A34, the railway and access to Oxford.
- What government support is available from a political and financial stance?
- Implications and impact on environmental character and quality.
- Future sustainability of Oxford as a University City given severe constraints on growth.
- Consider the employment needs in Cherwell.
- Significant housing development will have implications for health provision in Oxfordshire.
- Consider the potential for Category A villages for Oxford's needs in relation to connectivity and sustainability.
- New development should not prevent expansion of the Oxford Airport in the future.
- Ability for development to provide a rail link.
- Plan positively to enhance the beneficial use of the Green Belt.
- Rethink the broad idea of a new village/small town instead of ruining the integrity of 3 existing well defined villages.
- Sustainability, distance from Oxford and resultant traffic pollution.
- Health and wellbeing of the residents
- Phasing to reassess the actual need in 10 years.
- Taylor Review – rural areas are equally sustainable with technological change leading to change in working patterns allowing more home working and reducing the need to travel.
- Key worker homes as a potential form of affordable housing alongside employment sites.
- Contributions from developers should be much higher.
- Prevent coalescence of settlements
- A new station should not be used as a prop to allow other unwanted development.
- Support housing in Woodstock and Islip.

### **Officer Response**

An extensive evidence base has been prepared to inform the Partial Review. These include Transport Assessment and Modelling, Strategic Flood Risk Assessment, Landscape Sensitivity and Capacity Assessment, a Housing and Economic Land availability Assessment, a Green Belt Study, and a Habitats Regulations Assessment.

The Partial Review has been prepared having regard to consultation feedback from key local stakeholders including the NHS, the Highway Authority and education providers.

The Plan's vision, objectives and policies are specifically tailored to sustainably meet Oxford's needs but at the same time also responding to the Cherwell context.

### **How the identified issues have been taken into account**

- The issues were considered when drafting the Vision and Objectives in Section 4 of the Proposed Submission Plan.

#### **Q4. Do you support the draft vision? Are changes required?**

The principle of the draft vision is supported by the majority of parish councils and other respondents.

Both Kidlington PC and Gosford and Water Eaton PC state that the Vision should make reference to existing communities and the environment. Historic England considers that the Vision should include 'that conserve or enhance the historic environment and heritage assets therein'.

Other comments on the vision include:

- Need to preserve the traditional and peaceful rural character of the village life
- Development needs to be of exemplary design, supported by the necessary infrastructure
- Provide a range of household types that reflect Oxford's and Oxfordshire's diverse needs but not at the expense of the wildlife habitats and existing communities.
- Support our world class economy and ensure people have convenient, affordable and sustainable travel opportunities for work, recreation and services.
- Vision statement needs to recognise that Oxford is not the only focus within Oxfordshire.
- New balanced communities should be well connected to Oxford and other economic centres within Oxfordshire
- To add "Ensuring new housing is delivered to provide balanced communities..." to the Vision statement
- Include reference to deliverability, the integrity of the Green Belt and the regeneration of Kidlington in the Vision Statement
- Consider impact on the local communities including safeguarding the countryside for the urban population, not removing opportunities for outdoor sport and recreation near urban areas, safeguarding the countryside from encroachment.
- Not considered appropriate for housing development to happen without proportionate employment and economic development.
- OGB should be distributing employment sites as well as considering locations other than Oxford to reduce the need for commuting to the City.
- To succeed, such new communities must have access to, or facilities provided that will allow cultural, community, health and education activities to flourish. These aspects should be specified in the 'Vision'.
- The Vision needs amending to mention the protection and enhancement of the natural environment for future generations, including the Oxford Green Belt.
- Vision should make reference to realising potentially significant local (social, economic, and environmental) benefits associated with accommodating a proportion of Oxford's unmet housing needs housing in the district
- Suggested rewording, "To require that developments are well-designed and responsive to their surroundings".
- Provide adequate infrastructure to support growth
- Locate adjacent to Oxford City
- As these will be in GB the design should achieve high densities that minimise the impact on GB objectives with exemplary environmental standards.

- Sustainable forms of development.
- Preference to homes as opposed to flats, in particular in the Green Belt
- Consider sites for less than 100 dwellings
- Housing need is exaggerated; there is no evidence for it;
- Unused industrial sites should be used first.
- Vision is faulty premise, there are no exceptional circumstances to justify building on the Green Belt
- Consider the possibility of garden village outside the Green Belt.
- Oxford-Cambridge technology corridor

### **Officer Response**

The purpose of the Plan is to help meet Oxford's unmet housing needs.

The Partial Review is to meet Oxford's needs not Cherwell's (although once it is provided it is not within the Council's gift to interfere with the housing market).

There is no need identified in the SHMA for an Oxford and environs sub-area.

The vision is not locationally specific.

It is agreed that some rewording is required. The Vision would benefit from a reference to responding distinctively and sensitively to the local Cherwell context

The Vision would benefit from a reference to the achievement of high environmental standards.

It is agreed that the Vision should make reference to improving health and well-being.

Meeting diverse housing needs is already included as is exemplar development.

A change highlighting a need to respond distinctively and sensitively to the local built, historic and environmental context would be beneficial

The Vision is more than just about housing numbers and emphasises the importance of supporting infrastructure.

The delivery of housing is clear in the supporting objectives

The potential impact on the Green Belt is a matter for the subsequent consideration of options to meet the Vision. Issues of deliverability are for the objectives and policies.

The principle of strengthening Kidlington is agreed but the content of the Partial Review is dependent on the consideration of options.

The Vision cannot preclude the option of development in the countryside. Sustainable sites need to be identified and the impact on the environment tested.

It is agreed that the reference to communities could be read as precluding the expansion of existing communities. More emphasis has been added on the provision of new development.

The Growth Board has reached agreement on the level of need and its apportionment.

Many of the other issues raised are policy and implementation matters.

#### **How the identified issues have been taken into account**

- The issues were considered when drafting the Vision in Section 4 of the Proposed Submission Plan and tested with the benefit of evidence including the sustainability appraisal

#### **Question 5: Do you support draft Strategic Objective SO16? Are changes required?**

##### **In Support**

A number of representations, including those from Oxfordshire CC, Oxford City Council and Historic England, were supportive of this objective. Points made included:

- Councils should work together for a coordinated approach
- It is a statutory requirement under the Duty to Cooperate
- Collaborating with other stakeholders will ensure that not only are the housing numbers met but that the dwellings are located in accessible and appropriate areas.
- Bicester Town Council agrees to SO16
- Subject to Cherwell's contribution being proportionate to that of Oxford and other districts. GB being preserved and protected and in keeping with unique character of village life.

##### **Do Not Support**

A number of representations, including that from Begbroke Parish Council, did not support this objective.

- Cherwell should not accept the housing figures from Oxford they are too high.
- The 2015 adopted local plan should prevail.
- There are insufficient doctors and emergency services.
- Do not believe Oxford has an unmet need. It should use employment land for housing, empty homes and brownfield land.
- Cherwell officers should look after Cherwell not Oxford.
- Appears other councils being dictated to by Oxford.
- Figure is too high based on flawed assumptions.
- Process inadequately thought through and consultation exceptionally poor.
- No. It is not an objective but rather a method. The objective for Kidlington should be about protection of its strengths and attributes as a pleasant place to live and work
- It needs to change to include action by Oxford to deal with the completely inadequate transport links to and around the city (NOT more buses).
- There is nothing to suggest that realistic and deliverable plans are in place to provide the necessary infrastructure improvements.

##### **Proposed Amendments**



Several representations, including from Kidlington PC, were received suggesting amendments to the wording of the objective

- Needs to state how three authorities will work together in delivering sustainable solutions of housing in the city. The policy is fragmented across three authorities. With no single authority responsible for meeting this housing need there is little political imperative to deliver the numbers identified in the way set out in the policy wording.
- Amendments required that support and compliment the city's world class economy, universities and outstanding environment.
- The overall approach could be enhanced by also continuing the Kidlington Master Plan process.
- Suggest amending the policy wording to outline how the infrastructure and housing can be jointly delivered with key stakeholders during the plan period. The wording as it stands is limited in its ability to deliver.
- Changes are required to reflect para B95 of the Local Plan Part 1 (which commits the Council to seeking to address the unmet housing needs arising from elsewhere in the OHMA particularly Oxford City) and para 17 of the Inspector's 9 June 2015 report on the examination into the Local Plan
- Does not make reference to the need to avoid sacrificing the quality of life enjoyed by Cherwell residents and businesses.
- The statement needs to acknowledge those living and working in Cherwell and not just the needs of Oxford. There is little detail on how transport issues could be resolved and accommodate developments such as the Northern Gateway.

### **Officer Response**

Comments in support of this objective are noted.

The objective is not locationally specific

The apportionment was established by the Oxfordshire Growth Board and the capacity of Oxford to meet its own needs has been tested.

The Partial Review responds to national planning policy and an adopted Local Plan commitment.

The Plan will identify sustainable policies to deliver the Vision and objectives

A reference to the provision of infrastructure would be beneficial

The Partial Review will require a transport specific policy

The objective refers to the critical partners in terms of meeting needs and delivering key infrastructure within Cherwell. The Oxfordshire Councils collectively continue to work together through the Oxfordshire Growth Board. However, it is possible that other neighbouring Authorities may become key partners

### **How the identified issues have been taken into account**

- The issues were considered when drafting the Strategic Objectives in Section 4 of the Proposed Submission Plan and tested with the benefit of evidence including the sustainability appraisal

### **Question 6: Do you support SO17?**

There is widespread criticism of this objective including from Kidlington PC and Gosford and Water Eaton PC. The main points raised include:

- The current projections for housing in the SHMA 2014 and OXLEP's economic forecasts are fundamentally flawed and out of date. The evidence base needs updating.
- The objective is unbalanced as it takes no account of environmental or social factors
- Further economic growth of Oxford is unsustainable
- Changes are required to protect the green belt
- Concentration should be on developing other industries across Oxfordshire so removing the need to travel to Oxford.
- Cherwell cannot meet Oxford's growth needs without a huge infrastructure investment which cannot be funded.
- More employment is needed in Cherwell not Oxford.

There were a number of supportive comments including from West Oxfordshire DC, Oxford City Council and Bicester Town Council. Other comments included:

- It should be acknowledged that the existing adopted local plan already achieves a level of support to Oxford by the Bicester allocations.
- Housing growth should support the rural economy
- Supported only if the current transport problems are addressed.
- Objective should more explicitly reflect the need to locate housing in a way that best serves the Oxford economy.
- It is important to provide an appropriate evidence base to justify the level of Oxford's unmet housing need.

### **Officer Response**

The comments in support of this objective are noted.

This objective is not locationally specific

There is no evidence not to rely on the SHMA

The objectives embedded in the adopted Cherwell Local Plan Part 1 are applicable

The housing is being provided to meet the economic needs of Oxford. Cherwell has planned to meet its own needs in the adopted Local Plan.

### **How the identified issues have been taken into account**

- The issues were considered when drafting the Strategic Objectives in Section 4 of the Proposed Submission Plan and tested with the benefit of evidence including the sustainability appraisal

### **Question 7: Do you support draft Strategic Objective SO18?**

The majority of representations were generally in support of the overall aims of this objective. The OCCG considered that the issue of key worker housing for health is important. Both Gosford & Water Eaton PC and Kidlington PC support this objective. Other comments included:

- The housing needs to be for people who work locally not London commuters.
- Housing needs to be kept permanently affordable
- As long as it does not gridlock Kidlington a certain level of commuting in to Oxford will be acceptable.
- Plan should consider specific affordable housing quotas of at least 50% as within Oxford City.
- Design and layout is important. Any development should be of mixed housing to be affordable to a range of people.
- These homes should also be available for Kidlington residents.
- The public sector needs to take a lead in delivering these affordable homes.
- Support for the provision of access from new housing to Oxford's employment areas to encourage delivery of sustainable transport links.
- Not acceptable for developers not to provide affordable housing on viability grounds.
- Only if Oxford City can demonstrate its housing needs are genuine and if Cherwell's economic growth is promoted as well.

A minority of the representations raised concerns/objections to this objective. Comments made include:

- CDC should develop less economically successful locations.
- It will create urban sprawl and unhappy neighbourhoods
- Key workers need to live in areas away from the centre with good transport links. North Oxford and Kidlington are too expensive
- Little confidence that development will meet needs of the target groups for affordable housing.
- Not at the expense of the green belt.
- Should not assume that Oxford has significantly different housing market characteristics and issues than the rest of the HMA.
- How can housing be distinguished between those who require access to Oxford and those who do not?

### **Officer Response**

Some re-wording of the policy would be helpful in the interest of clarity. The Vision refers to the diverse needs of the City. However, this specific objective is tailored to meeting Oxford's specific needs & issues of affordability

The objective references key worker housing which is raised in the Oxford Housing Strategy

The objective is not locationally specific

The plan will need to be shown to be deliverable

Sustainable travel is highlighted in the Vision and the Local Transport Plan in SO19

The objective seeks to respond to Oxford's need and affordability issues but cannot control the market.

The viability of affordable housing requirements will be policy tested. While it is accepted that travel to work patterns do not reflect administrative boundaries, the housing is planned to meet Oxford's needs arising from its economic growth (and other needs). Access to Oxford's own key employment area needs to be central to the strategy but that does not mean that other economic factors will not influence final locational decisions.

While some clarification of the objective would be helpful, in terms of those more generally, requiring a home, the objective covers this by the reference to those requiring access to Oxford's key employment areas. The market will also release housing within Oxford. The plan cannot control the market but as the housing need arising from the economic growth of Oxford & its affordability needs, it is important that the strategy for Cherwell focuses on this. The Plan will need to consider the definition of Key workers.

South Oxfordshire DC's apportionment is a matter for them, and coordinated consideration through the Oxfordshire Growth Board.

#### **How the identified issues have been taken into account**

- The issues were considered when drafting the Strategic Objectives in Section 4 of the Proposed Submission Plan and tested with the benefit of evidence including the sustainability appraisal

#### **Question 8: Do you support Draft Strategic Objective SO19?**

Begbroke PC objected to SO19 as current transport issues are unmanageable, with little scope for future improvement. Oxford Bus Company questions the ability of the Plans to deliver the infrastructure required against the clear gap between aspiration and funding. Bicester Town Council is concerned that the STP is not robust enough and traffic issues will continue to escalate. Gosford and Water Eaton PC supports the objective but are very concerned about the potential impact of large scale development on existing transport infrastructure given major problems. West Oxfordshire DC supports the objective. The impact on the A44 corridor needs to be carefully considered. It is vital both districts work together with the County to bring forward the proposed A40/A44 link.

Other comments included:

- No. Congestion in Kidlington will increase.
- There has been insufficient thought. Do not wish to live like Bicester.
- Nothing to suggest that realistic and deliverable plans are in place to provide the necessary infrastructure improvements.
- Plans not taking sufficient account of rapid changes in transport arising from social and technological changes.
- The Transport Plan is not achievable. Councils do not have the ability to influence commercial operators.
- Traffic around Oxford is extremely congested. Recent improvements in North Oxford have not significantly improved traffic flow.
- CDC is being held to ransom. I.e. no infrastructure improvements without more housing.
- Even with no development the LTP would still not meet the transport needs.
- Not sure how currently insoluble traffic problems can be solved by adding more cars.
- Emphasis would be better focussed on diverting traffic that is passing through Oxfordshire away from the congested areas around the City.

A majority of the representations supported this objective. Comments included:

- Would like more emphasis on efficient public transport not park and rides
- OCC needs to invest in public transport for commuters' to ease congestion.
- The proposed transport schemes would be welcomed.
- The level of building requires national support to improve transport arteries.
- Objective should recognise the on-going work of the OGB to evaluate existing transport infrastructure capacity.
- Sustainable transport, public transport, cycling and walking lies at the heart of any successful housing development.
- Objective in general accordance with para 30 of NPPF.
- Objective should also refer to NIC Interim Report on the Oxford-Milton Keynes-Cambridge Corridor, Oxford to Cambridge Expressway and the East-West rail line.
- Sustainable transport links are key.
- This is a key element in the whole Partial Review
- It is critical that links between development sites in Cherwell and employment areas of Headington and Cowley are in place early in the Plan.

### **Officer Response**

The comments in support of this objective are noted.

An infrastructure strategy is currently being prepared on a countywide basis

The objective is not locationally specific

### **How the identified issues have been taken into account**

- The issues were considered when drafting the Strategic Objectives in Section 4 of the Proposed Submission Plan and tested with the benefit of evidence including the sustainability appraisal

### **Question 9: Do you have any comments on the Areas of Search we have defined?**

OCC states that the preferred 'areas of search' should relate well to Oxford by way of proximity and/or accessibility. New developments should be on key transport corridors which have existing, planned or potential for fast and frequent public transport services to Oxford centre and key employment locations within the City. OCCG comment that more remote or rural locations pose additional challenges due to distance from existing GP surgeries, and lack of sustainable options for new local surgeries.

A large number of the representations made essentially the same point as follows:

- Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld.

Other comments specifically relating to Areas of Search A and B include:

- Bicester Town Council agrees that they are the only sensible areas for Oxford workers.
- Area of search should be focussed on the A44 Corridor.
- Kidlington PC agree with the Areas of search A and B but are concerned about the scale of development 'allocated' to Cherwell by the Oxfordshire Growth Board.
- Begbroke PC objects to development in the Green Belt.
- The fact that the Council appears to have already concluded before the consultation process that Areas A and B are the most sustainable broad locations suggests that the Council does not plan to seriously assess other areas or respect the national Green Belt policy.
- Green Belt is a permanent designation and unmet housing needs do not justify building on it.
- Brownfield sites, previously developed land and areas next to busy roads and junctions should always be considered before green belt.
- There are not 'exceptional circumstances' to justify development in the green belt. Adopted policy ESD14 should prevail and maintain existing green belt boundaries.
- A survey by CPRE shows 76% of Oxfordshire residents were in favour of protecting the green belt with the majority seeing housing as the greatest threat.
- The Initial Transport and Sustainability Assessments' preference for Areas of Search A and B pre-empts the consultation process and undermines the NPPF's aim to include, rather than exclude, people and communities in the planning process.
- Make sure all the options are looked at properly and at same level of detail and rigour as A and B.
- The majority of the Areas of Search are too far from Oxford but 4,400 homes are too overwhelming if narrowed down to one or two areas for their proximity to Oxford.
- The Kidlington Masterplan should be the basis for future development.
- Only areas close to Oxford should be considered for this development.

Whilst the vast majority of comments were in relation to Areas of Search A and B a number commented on other Areas of Search were received as follows:

- D, G, H, and I are very poorly related to Oxford.
- Area C should be avoided due to potential traffic challenges
- E should be avoided due to coalescence between Bicester and surrounding villages.
- C and G are potential locations for a regional distribution centre.
- Development should be in smaller villages to keep schools, shops and bus services.
- Area I is notable for its rural beauty and views, distinctive and unique village life, limited infrastructure and public transport links.
- Bletchington and Kirtlington should be included in Area B.
- Area H is too tightly drawn. It should be expanded to include settlements such as Bloxham which are located in close proximity, and with good transport links, to Banbury.
- Southern area of the District, including Bicester, maybe a better area of search. Identified areas of search are appropriate for larger strategic sites but Category A villages can also be sustainable locations for development.

- Clear reference should be made to the overarching spatial strategy and the Areas of Search should accord with the approved Strategy in the adopted local plan. ie the majority of the development should be focussed on Banbury and Bicester.
- Council should have considered an option assessing sites within an appropriate distance from existing train stations.
- Other options need to be fully explored before considering developing in the green belt.
- Inclusion of Area H is welcomed.
- Option I represents a 'scatter gun' approach. Development on the scale proposed would not be sustainable.
- Options E and F as well as rural dispersal are probably best choices.
- Banbury and Bicester could meet Oxford's needs with strengthened rail links.
- Area H is already absorbing huge numbers of new houses and does not address Oxford's opportunities for economic growth.
- There is more potential at Bicester.
- Ambrosden should be in Option E not I.
- Option I should be broken down so that sub-areas are assessed accordingly and more fairly.
- E and H already have traffic problems at peak times.
- F could provide a very good site if links created to M40 and rail services improved.

#### **Officer Response**

Nine areas of search were considered as potential broad locations for accommodating housing growth.

The Plan preparation process has concluded that options C to I or a combination of any options including C to I would not sufficiently deliver the Vision and objectives of the Partial Review.

Options C to I would have a greater detrimental impact on the development strategy for Cherwell set out in the existing adopted 2015 Local Plan.

It has been concluded, based on the extensive evidence base, that Options A and B could deliver the Vision and objectives of the Partial Review.

Options A and B will have a far less significant impact on the delivery of the development strategy for meeting Cherwell's needs.

The Partial Review responds to national planning policy, including that relating to the Green Belt.

#### **How the identified issues have been taken into account**

- Section 2 of the Proposed Submission Plan explains the Areas of Search Options and provides reasons why Options A and B were preferred. The selection of Areas of Search has been informed by evidence including the sustainability appraisal

**Q10. Site Size Threshold. Do you agree with our minimum site size threshold of two hectares for the purpose of site identification? Do you agree that we should not be seeking to allocate sites for less than 100 homes?**

There were over 150 responses to this question with a relatively even split on those who agreed and those that disagreed.

The vast majority of Parish Councils who responded supported the statement. However, Begbroke PC, Gosford and Water Eaton PC and Hornton PC disagreed.

Oxfordshire County Council and Oxford City Council agreed with the thresholds.

Historic England stated that the potential contribution of sites below the threshold should not be ignored.

Those that agreed with the statement made comments including:

- Sensible to have a threshold.
- Sites need to be large to deliver affordable housing and infrastructure.
- Would be consistent with Local Plan Part 1.
- Development on larger sites should be phased.
- The site threshold of 2ha should be retained but no reference should be made to the number of dwellings.
- Higher density developments will help reduce land take.

Comments from those that disagreed included:

- A gross density of 50dph is inappropriate for suburban and rural areas.
- A range of sites will ensure that environmental impacts are minimised and that development integrates easily with existing communities.
- Large sites favour volume builders who may land bank.
- A portfolio of larger and smaller, immediately available, sites will support delivery targets.
- Figures appear arbitrary.
- No thresholds are proposed by NPPF.
- Cumulatively smaller sites can make a contribution to meeting Oxford's unmet need.
- The minimum site size should be much higher in order to facilitate the comprehensive planning and delivery of development.
- Smaller sites favour development of brownfield sites.

**Officer Response**

A threshold of 100 dwelling would be consistent with Local Plan Part 1.

The Partial Review is a strategic process to meet the needs of Oxford.

Sites of a strategic scale enable the Plan to put a greater emphasis on place shaping principles.

Sites need to be of a sufficient size to help secure necessary infrastructure.



## How the identified issues have been taken into account

- The Proposed Submission Plan consider sites of two or more hectares (to achieve at least 100 homes) within Areas of Search Options A and B as these areas are considered to be most suitable for Oxford's needs.

## Q11. Identified Potential Strategic Development Sites: Do you have any comments on the sites we have identified?

Oxfordshire County Council conducted a RAG assessment of each of these sites covering transport and highways, public transport, archaeology, education, and minerals and waste. Their comments have not been repeated here but are set out in their detailed representation. (PR-B-0877).

### Area of Search Option A

#### PR14: Land North of the Moors, Kidlington

- BBOWT advise that this site is located close to the Lower Cherwell CTA and Langford Meadows LWS (Local Wildlife Site). Concerned about direct and indirect impacts on the LWS (including recreational impacts). Expect the LWS to be protected by an appropriate buffer and any development to provide enhancements in line with CTA aims and objectives.
- Historic England advises that this site abuts the Church Street Conservation Area to the east. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
- Environment Agency advises that flood zone 2 and 3 at or close to NE corner of the site.
- Kidlington PC state that land north of the village forms a continuous open farmed landscape between the village and the River Cherwell. It preserves part of the visible rural setting of Kidlington, a green approach to the City and a substantial recreation asset for Kidlington and the local area. Any new development on this site would channel additional traffic through the village centre. Development should not extend into this very important open land, which is of exceptional beauty and frequently used as recreation land by local residents.
- Cllrs Neil Prestige & Cllr Maurice Billington object to any development on this site and considers that this site is inappropriate for development; therefore should be removed from the consultation process. This site lies to the north of Kidlington with no development on it. It is also an area that is hugely important to local wildlife and residents. The loss of this area would be detrimental to the area.
- The promoters of the site state that they are grateful it is included in Table 6.
- There have been a very small number of representations in support of this site.

There have been a very substantial number of objections to the allocation of this site. The main points raised include:

- Loss of green belt
- The Moors is already congested. On road parking restricts access by emergency vehicles.
- Area of beauty enjoyed by walkers with views of open countryside and the village conservation area.

- Important area of biodiversity.
- Would destroy ancient ridge and furrow, wildlife and flora.
- Important site for birds.
- Site is a haven for wildlife, many of which are protected.
- Recreational land beneficial for health.
- Area crossed by footpaths.
- Adverse effects on Lower Cherwell Valley CTA.
- Would destroy historic landscape.
- Abuts Church Street Conservation Area.
- Spire of St Mary's Church is a local landmark visible from the surrounding landscape.
- Impact on setting of listed buildings.
- Area prone to flooding. Increased flood risk.
- History of flooding problems in The Moors.
- Foul water drainage already a problem in the area.
- Needs to be preserved.
- Building here would be act of vandalism.
- Kidlington is a village and thriving community with its own identity.
- Increase in noise and air pollution.
- Should be preserved as countryside.
- No scope for extra schools and health services which are already stretched.
- According to Conservative manifesto green belt should not be used.

**PR20: Begbroke Science Park, Begbroke**

- Yarnton PC object for policy reasons as the site is in the Green Belt. Policy ESD14 seeks to prevent coalescence of settlements and safeguards the countryside from encroachment. It plays a strong role in preventing the coalescence of Yarnton, Begbroke and Kidlington. Policy ESD13 seeks to secure the enhancement of the character and appearance of the landscape, particularly in urban fringe locations. Policy Villages 1 categorises Yarnton and Begbroke as category A villages. Thus only minor development, infilling or conversion is allowable in, or alongside these communities. Exceptional circumstances to allow development in the Green Belt cannot be demonstrated.
- Begbroke PC consider the development of this site would be contrary to green belt policy, which proposes "Protecting Green Belt Land" - extract from the NPPF (paragraphs 79 to 90)
- Kidlington PC considers that there is a clear defensible boundary along the canal and a clear gap between the canal and Yarnton. The narrow bridge over the canal is a constraint for inter-connectivity and integration. Consider that the degree of development to the west of the A44 warrants further consideration, as this would offer potential for planned growth close to employment centres with direct access to Oxford along a major transport corridor. This would however need careful design and the creation of new defensible boundaries to address landscape impacts, and preserve gaps between settlements.
- Historic England advises this site includes the grade II listed Begbroke Hill Farmhouse and abuts the Oxford Canal Conservation Area to the east. The grade II listed Tudor Cottage is located just outside the site. Any development of this site should retain the Farmhouse and have regard to the setting of these assets, with reference to the conservation area character appraisal.

- Environment Agency advise that there are flood zones 2 and 3 in north and eastern parts of the site. Extensive in east. Rushy Meadows SSSI adjoins NE corner of site.
- Oxford Civic Society states that this site appears appropriate based on the SA and ITP assessments. Although in the GB, it is assessed as much less critical in terms of contribution to its objectives as other land in the GB. Oxford Canal provides opportunities for attractive landscape incorporation and recreation. In transport terms there is an opportunity for the re-construction of Kidlington Railway station (closed in 1960's) serving not only the new development, but the whole of Kidlington, on the Oxford - Banbury line. Believe there is great potential for a development -related SwiftRail or tram-train dimension to be added to the local network. In addition, they suggest making an initial release of parts of the site which are accessible to existing bus services on the A44.
- BBOWT states that this site is a large development area especially together with sites PR23 and PR24. It adjoins the Lower Cherwell CTA and the Rushy Meadows SSSI raising concerns about direct and indirect impacts on the SSSI. Expect that any development in this area to retain a minimum buffer of 50m. Considering the overall quantum of development in the area particularly concerned about cumulative impacts on the SSSI, which might compromise the condition and ecological interest of the site in the long term. Would expect development to provide enhancements in line with the CTA aims and objectives.
- The promoters/ landowners state that this site presents a sustainable location for housing and employment development.

There have been a very small number of representations in support of some development on part of this site.

There have been a large number of representations objecting to the development of this site. The comments include:

- Exceptional circumstances not demonstrated.
- Loss of green belt unacceptable.
- Priority should be given to brownfield sites.
- Begbroke, Yarnton and Kidlington would be merged and lose their separate identities.
- Small, quiet, safe community of Begbroke would be lost.
- Roads already congested.
- New transport links proposed too little, too late.
- Part of site is liable to flood.
- Rowel Brook subject to flooding.
- Severe and regular flooding in Fernhill Road.
- Local schools and doctors at capacity.
- What provision is made for cyclists?
- Begbroke Lane is part of National Cycle Network.
- Infrastructure already at capacity.
- Excessively large site.
- Area provides a wildlife corridor.
- Contains allotments.
- Would surround and isolate Rushy Meadows SSSI.
- Would damage amenity value of Oxford Canal.

- Loss of open countryside and agricultural land.
- Air, noise, light pollution.
- Increase in crime.
- Excessively large site.
- Well used footpaths.
- Home to flora and fauna.

**PR23: Land at junction of Langford Lane/A44, Begbroke**

- Begbroke PC consider the development of this site would be contrary to green belt policy, which proposes "Protecting Green Belt Land" - extract from the NPPF (paragraphs 79 to 90)
- Natural England advise that the potential impact on Rushy Meadows SSSI will need to be assessed, including any impacts arising from changes in hydrology, increased air pollution or recreational pressure.
- Oxford Civic Society states that this site appears appropriate based on the SA and ITP assessments. Although in the GB, it is assessed as much less critical in terms of contribution to its objectives as other land in the GB. Oxford Canal provides opportunities for attractive landscape incorporation and recreation. In transport terms there is an opportunity for the re-construction of Kidlington Railway station (closed in 1960's) serving not only the new development, but the whole of Kidlington, on the Oxford - Banbury line. Believe there is great potential for a development -related SwiftRail or tram-train dimension to be added to the local network. In addition, they suggest making an initial release of parts of the site which are accessible to existing bus services on the A44.
- GVA on behalf of Oxford Aviation Services Ltd advise that this site falls within the Safeguarding Area. The operator of London Oxford Airport has confirmed that the erection of any buildings on this site would be unacceptable as this would conflict with aircraft approach to the runway (safety grounds).

A number of representations were received objecting to this site. Comments include:

- Can aircraft in trouble land here?
- Loss of green belt. Exceptional circumstances have not been demonstrated.
- Impact on already congested local road network.
- Small, quiet, safe community of Begbroke will be lost.
- School and doctors at capacity.
- Noise and air pollution from airport.
- Airport operations could be affected.
- Traffic and pedestrian highway safety concerns.
- Impact on wildlife.
- Would result in urban sprawl.
- Need to preserve the countryside, landscape and environment.
- Will destroy rural separation of Begbroke from Woodstock.
- Will damage historic character and setting of Begbroke village.
- Green belt walks and views will be lost.

**PR24: Begbroke Lane, North East Field, Begbroke**

- Environment Agency advises that Rushy Meadows SSSI lies to the east of the site.
- Natural England advise that the potential impact on Rushy Meadows SSSI will need to be assessed, including any impacts arising from changes in hydrology, increased air pollution or recreational pressure.
- Begbroke PC considers the development of this site is in complete contravention to council policies. Category 2 villages have fewer services and/or are remote with limited public transport and limited potential for development.
- Oxford Civic Society states that this site appears appropriate based on the SA and ITP assessments. Although in the GB, it is assessed as much less critical in terms of contribution to its objectives as other land in the GB. Oxford Canal provides opportunities for attractive landscape incorporation and recreation. In transport terms there is an opportunity for the re-construction of Kidlington Railway station (closed in 1960's) serving not only the new development, but the whole of Kidlington, on the Oxford - Banbury line. Believe there is great potential for a development -related SwiftRail or tram-train dimension to be added to the local network. In addition, suggest making an initial release of parts of the site which are accessible to existing bus services on the A44.
- The landowners/promoters of the site support this allocation.
- A very small number of representations supported this allocation.

A number of representations were received objecting to this site. Comments include:

- Can aircraft in trouble land here?
- Loss of green belt. Exceptional circumstances have not been demonstrated.
- Impact on already congested local road network.
- Small, quiet, safe community of Begbroke will be lost.
- School and doctors at capacity.
- Noise and air pollution from airport.
- Airport operations could be affected.
- Traffic and pedestrian highway safety concerns.
- Impact on wildlife.
- Would result in urban sprawl.
- Need to preserve the countryside, landscape and environment.
- Will destroy rural separation of Begbroke from Woodstock.
- Will damage historic character and setting of Begbroke village.
- Green belt walks and views will be lost.
- Begbroke Lane is part of the National Cycle Network.
- Field acts as a security barrier around the immigration detention centre.
- There should be a green corridor along the Oxford Canal.
- Flooding problems
- Need to maintain separation between village and Langford Lane industrial area.

**PR27: Land north of the Moors and East of Banbury Road, Kidlington**

- Historic England advises that this site abuts the Church Street Conservation Area to the east and the Oxford Canal and the Hampton Gay, Shipton-on-Cherwell and Thrupp Conservation Areas to the west. The site also abuts the grade II listed Sparrowgap Bridge over the Oxford

Canal. Any development of this site should have regard to the setting of the conservation areas, with reference to the conservation area character appraisals and the setting of the bridge.

- Environment Agency advises that flood zones two and three may adjoin most of the northern boundary of the site.
- Natural England advise that the potential impact on Rushy Meadows SSSI will need to be assessed, including any impacts arising from changes in hydrology, increased air pollution or recreational pressure. Priority habitats are located in close proximity to the north in the floodplain of the Cherwell, including floodplain grazing marsh. Indirect impacts will need to be considered as well as the potential to deliver the aims of the Lower Cherwell Conservation Target Area (CTA) through provision of a net gain in biodiversity.
- Kidlington PC states that this site is a continuous open farmed landscape between the village and the River Cherwell. It preserves part of the visible rural setting of Kidlington, a green approach to the City and a substantial recreation asset for Kidlington and the local area. They consider that any new development on this site would channel additional traffic through the village centre. Development should not extend into this very important open land, which is of exceptional beauty and frequently used as recreation land by local residents.
- The Canal & River Trust offer no comments on the acceptability or otherwise of these possible sites but would like to raise concerns that if too many of these sites are chosen then the rural character of this section of the Oxford Canal will change as the area becomes more urban. Careful consideration must therefore be given to the waterside treatment at any of the sites and request that further consideration and consultation takes place with the Trust as a key stakeholder.
- Cllrs Neil Prestige & Cllr Maurice Billington objects to any development on this site and considers that this site is inappropriate for development; therefore should be removed from the consultation process. This site to the north of Kidlington with no development on it. It is also an area that is hugely important to local wildlife and residents. The loss of this area would be detrimental to the area.
- Oxford City Lib Dem Group considers that this site has good potential for making better use of the historic setting of the Parish Church which is currently detached from rest of village.
- BBOWT advise that this site adjoins Langford Meadows LWS and the Lower Cherwell CTA. Are concerned about direct impacts and indirect impacts (eg recreational impacts) that might compromise the ecological interest of this site. This is particularly the case in light of potential cumulative effects in the area and more specifically PR14. It should also be noted that some areas to the west of the development site are considered to meet LWS criteria and are proposed to be designated as LWS in the future.
- The promoters of Site PR14 state that they are not promoting this site, but believe they control the access to it.
- The site promoters propose that this could form a sustainable development in association with Site PR14.
- There have been a very small number of representations in support of this site.

There have been a very substantial number of objections to the allocation of this site. The main points raised include:

- Many allotment holders were moved to this site when the site on the other side of the railway tracks was allocated for the building of the new care facility in 2015.
- Loss of green belt
- The Moors is already congested. On road parking restricts access by emergency vehicles.
- Area of beauty enjoyed by walkers with views of open countryside and the village conservation area.
- Important area of biodiversity.
- Would destroy ancient ridge and furrow, wildlife and flora.
- Important site for birds.
- Site is a haven for wildlife, many of which are protected.
- Recreational land beneficial for health.
- Area crossed by footpaths.
- Adverse effects on Lower Cherwell Valley CTA.
- Would destroy historic landscape.
- Abuts Church Street Conservation Area.
- Spire of St Mary's Church is a local landmark visible from the surrounding landscape.
- Impact on setting of listed buildings.
- Area prone to flooding. Increased flood risk.
- History of flooding problems in The Moors.
- Foul water drainage already a problem in the area.
- Needs to be preserved.
- Building here would be act of vandalism.
- Kidlington is a village and thriving community with its own identity.
- Increase in noise and air pollution.
- Should be preserved as countryside.
- No scope for extra schools and health services which are already stretched.
- According to Conservative manifesto green belt should not be used.

**PR32: Land adjoining 26 and 33 Webb's Way, Kidlington**

- Historic England advises that this site is within the Church Street Conservation Area. The Conservation Area Character Appraisal is not entirely clear about the contribution of these fields to the special interest, character or appearance of the Conservation Area, but it is presumed that they are considered to provide an attractive setting to the village, and the Appraisal does identify a positive vista across the land towards the village. It would seem likely therefore that the loss of its openness would be detrimental to that interest, character and appearance, and therefore consider that this site should not be taken forward.
- Environment Agency state that flood zones 2 and 3 are on north and east of site.
- Kidlington PC states that this site forms a continuous open farmed landscape between the village and the River Cherwell. It preserves part of the visible rural setting of Kidlington, a green approach to the City and a substantial recreation asset for Kidlington and the local area. Any new development on this site would channel additional traffic through the village centre. Development should not extend into this very important open land, which is of exceptional beauty and frequently used as recreation land by local residents.
- Cllrs Neil Prestige & Cllr Maurice Billington objects to any development on this site. It is inappropriate for development; therefore should be removed from the consultation process.

This site lies to the north of Kidlington with no development on it. It is also an area that is hugely important to local wildlife and residents. The loss of this area would be detrimental to the area.

- Oxford City Lib Dem Group considers that this site has good potential for making better use of the historic setting of the Parish Church which is currently detached from rest of village.
- Site promoters state that this site is located in a sustainable location with good access to services and facilities with excellent foot and cycle connections.

There were a large number of objections to this site. Comments include:

- Important area of biodiversity.
- One of the nicest, unspoilt parts of Kidlington with wonderful views.
- Safe, popular walking area with views of historic buildings.
- Forms part of the Church Fields Character Area as defined in the Conservation Area Appraisal.
- Would destroy ancient ridge and furrow, wildlife and flora.
- Important site for birds.
- Site is a haven for wildlife, many of which are protected.
- Recreational land beneficial for health.
- Area crossed by footpaths.
- Adverse effects on Lower Cherwell Valley CTA.
- Would destroy historic landscape.
- Within Church Street Conservation Area.
- Spire of St Mary's Church is a local landmark visible from the surrounding landscape.
- Impact on setting of listed buildings.
- Area prone to flooding. Increased flood risk.
- Site becomes waterlogged in winter.
- Foul water drainage already a problem in the area.
- Needs to be preserved.
- Building here would be act of vandalism.
- Kidlington is a village and thriving community with its own identity.
- Increase in noise and air pollution.
- Should be preserved as countryside.
- Access through Mill Street is a problem.
- No scope for extra schools and health services which are already stretched.
- According to Conservative manifesto green belt should not be used.

#### **PR34: South of Sandy Lane, Begbroke**

- Yarnton PC state that the site is wholly in the Green Belt. ESD14 safeguards the countryside from encroachment. The site is isolated, poorly served by a narrow Class C road. Adjacent to a well-used railway line, and potentially development will affect the setting of the Oxford Canal Conservation Area.
- Begbroke PC considers the development of this site is in complete contravention to council policies. Category 2 villages have fewer services and/or are remote with limited public transport and limited potential for development.



- Environment Agency advise that flood zone 2 and 3 is on north and east of site. A culverted main river at eastern boundary.
- Oxford Civic Society states that this site appears appropriate based on the SA and ITP assessments. Although in the GB, it is assessed as much less critical in terms of contribution to its objectives as other land in the GB. Oxford Canal provides opportunities for attractive landscape incorporation and recreation. In transport terms there is an opportunity for the re-construction of Kidlington Railway station (closed in 1960's) serving not only the new development, but the whole of Kidlington, on the Oxford - Banbury line. Believe there is great potential for a development -related SwiftRail or tram-train dimension to be added to the local network.

Objections to this site include:

- If site developed then Kidlington, Begbroke and Yarnton would become one settlement.
- This site is isolated and there are issues with the Oxford-Birmingham railway.
- Exceptional circumstances not demonstrated.
- Loss of green belt unacceptable.
- Priority should be given to brownfield sites.
- Difficult to access
- Loss of agricultural land.
- Need to protect the countryside. Countryside views will be lost.
- Would damage amenity value of Oxford Canal.
- Local road network already congested.
- Loss of valuable wildlife habitats.
- Lack of bus services and good cycle routes to Oxford.
- Site on the edge of sewage works which may need to expand.

### **PR38: North Oxford Triangle, Kidlington**

- Gosford and Water Eaton PC state that this site scores 'HIGH' in the GB study. Note the substantial representation from Oxford City Council which promotes major development around Oxford Parkway station. Whilst can see benefits from locating close to the station there is clearly a risk that this area would encourage London commuters, driving up house prices and would not help in solving Oxford's housing needs. Also: the eastern fringes of this area is within flood zones 2 and 3; there are listed buildings at Frideswide Farm and Water Eaton; The golf club is an important leisure facility which is protected as Green Space within the adopted Local Plan; Considerable archaeological importance including the site of Cutteslowe Deserted Medieval village.
- Historic England advise that there is a grade II\* listed St Frideswide Farmhouse located just outside the site. Any development of this site should have regard to the setting of the Farmhouse.
- Environment Agency advises that there is a small area of flood zone 3 near Cutteslowe Park. Possible watercourse at north of golf course.
- Natural England advises that an area of traditional orchard priority habitat lies immediately to the east.

- Kidlington PC state that this area is separated from Kidlington by major transport corridors forming significant landscape barriers, the Oxford Parkway development and the open fields. As it lies south of the village major new development is less likely to increase adverse traffic impacts in the village and will not directly impact on the valued intimate green environs of the village. Concerned that new community and retail could compete with the viability of facilities in the village to the detriment of the improvements and investment identified as necessary in the recently approved Kidlington Masterplan (SPD)
- Site promoters state that much of the site is owned by Christ Church College which will help to ensure a comprehensive approach to development.
- Oxford Preservation Trust considers that this site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues
- Friends of Cutteslowe & Sunnymead Park consider that they would require the provision of additional park leisure facilities and should not rely on Cutteslowe Park.
- Wolvercote Neighbourhood Forum strongly objects to this site.
- The Harbord Road Area Resident Association considers that this site is not suitable for reasons of traffic congestion on the roads and around the area particularly at peak hours. There are other large developments which will have additional impact on congestion. GB land, which should be protected. Development would lead to Kidlington merging with Oxford. There are areas of rich wildlife and biodiversity, which is widely enjoyed by local communities. Lack of education and health infrastructure. These sites border Cutteslowe Park, which is Oxford's largest park heavily used by local and more remote communities. Building up to the Park would be extremely detrimental to its setting which is currently in wide open countryside. Cutteslowe Park is at capacity at peak times and is inadequate for even the current numbers of visitors which will increase when the new splash pool opens.
- Oxford Lib Dem Group considers that Oxford and Kidlington must maintain a substantial green barrier between the two settlements, and must not allow housing adjacent to busy roads, for reasons of noise, air pollution etc.

There were a very small number of representations in support of this site. One comment was that it was the least damaging on Kidlington.

There were a large number of representations objecting to this allocation. Comments include:

- Loss of green belt.
- Would effectively remove green belt between Oxford and Kidlington creating an urban extension of Oxford.
- Priority should be given to brownfield sites before green belt.
- Where will the golf course go?
- Impact on local road network. Existing network already congested.
- Challenging transportation and infrastructure constraints in this area of Oxford.
- Would destroy walks and views enjoyed by locals and visitors to Cutteslowe Park.
- The land to the north of Cutteslowe Park should be retained either as farmland or an extension to the park.
- Home to a wide range of wildlife.
- Natural habitats will be destroyed.
- Loss of protected species and habitats.

- Damage to landscape setting of Water Eaton Manor.
- Need to consider Southfield golf course for development.
- Proximity to Oxford Parkway will attract London commuters.
- Pressure on schools and healthcare.
- Flooding and drainage problems.
- Air quality
- Loss of sports and leisure facilities.

**PR39: Frieze Farm, Woodstock Road, Kidlington**

- Gosford and Water Eaton PC states that this site performs 'HIGH' against two of the four GB purposes in the GB study and again is important in preventing urban sprawl and merging of Kidlington and Oxford. The site is adjacent to the Oxford Canal which is a very important recreational corridor and designated Conservation Area within the District. The corridor is protected through Policy ESD16 of the adopted Local Plan. Development in this area has the potential for adverse effects on the canal.
- Kidlington PC considers that this area is separated from Kidlington by major transport corridors forming significant landscape barriers, the Oxford Parkway development and the open fields. As it lies south of the village major new development is less likely to increase adverse traffic impacts in the village and will not directly impact on the valued intimate green environs of the village. Concerned that new community and retail could compete with the viability of facilities in the village to the detriment of the improvements and investment identified as necessary in the recently approved Kidlington Masterplan (SPD)
- Historic England advises that this site includes the grade II listed Frieze Farmhouse. Any development of this site should retain the Farmhouse and have regard to its setting.
- Environment Agency advises there is a small area of flood zone 3 at the western boundary near the canal.
- Natural England advises that an area of floodplain grazing marsh priority habitat is adjacent to the site to the west, and Stratfield Brake deciduous woodland to the north. Indirect impacts will need to be considered as well as the potential to deliver the aims of the Lower Cherwell CTA through provision of a net gain in biodiversity.
- BBOWT states that this site adjoins a LWS (Meadows West of Oxford Canal) as well as the Lower Cherwell CTA. Concerned about direct and indirect impacts as well as cumulative effects of nearby proposed developments on this site.
- Wolvercote Neighbourhood Forum considers that if this site is developed, it would cause loss of farmland. It is surrounded by major roads on all sides and safe access for pedestrians and cyclists to schools, shops etc. is only available to the north. It favours car use.
- Oxford Preservation Trust considers that this site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues.
- Oxford Lib Dem Group state that Oxford and Kidlington must maintain a substantial green barrier between the two settlements, and must not allow housing adjacent to busy roads, for reasons of noise, air pollution etc. Plans showing Northern Gateway as undeveloped are misleading.
- The promoters of this site have provided detailed comments in support of its allocation.

A very small number of representations have been received in support of the allocation of this site.

There have been a large number of objections. Comments include:

- Loss of green belt.
- Impact on already overloaded road network.
- Proximity to Oxford Parkway means site will attract London commuters.
- Separated from any existing community and services.
- Poor environment for residential development due to unsatisfactory noise and air pollution from A34 and A44.
- Will damage amenity value of Oxford Canal.
- Adjacent to Stratfield Brake Nature Area.
- Encroaches on a large area of the 'Kidlington Gap'.
- Need to protect countryside.
- Loss of wildlife habitat.
- Flooding and drainage problems.
- Would be urban sprawl.
- Would lead to coalescence of settlements.

**PR41: Land at Drinkwater, Kidlington**

- Gosford and Water Eaton PC states that this site performs 'HIGH' against two of the four GB purposes in the GB study and again is important in preventing urban sprawl and merging of Kidlington and Oxford. The site is adjacent to the Oxford Canal which is a very important recreational corridor and designated Conservation Area within the District. The corridor is protected through Policy ESD16 of the adopted Local Plan. Development in this area has the potential for adverse effects on the canal.
- Kidlington PC states that this area is separated from Kidlington by major transport corridors forming significant landscape barriers, the Oxford Parkway development and the open fields. As it lies south of the village major new development is less likely to increase adverse traffic impacts in the village and will not directly impact on the valued intimate green environs of the village. Concerned that new community and retail could compete with the viability of facilities in the village to the detriment of the improvements and investment identified as necessary in the recently approved Kidlington Masterplan (SPD)
- Historic England advises that this site includes the grade II listed Oxford Canal Tilting Bridge and is partly within the Oxford Canal Conservation Area. The majority of the western boundary of the site abuts the Conservation Area. Any development of this site should retain the Tilting Bridge and Canal and have regard to the setting of both, with reference to the conservation area character appraisal.
- Environment Agency advises that there is a small area of Flood zone 3 at the western boundary near the canal. A watercourse crosses southern part of site.
- Natural England has concerns that development here could have potential indirect impacts on the Oxford Meadows SAC (and its component SSSIs), through alterations in the hydrological regime of the site, air pollution impacts, or increases in recreational pressure. This will need to be assessed through screening for likely significant effects in accordance with the Conservation of Habitats and Species Regulations 2010. Potential indirect impacts on Hook Meadows and the Trap Grounds SSSI would also need to be assessed. An area of priority habitats including floodplain grazing marsh is adjacent to the site to the west; indirect impacts would need to be

considered as well as the potential to deliver the aims of the Lower Cherwell and Oxford Meadows to Farmoor CTAs through provision of a net gain in biodiversity.

- BBOWT advises that this site adjoins two LWSs (Dukes Lock Pond, Loop Farm Flood Meadows) and two CTAs (Lower Cherwell, Oxford Meadows and Farmoor). It also comes close to Oxford Meadows SAC. Concerned about direct, indirect and cumulative impacts on the SAC and LWSs. Impacts of development on this site will need to be appropriately assessed in line with environmental legislation and LP policy ESD9.
- Oxford Preservation Trust considers that this site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues.
- Wolvercote Neighbourhood Forum states that this site is surrounded by major roads to the south and west and the planned link road will cross it. There are limited public transport possibilities for access to Oxford so it favours car use and pedestrians and cyclists would have to cross major roads.

There were a very small number of representations in support of this allocation.

A large number of representations objected to this site. Comments include:

- Harm to rural character of Kidlington
- Pressure on services and facilities.
- Impact on Oxey Mead hay meadow, part of the SAC, and New Marston Meadows SSSI.
- Loss of green belt.
- Impact on already overloaded road network.
- Proximity to Oxford Parkway means site will attract London commuters.
- Separated from any existing community and services.
- Poor environment for residential development due to unsatisfactory noise and air pollution from A34 and A44.
- Will damage amenity value of Oxford Canal.
- Adjacent to Stratfield Brake Nature Area.
- Encroaches on a large area of the 'Kidlington Gap'.
- Need to protect countryside.
- Loss of wildlife habitat.
- Flooding and drainage problems.
- Would be urban sprawl.
- Would lead to coalescence of settlements.
- Existing infrastructure inadequate.

#### **PR48: Land south of Solid State Logic Headquarters, Begbroke**

- Begbroke PC considers the development of this site is in complete contravention to council policies. Category 2 villages have fewer services and/or are remote with limited public transport and limited potential for development.
- The Environment Agency advises that there is no flooding on site, but access appears to be via Flood zone 3 on A44 at roundabout.
- Natural England advises that the potential impact on Rushy Meadows SSSI will need to be assessed, including any impacts arising from changes in hydrology, increased air pollution or recreational pressure.

- GVA on behalf of Oxford Aviation Services Ltd advise that this site falls within the Safeguarding Area. The operator of London Oxford Airport has confirmed that the erection of any buildings on this site would be unacceptable as this would conflict with aircraft approach to the runway (safety grounds).
- Site promoter states that there are no environmental constraints to the development of this site.
- One representation was received in support of this site.

A number of representations were received objecting to the allocation of this site. Comments included:

- Loss of Green belt.
- Impact on local road network.
- Loss of wildlife habitat.
- Adverse impacts on Begbroke Conservation Area.
- Traffic and pedestrian highway safety concerns.
- Will lead to coalescence of settlements and loss of identity.
- Need to preserve the countryside.
- Would be urban sprawl.
- Existing infrastructure and services inadequate.
- Loss of landscape and rural views.
- Would harm historic setting and character of Begbroke village.
- Would merge Begbroke and Yarnton.
- Flooding and drainage problems.
- Air, noise and light pollution.

**PR49: Land at Stratfield Farm, Oxford Road, Kidlington**

- Historic England advises that this site includes the grade II listed Stratfield Farmhouse and abuts the Oxford Canal Conservation Area to the west. This is one of a number of proposed sites containing or near to isolated listed farmsteads, which would be surrounded by development if these sites were allocated, which in turn is likely to have a major impact on their significance. Their historical interest is often bound up in the relationship with the land from them and their aesthetic value is often enhanced by an isolated rural setting. Suggest that an analysis of the impact of development on the significance of the farmstead is undertaken. Any development of this site should retain the Farmhouse and have regard to its setting and that of the Conservation Area, with reference to the conservation area character appraisal.
- Environment Agency advises that the Canal adjoins the west of the site. A watercourse crosses the western part of the site.
- Natural England states that their data indicates that the site includes areas of traditional orchard priority habitat.
- Kidlington PC objects to the development of this site. Consider this area will be unacceptably narrow. It is the important gap between Kidlington and the City. This site is adjacent to Stratfield Brake facility, and has been considered as a potential site for much needed additional recreational land and open space to serve the village.

- Cllrs Neil Prestige & Cllr Maurice Billington state that this site is adjacent to Stratfield Brake sports ground. Would like to see any development on this site to be a mixture of recreation and housing so that the range of sports at Stratfield Brake can be expanded. The council also need to take into consideration the nature reserve at Stratfield Brake.

Several representations were received in support of this site. Comments include:

- Forms a natural extension to Kidlington.
- Stratfield Farm would be good for a maximum of 300 houses provided there is access from the south end of Garden City and not Kidlington roundabout.
- Add land west of drain to Stratfield Brake wildlife conservation area. At least a 5m buffer should be allowed on both sides of the canal.

A significant number of representations were received objecting to this site. Comments include:

- Loss of green belt.
- Would result in coalescence of settlements.
- Would lead to urban sprawl.
- Drainage and flooding problems.
- The roundabout at Sainsburys and the roads south will be totally gridlocked.
- Existing road network already congested.
- Infrastructure, including schools and doctors already overstretched.
- Loss of landscape and rural views.
- Impact on nature conservation and biodiversity.
- Adjacent to Stratfield Brake Nature Area.
- Loss of Stratfield Farm historic setting.
- Crime concerns.
- Stratfield brake playing field is often wet and boggy. Development would make this worse.
- Located in Kidlington Gap.
- Houses would be for London commuters due to proximity of Oxford Parkway Station.

#### **PR50: Land North of Oxford, Kidlington**

- Gosford and Water Eaton PC state that this site scores 'HIGH' in the GB study. Note the substantial representation from Oxford City Council which promotes major development around Oxford Parkway station. Whilst can see benefits from locating close to the station there is clearly a risk that this area would encourage London commuters, driving up house prices and would not help in solving Oxford's housing needs. Also: the eastern fringes of this area is within flood zones 2 and 3; there are listed buildings at Frideswide Farm and Water Eaton; The golf club is an important leisure facility which is protected as Green Space within the adopted Local Plan; Considerable archaeological importance including the site of Cutteslowe Deserted Medieval village.
- Environment Agency advises that there are approximately 31ha of flood zone 2 and 3 along eastern side of site. A watercourse forms the eastern boundary.
- Historic England advises that this site includes the grade II\* listed St Frideswide Farmhouse and the grade II listed wall to the north-east of the Farmhouse. A site visit is needed to fully understand the context and setting of the building but consider that major development on

the eastern part of this site is likely to entail a high level of harm to the significance of the building. Therefore consider that this site should not be taken forward.

- Natural England states that their data indicates that the site includes areas of traditional orchard priority habitat.
- Kidlington PC state that this area is separated from Kidlington by major transport corridors forming significant landscape barriers, the Oxford Parkway development and the open fields. As it lies south of the village major new development is less likely to increase adverse traffic impacts in the village and will not directly impact on the valued intimate green environs of the village. Concerned that new community and retail could compete with the viability of facilities in the village to the detriment of the improvements and investment identified as necessary in the recently approved Kidlington Masterplan (SPD)
- Site promoters state that much of the site is owned by Christ Church College which will help to ensure a comprehensive approach to development.
- Oxford Preservation Trust considers that this site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues
- Friends of Cutteslowe & Sunnymead Park consider that they would require the provision of additional park leisure facilities and should not rely on Cutteslowe Park.
- Wolvercote Neighbourhood Forum strongly objects to this site.
- The Harbord Road Area Resident Association considers that this site is not suitable for reasons of traffic congestion on the roads and around the area particularly at peak hours. There are other large developments which will have additional impact on congestion. GB land, which should be protected. Development would lead to Kidlington merging with Oxford. There are areas of rich wildlife and biodiversity, which is widely enjoyed by local communities. Lack of education and health infrastructure. These sites border Cutteslowe Park, which is Oxford's largest park heavily used by local and more remote communities. Building up to the Park would be extremely detrimental to its setting which is currently in wide open countryside. Cutteslowe Park is at capacity at peak times and is inadequate for even the current numbers of visitors which will increase when the new splash pool opens.
- Oxford Lib Dem Group considers that any development at this site should be at the northern part of the identified site. However, this housing will be attractive to London commuters (already evidenced by anecdotal information from estate agents), which, while not a bad thing in itself, will of course do nothing to meet the housing need of either Oxford or CDC.

There were a very small number of representations in support of this site. One comment was that it was the least damaging on Kidlington.

There were a large number of representations objecting to this allocation. Comments include:

- Loss of green belt.
- Would effectively remove green belt between Oxford and Kidlington creating an urban extension of Oxford.
- Priority should be given to brownfield sites before green belt.
- Where will the golf course go?
- Impact on local road network. Existing network already congested.
- Challenging transportation and infrastructure constraints in this area of Oxford.
- Would destroy walks and views enjoyed by locals and visitors to Cutteslowe Park.



- The land to the north of Cutteslowe Park should be retained either as farmland or an extension to the park.
- Home to a wide range of wildlife.
- Natural habitats will be destroyed.
- Loss of protected species and habitats.
- Damage to landscape setting of Water Eaton Manor.
- Need to consider Southfield golf course for development.
- Proximity to Oxford Parkway will attract London commuters.
- Pressure on schools and healthcare.
- Flooding and drainage problems.
- Air quality
- Loss of sports and leisure facilities.

**PR51: Land West of A44/Rutten Lane, North of Cassington Road, surrounding Begbroke Wood, Yarnton**

- Yarnton PC objects on policy grounds. LP Policy ESD14 prevents coalescence of settlements of Yarnton, Begbroke. Green Belt Policy ESD14: safeguarding the countryside from encroachment. Policy Villages 1 - Yarnton and Begbroke are Category A villages where only minor development, infilling or conversion is permitted. In addition, surface water run-off from this elevated site frequently causes significant flooding in Yarnton along Cassington Road and Rutten Lane, a problem which can only be made worse by additional hardstanding areas within any development.
- Begbroke PC considers the development of this site is in complete contravention to council policies. Category 2 villages have fewer services and/or are remote with limited public transport and limited potential for development.
- WODC consider that this site is in the open countryside to the west of Yarnton and would have significant landscape implication.
- GVA on behalf of Oxford Aviation Services Ltd consider that this site falls within the Safeguarding Area. The operator of LOA has confirmed that the erection of any buildings on this site would be unacceptable as this would conflict with aircraft approach to the runway (safety grounds).
- Historic England advises that this site includes the grade II listed Spring Hill and is within the setting of a number of listed buildings to the south-east. Any development of this site should retain Spring Hill and have regard to the setting of these listed buildings.
- Environment Agency states that there are no on site flood zones, but access appears to be via flood zone 3 on A44 at roundabout. Small watercourse on site.
- Natural England advises that the site allocation is sensitive from an ecological point of view, since it surrounds Begbroke Wood, an ancient woodland and a LWS and Worton Heath (also supporting ancient woodland and associated priority habitats), lies adjacent to the north west. Has produced standing advice in relation to ancient woodland. Impacts on these sites, including severance of ecological connectivity should be avoided.
- BBOWT advises that this site adjoins two LWSs, which are also designated Ancient Woodlands (Bladen Heath and Begbroke Wood). Development is proposed on all sides of Begbroke Wood resulting in this becoming isolated. This will compromise the ecological interest and survival of this woodland in the long term and as such development resulting in

impacts and isolation of these sites should be resisted. Should development take place expect that a minimum buffer of 50m is provided between the development and the LWS/AW and that no development to take place West of Begbroke Wood to ensure retained connectivity with Bladen Heath in the long-term.

- The site promoters consider the site is in a sustainable location. Initial phases of the development will be provided on a smaller area concentrated to the east of the site.

There were very few representations in support of this application.

There were a large number of objections to this site. Comments include:

- Would aggravate flooding and drainage issues. With heavy rain surface water runs off the fields across Rutten Lane and down Cassington Road.
- Area of huge historical significance and footpaths offer stunning views over the surrounding countryside.
- Loss of green belt unacceptable.
- Schools and doctors are at capacity.
- Roads already congested.
- Highway and pedestrian safety concerns.
- Lack of good bus services to Oxford.
- What provision is there for cyclists?
- Spring Hill is an area of exceptional natural beauty, with ancient paths (Frogwelldown Lane, Dalton Lane and The Shakespeare Way) and is enjoyed by many.
- Site sits on hill and would be visually imposing.
- Serious impact on biodiversity and wildlife.
- Impact on Yarnton would be huge.
- Would merge Yarnton with Begbroke.
- Urban sprawl.
- Large site on the wrong side of A44 some distance from Kidlington, with no obvious defensible green belt boundaries.
- Very detrimental to the historic character and setting of Begbroke.
- Will create a ribbon like development along the A44.
- Loss of countryside and views.

**PR74: Land at no. 40 and to the rear of 30-40 Woodstock Road East**

- Begbroke PC understands this to be partly a brownfield site and consider that it has potential for development.
- Natural England advises that the potential impact on Rushy Meadows SSSI will need to be assessed, including any impacts arising from changes in hydrology, increased air pollution or recreational pressure.
- Oxford Civic Society states that this site appears appropriate based on the SA and ITP assessments. Although in the GB, it is assessed as much less critical in terms of contribution to its objectives as other land in the GB. Oxford Canal provides opportunities for attractive landscape incorporation and recreation. In transport terms there is an opportunity for the re-construction of Kidlington Railway station (closed in 1960's) serving not only the new development, but the whole of Kidlington, on the Oxford - Banbury line. Believe there is

great potential for a development -related SwiftRail or tram-train dimension to be added to the local network. In addition, they suggest making an initial release of parts of the site which are accessible to existing bus services on the A44.

There were a very small number of representations in support of this site.

There were a large number of objections to the site. Comments include:

- Loss of Green Belt.
- Roads already congested.
- Small, quiet, safe community of Begbroke will be lost.
- What provision made for cyclists?
- Highway and pedestrian safety concerns.
- Access to site difficult.
- Begbroke school oversubscribed. Doctors at capacity.
- Haven for wildlife with many species of birds and animals.
- Loss of landscape and rural views.
- Would lead to coalescence of settlements.
- Flooding and drainage problems.
- Important to maintain separation between Begbroke and Langford Lane Industrial area.
- Cause devastation to the character and historic setting of Begbroke.
- Problems with air quality, noise and light pollution.
- Loss of agricultural land.

**PR75: Land adjacent to The Old School House, Church Lane, Yarnton**

- Yarnton PC objects to development of this site for policy reasons. Site lies wholly within Oxford Green Belt. Policy ESD14 seeks to prevent urban sprawl and safeguard countryside from encroachment. Policy Villages 1 categorises Yarnton as a Category A Village, where minor development, infilling and conversion is permitted. In addition, access to this site would be poorly served by the single track Church Lane, leading on to the traffic-calmed Cassington Road.
- Historic England advises that this site abuts the grade II registered Yarnton Manor historic park and garden to the south. Any development of this site should have regard to the setting of the park.

A very small number of representations supported this site.

A number of representations raised objections to this site. Comments include:

- Impact on local road network.
- Loss of green belt.
- Local road network not capable of accommodating significant additional traffic.
- Site not well related to established settlement pattern.
- Need to protect setting of listed Yarnton Manor and its historic gardens and other listed buildings.
- Need to protect historic part of village.
- Access problems.

- Urban sprawl
- Loss of landscape and rural views.
- Yarnton is not a suitable location for large development sites.
- Damage to wildlife and biodiversity.
- Loss of countryside.
- Detrimental effect on local infrastructure, schools and doctors.
- Loss of countryside views and green space.
- Development would severely prejudice the operation of the adjacent educational campus.
- Flooding and drainage problems.

**PR91: Land South of Station Farm Industrial Park, Kidlington.**

- BBOWT advises that this site is located completely within the CTA Lower Cherwell and adjoins Rushy Meadows SSSI raising concerns about direct and indirect impacts on the SSSI. Expect that any development in this area to retain a minimum buffer of 50m to the SSSI boundary. Considering the overall quantum of development in the area particularly concerned about cumulative impacts on the SSSI, which might compromise the condition and ecological interest of the site in the long term. In addition, would expect development to provide enhancements eg in form of providing appropriate management and measures that are in line with the CTA aims and objectives.
- Historic England advise that this site abuts the Oxford Canal Conservation Area and the grade II listed Roundham Lock to the west. Any development of this site should have regard to the setting of these assets, with reference to the conservation area character appraisal.
- Environment Agency advises that the canal adjoins western boundary of the site.
- Natural England has concerns about the potential impact of development at this location on Rushy Meadows SSSI which lies immediately adjacent, to the west of the canal. Assessment of potential impacts on hydrology of the meadows, as well as potential increased recreational pressure or air pollution would need to be assessed.

There were a very small number of representations in support of this application. Comments included:

- Forms natural extension to Kidlington.
- Has no historic or environmental value.

There were a number of objections to this site. Comments include:

- Difficult to access.
- Loss of green belt.
- Site is very wet. Would be better used for recreation with improved access to the canal.
- Close to SSSI.
- Boggy swamp area haven for wildlife.
- Would increase traffic congestion.
- Urban sprawl.
- Inadequate infrastructure.
- Loss of landscape and rural views.
- Loss of countryside.

- Best used as a green buffer for supporting Rushy Meadows SSSI.
- Adverse impact on the canal.
- Coalescence of Kidlington and Begbroke.
- Better used for commercial development.

**PR92: Knightsbridge Farm, Yarnton**

- Yarnton PC state that the site lies wholly within the Oxford Green Belt, although part of it is considered to be brownfield. ESD14 seeks to encourage the recycling of derelict and other urban land. However, access to the A44 from this site is totally inadequate, highly dangerous, and the danger can only be exacerbated if further development were to be allowed.
- Environment Agency advises that a main river forms south eastern boundary of site.
- The promoters of the site state that it is well related to Yarnton. There is an existing access to the site from A44. Site is not within a conservation area nor does it contain any listed buildings. There are no environmental or landscape policy designations constraining the site. The site can be developed in isolation or could be considered as a wider strategic allocation at Yarnton. The site is of sufficient size to make a meaningful contribution to Oxford's unmet housing need as well as providing the necessary local facilities and infrastructure.

There were a number of objections to this site. Comments include:

- Loss of green belt.
- Impact on wildlife habitats.
- Flooding concerns.
- Site used for recycling/production of building materials.
- Increase in traffic congestion.
- Urban sprawl.
- Inadequate infrastructure.
- Loss of landscape and rural views.
- Loss of countryside.
- Coalescence of settlements.

**PR118: London-Oxford Airport**

- WODC states that this site adjoins its boundary. It would appear to compromise London Oxford Airport. This is an important piece of strategic transport and economic development infrastructure for Oxfordshire.
- Natural England advises that the potential impact on Rushy Meadows SSSI will need to be assessed, including any impacts arising from changes in hydrology, increased air pollution or recreational pressure.
- GVA on behalf of Oxford Aviation Services Ltd have provided a statement that sets out the planning proposition for the London Oxford Airport site and the economic case for the proposal.

A very small number of representations were received in support of this site.

A number of objections were received to this site. Comments include:

- Loss of green belt.
- Impact on local traffic.
- Airport is a vital strategic asset.
- Noise pollution due to proximity to airport.
- Loss of wildlife habitats.
- Highway and pedestrian safety concerns.
- Coalescence of settlements.
- Better to allow runway extension across the Straight Mile than close and redevelop airport site.
- Better used as industrial and science parks.
- Good location for park and ride.
- Existing infrastructure inadequate.
- Urban sprawl.
- Would cut off wildlife corridor.
- Flooding and drainage problems.

**PR122: Land to South of A34, adjacent to Woodstock Road, Wolvercote, Kidlington.**

- Environment Agency advises that there is a small watercourse at south of site.
- Oxford Preservation Trust states that this site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues.
- Kidlington PC states that this area is separated from Kidlington by major transport corridors forming significant landscape barriers, the Oxford Parkway development and the open fields. As it lies south of the village major new development is less likely to increase adverse traffic impacts in the village and will not directly impact on the valued intimate green environs of the village. Concerned that new community and retail could compete with the viability of facilities in the village to the detriment of the improvements and investment identified as necessary in the recently approved Kidlington Masterplan (SPD)
- Wolvercote Neighbourhood Forum states that this site considered separately and as part of site PR38 is unsuitable for housing. It is badly located bounded by the railway and the A34. Noise and air quality would be seriously damaging for residents. The problems of isolation and access are similar to those of PR123.
- Oxford Lib Dem Group states that Oxford and Kidlington must maintain a substantial green barrier between the two settlements, and must now allow housing adjacent to busy roads, for reasons of noise, air pollution etc. Plans showing Northern Gateway as undeveloped are misleading.

A number of representations object to this site. Comments include:

- Loss of green belt.
- Site will attract London commuters due to proximity of Oxford Parkway station.
- Flooding and drainage issues.
- Impact on local infrastructure.
- Increased traffic congestion.
- Loss of countryside.
- Noise and pollution from adjacent railway line.

- Urban sprawl.
- Loss of open space between Oxford and Kidlington.
- Loss of wildlife habitats.

**PR123: Land to South of A34, North of Linkside Avenue, Wolvercote, Kidlington**

- Gosford and Water Eaton PC state that this site scores 'HIGH' in the GB study. Note the substantial representation from Oxford City Council which promotes major development around Oxford Parkway station. Whilst can see benefits from locating close to the station there is clearly a risk that this area would encourage London commuters, driving up house prices and would not help in solving Oxford's housing needs. The golf club is an important leisure facility which is protected as Green Space within the adopted Local Plan.
- Oxford Preservation Trust states that this site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues.
- Wolvercote Neighbourhood Forum disagree with the ++rating for SA6 and SA16. Consider that the site is not suitable for employment because access is only possible through narrow residential streets. Disagree with the rating under SA10 because there is no easy access except by car. The golf course is already small and developing this site would reduce it and make it unviable. It would also remove a valuable recreational facility and, just as important, an area that makes a contribution to biodiversity and provides a wild life corridor.

A very small number of representations were in support of this site.

A number of representations object to this site. Comments include:

- Site will attract London commuters due to proximity of Oxford Parkway station.
- Flooding and drainage issues.
- Loss of green belt.
- Crucial part of 'green lung' providing recreation facilities.
- Loss of natural habitats.
- Remote site.
- Viability of golf course compromised.
- Pressures on services and facilities.
- Increased traffic congestion.
- Loss of countryside.
- Noise pollution.
- Urban sprawl.
- Priority should be given to sites outside green belt and brownfield sites.
- Will lead to coalescence of settlements.

**PR124: Land to West of A44, North of A40, Wolvercote, Kidlington.**

- Gosford and Water Eaton PC states that this site performs 'HIGH' against two of the four GB purposes in the GB study and again is important in preventing urban sprawl and merging of Kidlington and Oxford. The site is adjacent to the Oxford Canal which is a very important recreational corridor and designated Conservation Area within the District. The corridor is

protected through Policy ESD16 of the adopted Local Plan. Development in this area has the potential for adverse effects on the canal.

- Kidlington PC considers that this area is separated from Kidlington by major transport corridors forming significant landscape barriers, the Oxford Parkway development and the open fields. As it lies south of the village major new development is less likely to increase adverse traffic impacts in the village and will not directly impact on the valued intimate green environs of the village. Concerned that new community and retail could compete with the viability of facilities in the village to the detriment of the improvements and investment identified as necessary in the recently approved Kidlington Masterplan (SPD)
- Environment Agency advises that there is a watercourse on the southern and western (canal) boundaries.
- Historic England advises that this site abuts the Oxford Canal Conservation Area to the west. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
- Natural England has concerns that development here could have potential indirect impacts on the Oxford Meadows SAC (and its component SSSIs), through alterations in the hydrological regime of the site, air pollution impacts, or increases in recreational pressure. This will need to be assessed through screening for likely significant effects in accordance with the Conservation of Habitats and Species Regulations 2010. Potential indirect impacts on Hook Meadows and the Trap Grounds SSSI would also need to be assessed. An area of priority habitats including floodplain grazing marsh is adjacent to the site to the west; indirect impacts would need to be considered as well as the potential to deliver the aims of the Lower Cherwell and Oxford Meadows to Farmoor CTAs through provision of a net gain in biodiversity.
- Wolvercote Neighbourhood Forum considers that this site is surrounded by major roads to the south and west and the planned link road will cross it. There are limited public transport possibilities for access to Oxford so it favours car use and pedestrians and cyclists would have to cross major roads.
- Oxford Preservation Trust states that this site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues.
- The site promoters would welcome the identification of this site as an option for growth. It is located close to existing sustainable transport links. The link between the A44 and A40 in the Oxford Transport Strategy passes through this site. This site contributes little to the function of the GB and development would be naturally contained by the existing road and canal network that surrounds the site.

A very small number of representations were received in support of this site.

A number of representations were received objecting to this site. Comments include:

- Loss of green belt.
- Impact on local traffic. Increased congestion.
- Risk of flooding.
- Urban sprawl.
- Loss of open countryside.
- Loss of landscape and views.



- Inadequate infrastructure.
- Site separated from existing community and services. Constrained by highways.
- A poor environment for residential development due to noise and air pollution.
- Pressure on services and facilities.
- Impact on the canal.
- Coalescence of settlements.
- Loss of natural habitats.

**PR125: Land at Gosford Farm, Gosford, Kidlington**

- Gosford and Water Eaton PC state that as well as being in the GB, most of this site is shown as being in Flood Zone 3 and should not be considered further on this basis. Development within this and surrounding areas has the potential to increase flooding risks for existing properties in Cherwell and downstream in Oxford.
- Kidlington PC objects to development in this area, due to loss of a part of the setting of the village and erosion of the Green Belt.
- Cllrs Neil Prestige & Cllr Maurice Billington objects to development on this site and considers that this site should be removed from the consultation process entirely because this site is in the Green Belt with no development on it at all. It offers a natural gap between Oxford and Gosford and Water Eaton, this is vital so that the village does not get swallowed up by Oxford.
- The Environment Agency advises that most of the site is within Flood zone 3(and 2).
- Wolvercote Neighbourhood Forum consider that this site has similar problems to sites 38 and 50 in that both are too close to major roads and would suffer from noise and air pollution, especially in spaces necessary for outdoor recreation.
- Oxford Lib Dem Group considers that this site would not create coalescence of Oxford and Kidlington.

Several representations have been received in support of this site. Comments include:

- Natural extension to Kidlington and Gosford.
- Least damaging impact on Kidlington.

A large number of representations have been received objecting to this site. Comments include:

- The site floods. It is in flood zone 3.
- Loss of green belt.
- Wildlife habitats and views lost.
- Noise and air pollution from A34.
- Will attract London commuters due to proximity to Oxford Parkway.
- New cemetery is based here.
- Drainage problems.
- Property will be devalued.
- Water Eaton and Gosford's character will be destroyed.
- Urban sprawl.
- Loss of walks.
- Coalescence of villages with Oxford.

- Lack of infrastructure.
- Traffic congestion.
- Loss of open countryside and agricultural land.
- Site has ancient hedgerows.
- Extensive changes will be required to Bicester Road.
- Existing public transport inadequate.
- Located in Kidlington Gap.

**PR126: Seedlake Piggeries, Yarnton**

- Kidlington PC objects to development in this area, due to loss of any part of the setting of the village and erosion of the Green Belt.
- Environment Agency advises that there is a watercourse on southern and western (canal) boundaries.
- Yarnton PC objects to development of this site on policy grounds. Site is wholly in the Green Belt, Policy ESD14 seeks to safeguard the countryside from development and prevent urban sprawl. Policy Villages 1 identifies Yarnton as a Category A Village, where only minor development, infilling and conversions are permitted. In addition, access to and from the dual carriageway A44 is restrictive and near impossible at this location. The site includes an important water course that flows into Yarnton village, and overpaving natural soak-away will exacerbate flooding already occurring in southern sections of the village.
- Oxford Civic Society states that this site appears appropriate based on the SA and ITP assessments. Although in the GB, it is assessed as much less critical in terms of contribution to its objectives as other land in the GB. Oxford Canal provides opportunities for attractive landscape incorporation and recreation. In transport terms there is an opportunity for the re-construction of Kidlington Railway station (closed in 1960's) serving not only the new development, but the whole of Kidlington, on the Oxford - Banbury line. Believe there is great potential for a development -related SwiftRail or tram-train dimension to be added to the local network. In addition, they suggest making an initial release of parts of the site which are accessible to existing bus services on the A44.

There were a very small number of representations in support of this site.

There were a number of representations objecting to this site. Comments include:

- Impact on local road traffic.
- Loss of green belt.
- Loss of wildlife habitats.
- Urban sprawl.
- Loss of countryside.
- Loss of landscape and rural views.
- Flooding and drainage problems.
- Would destroy identities of Yarnton and Begbroke.
- Increased traffic congestion.
- Site includes an important water course that feeds in to Yarnton.
- Close to sewage works.
- Contradicts adopted local plan policies.

- Noise issues due to proximity to railway line.
- Isolated site.

**PR167: Land adjacent to Oxford Parkway, Banbury Road, Kidlington**

- Gosford and Water Eaton PC states that this site scores 'HIGH' in the GB study. Note the substantial representation from Oxford City Council which promotes major development around Oxford Parkway station. Whilst can see benefits from locating close to the station there is clearly a risk that this area would encourage London commuters, driving up house prices and would not help in solving Oxford's housing needs. Also: the eastern fringes of this area are within flood zones 2 and 3; there are listed buildings at Frideswide Farm and Water Eaton. Considerable archaeological importance including the site of Cutteslowe Deserted Medieval village.
- Kidlington PC Parish states that this area is separated from Kidlington by major transport corridors forming significant landscape barriers, the Oxford Parkway development and the open fields. As it lies south of the village major new development is less likely to increase adverse traffic impacts in the village and will not directly impact on the valued intimate green environs of the village. Concerned that new community and retail could compete with the viability of facilities in the village to the detriment of the improvements and investment identified as necessary in the recently approved Kidlington Masterplan (SPD)
- Environment Agency advises that there is a watercourse at southern boundary.
- Wolvercote Neighbourhood Forum considers that free-market housing here would very likely be occupied predominantly by London commuters rather than those working in Oxford. Part of the site is close to the railway and the A34. If developed together with site PR50 it would just be part of urban sprawl.
- Oxford Preservation Trust considers that this site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues

There were a very few representations in support of this site.

There were a large number of representations objecting to this site. Comments include:

- Impact on local road network.
- Loss of green belt.
- Will attract London commuters due to proximity to Oxford Parkway.
- Coalescence of settlements.
- Loss of rural character of Kidlington and Gosford.
- Includes the car park for Oxford Parkway.
- Priority should be given to non-green belt and brownfield land.
- Flooding and drainage problems
- Traffic congestion.
- Loss of countryside and landscape.
- Located in the Kidlington Gap.
- Urban sprawl.
- Loss of wildlife habitats.

**PR168: Loop Farm, Wolvercote, Kidlington**

- Gosford and Water Eaton PC states that this site performs 'HIGH' against two of the four GB purposes in the GB study and again is important in preventing urban sprawl and merging of Kidlington and Oxford. The site is adjacent to the Oxford Canal which is a very important recreational corridor and designated Conservation Area within the District. The corridor is protected through Policy ESD16 of the adopted Local Plan. Development in this area has the potential for adverse effects on the canal.
- Historic England advises that this site abuts the Oxford Canal Conservation Area to the east. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
- Environment Agency advises flood zone 3 at north of site. Canal forms eastern boundary, main river forms western boundary.
- Natural England has concerns that development here could have potential indirect impacts on the Oxford Meadows SAC (and its component SSSIs), through alterations in the hydrological regime of the site, air pollution impacts, or increases in recreational pressure. This would need to be assessed through screening for likely significant effects in accordance with the Conservation of Habitats and Species Regulations 2010. Data shows that a significant proportion of the site supports floodplain grazing marsh priority habitat within the Lower Cherwell CTA.
- Wolvercote Neighbourhood Forum consider that this is an isolated site with restricted access from A44 and not good for housing.
- Oxford Preservation Trust considers that this site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues.

There were a number of representations objecting to this site. Comments include:

- Loss of green belt.
- Coalescence of settlements.
- Separated from existing communities and services.
- Site constrained by highways.
- Traffic congestion.
- Urban sprawl.
- Run off or contamination could go into Kingsbridge Brook which runs to Oxford Meadows SAC. The possible hydrological link between site PR168 and the SAC need to be assessed and valued for potential harm. Sites near to housing with ageing sewers always have nitrate contaminated groundwater.
- Loss of open countryside, landscape and views.
- Pressure on existing services and facilities.
- Poor residential environment due to noise and air pollution.
- Flooding and drainage problems.
- Loss of wildlife habitats.
- Harm to character of canal.

**PR177: Loop Farm(2), Wolvercote, Kidlington**

- Gosford and Water Eaton PC states that this site performs 'HIGH' against two of the four GB purposes in the GB study and again is important in preventing urban sprawl and merging of

Kidlington and Oxford. The site is adjacent to the Oxford Canal which is a very important recreational corridor and designated Conservation Area within the District. The corridor is protected through Policy ESD16 of the adopted Local Plan. Development in this area has the potential for adverse effects on the canal.

- Kidlington PC considers that this area is separated from Kidlington by major transport corridors forming significant landscape barriers, the Oxford Parkway development and the open fields. As it lies south of the village major new development is less likely to increase adverse traffic impacts in the village and will not directly impact on the valued intimate green environs of the village. They are concerned that new community and retail could compete with the viability of facilities in the village to the detriment of the improvements and investment identified as necessary in the recently approved Kidlington Masterplan (SPD)
- Historic England advises that this site abuts the Oxford Canal Conservation Area to the east. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
- Environment Agency advises flood zone 3 at north of site, near where site adjoins A44. Canal forms western boundary.
- Natural England has concerns that development here could have potential indirect impacts on the Oxford Meadows SAC (and its component SSSIs), through alterations in the hydrological regime of the site, air pollution impacts, or increases in recreational pressure. This would need to be assessed through screening for likely significant effects in accordance with the Conservation of Habitats and Species Regulations 2010
- Wolvercote Neighbourhood Forum considers that a major road (A44) on the east side of the site would cause problems with sound and air pollution.
- Oxford Preservation Trust considers that this site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues.
- The promoters of the site would welcome the identification of this site as an option for growth. It is located close to existing sustainable transport links. The link between the A44 and A40 in the Oxford Transport Strategy passes through this site. This site contributes little to the function of the GB and development would be naturally contained by the existing road and canal network that surrounds the site.

There were a very small number of representations in support of this site.

There were a number of representations objecting to this site. Comments include:

- Loss of green belt.
- Coalescence of settlements.
- Separated from existing communities and services.
- Site constrained by highways.
- Traffic congestion.
- Urban sprawl.
- Run off or contamination could go into Kingsbridge Brook which runs to Oxford Meadows SAC. The possible hydrological link between site PR168 and the SAC need to be assessed and valued for potential harm. Sites near to housing with ageing sewers always have nitrate contaminated groundwater.
- Loss of open countryside, landscape and views.

- Pressure on existing services and facilities.
- Poor residential environment due to noise and air pollution.
- Flooding and drainage problems.
- Loss of wildlife habitats.
- Harm to character of canal.
- Harm to rural character of Kidlington.
- Lack of infrastructure.
- Will damage the wildlife corridor of the canal.
- Potential impact on Oxe Mead hay meadow, part of the SAC and New Marston Meadows SSSI.
- Loss of countryside walks.
- Priority should be given to non-green belt sites and brownfield sites.

**PR178: Land east of Kidlington and west of A34, Kidlington**

- Gosford and Water Eaton PC note that this site has been promoted for circa 700 homes. This site is in the GB and forms an important role in preventing the merging of Kidlington/Gosford and Oxford. The site scores 'HIGH' in the GB study. Development in this area would significantly erode the Kidlington/Gosford gap.
- Kidlington PC considers that this area is separated from Kidlington by major transport corridors forming significant landscape barriers, the Oxford Parkway development and the open fields. As it lies south of the village major new development is less likely to increase adverse traffic impacts in the village and will not directly impact on the valued intimate green environs of the village. Concerned that new community and retail could compete with the viability of facilities in the village to the detriment of the improvements and investment identified as necessary in the recently approved Kidlington Masterplan (SPD)
- Environment Agency advises that there is a small area of flood zone 3 at the north of the site.
- Cllrs Neil Prestige & Cllr Maurice Billington objects to development on this site and considers that this site should be removed from the consultation process entirely because this site is in the Green Belt with no development on it at all. It offers a natural gap between Oxford and Gosford and Water Eaton, this is vital so that the village does not get swallowed up by Oxford.
- Oxford Lib Dem Group considers that this site would not create coalescence of Oxford and Kidlington.
- Wolvercote Neighbourhood Forum consider that this site has similar problems to sites PR38 and PR50 in that both are too close to major roads and would suffer from noise and air pollution, especially in spaces necessary for outdoor recreation.
- Oxford Preservation Trust considers that this site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues.

A very small number of representations have been received in support of this site. Comments include:

- Site a natural extension to Kidlington.
- Least damaging impact on Kidlington.

A large number of representations were received objecting to this site. Comments include:

- Loss of green belt.
- Coalescence of settlements.
- Loss of walks.
- Loss of wildlife habitats.
- Flooding and drainage problems.
- Loss of Kidlington Gap.
- Will attract London commuters due to proximity of Oxford Parkway.
- Noise from A34.
- Will exacerbate existing traffic congestion.
- Inadequate public services.
- Lack of infrastructure.
- Loss of countryside and landscape.
- Urban sprawl.
- Would be sandwiched between two very busy roads, one being the A34. Concerns already over dangers of diesel fumes, increasing pollution.
- Would damage character of Kidlington, Gosford and Water Eaton.

**PR194: Land off Langford Lane, Kidlington**

- Environment Agency advises that a river adjoins southern part of eastern boundary.
- Natural England advises that the potential impact on Rushy Meadows SSSI will need to be assessed, including any impacts arising from changes in hydrology, increased air pollution or recreational pressure.
- GVA on behalf of Oxford Aviation Services Ltd consider that this site falls within the Safeguarding Area. The operator of LOA has confirmed that the erection of any buildings on this site would be unacceptable as this would conflict with aircraft approach to the runway (safety grounds).
- BBOWT advises that this site adjoins Langford Meadows LWS raising concerns about direct and indirect impacts on this site, which might compromise the ecological interest of this site. An appropriate buffer will need to be provided should the site be considered further.

Several representations have been received in support of this site.

A number of representations have been received objecting to this site. Comments include:

- Loss of green belt.
- Harm to landscape and countryside.
- Site is just west of a local wildlife site. Development would be detrimental.
- Impact on wildlife habitats.
- Flooding and drainage problems.
- Increased traffic congestion.
- Inadequate infrastructure.
- Existing services stretched.
- Loss of country walks.
- Urban sprawl.

- Damage to rural character of settlements.

**PR195: Kidlington Depot, Langford Lane, Kidlington**

- The Environment Agency advises that there are no obvious constraints. Site currently shown as business park/telecommunications depot and adjoins airport. Any potential for contamination.
- Natural England advises that the potential impact on Rushy Meadows SSSI will need to be assessed, including any impacts arising from changes in hydrology, increased air pollution or recreational pressure.
- GVA on behalf of Oxford Aviation Services Ltd consider that this site falls within the Safeguarding Area. The operator of LOA has confirmed that the erection of any buildings on this site would be unacceptable as this would conflict with aircraft approach to the runway (safety grounds).

There were a small number of representations in support of this site.

There were a number of representations objecting to this site. Comments include:

- Loss of green belt.
- Would be better used for commercial development.
- Increased traffic congestion.
- Loss of wildlife habitats.
- Inadequate infrastructure.
- Existing services and facilities stretched.
- Flooding and drainage problems.
- Harm to countryside and wider landscape.
- Urban sprawl.

**Area of Search Option B**

**PR19: Shipton on Cherwell Quarry, Shipton on Cherwell**

- BBOWT state that this site encompasses Shipton Quarry SSSI and Bunkers Hill Quarry LWS in their entirety as well as additional areas of farmland. Very concerned about the potential allocation of this site for development and the effects development will have on the interest of the SSSI and the LWS. The site is also located within the Lower Cherwell CTA. Allocation of this site should be resisted.
- Historic England advises that this site abuts the Oxford Canal Conservation Area to the south-east and the Hampton Gay, Shipton-on-Cherwell and Thrupp Conservation Area beyond. It is also within the setting of the grade II listed Shipton Lift Bridge and the grade II Bridge at Shipton Weir and close to Hampton Gay (listed and scheduled) and its church. A site visit needs to be made to investigate further the impact of development on the setting of all these historic assets as part of any further consideration of this site, with reference to the conservation area character appraisals.
- Natural England states that the site includes Shipton on Cherwell and Whitehill Quarries SSSI, which is designated for its geological interest. Negative impacts on the SSSI would need to be avoided. Shipton on Cherwell Quarry is also a LWS, designated primarily for its



assemblage of wetland birds as well as the priority habitat 'open mosaic habitats on previously developed land'. The site is in the Lower Cherwell Valley CTA.

Other comments received include:

- Road improvements needed.
- Would be an interesting development opportunity
- The site promoters state that this brownfield site provides an excellent opportunity for a mixed use 'garden village' development set within a unique landscape structure.
- There are biodiversity constraints to developing this site due to the rare wetland habitat and its margins. There are clean water pools, which are an incredibly rare resource in the nitrate polluted countryside of today.
- Unsustainable location and the scale of infrastructure required make this site unviable.

**PR21: Land off Mill Lane/ Kidlington Road, Islip**

- Noke PM state that this proposal would be inappropriate for a small village like Noke. It would put unnecessary burden on the infrastructure services and facilities in the village.
- Islip PC states that this site comprises existing agricultural land within the Green Belt. Developing this site would lead to a scale of development that would be excessive.

Other comments include:

- Road and rail needs widening.
- Site a natural extension to Islip.
- Statutory criteria for green belt protection must be adhered to.
- Object as a green field site. Brownfield sites are available.
- Loss of open countryside, impact on views, walks and wildlife habitats.
- Islip has a very poor transport infrastructure with no effective bus or rail service, narrow roads and ancient river bridge.
- Would put a huge strain on existing services and facilities in the village.
- Mill Lane is too narrow.
- Land prone to flooding.
- Impact on traffic flows and road safety.

**PR22: Land North West of London-Oxford Airport nr Woodstock, Woodstock**

- West Oxfordshire DC advises that this site adjoins its boundary. It is on the site of a recently refused planning application. It would have significant landscape and heritage implications.
- Historic England advise that this site contains the Blenheim Villa, a Roman villa and associated field system 200m north east of Little Cote scheduled monument. The development of this site would have an unacceptable impact on the monument and its setting and should not be taken forward. The Blenheim Palace World Heritage Site and Registered Historic Park and Garden is located to the south-west of this site. Any development of this site should have regard to the setting of the Park.
- Woodstock Town Council states that no assessment has been made of the cumulative impacts of development proposed in neighbouring authorities. Development would impact on the openness of the adjacent green belt. A previous application to develop the site was

refused and the Town Council are strongly of the view that nothing has changed. Support views of ICOMOS relating to impact on Blenheim Palace WHS. Site also has a Roman villa. Would destroy Town's unique character and tourism.

- Shipton on Cherwell and Thrupp PC state that the site is entirely inappropriate to meet Oxford's needs due to remote location in relation to City. Exiting local road network inadequate in its current form.
- BBOWT consider it important that the effects of the development are not assessed in isolation but are considered comprehensively in consultation with WODC.
- ICOMOS-UK is of the view that any development on this site would have a harmful impact on the setting of Blenheim WHS.
- Woodstock Action Group objects to the development of this site. The cumulative impacts of recently planned developments will double the population of the town. The existing infrastructure will be unable to cope. Development would be harmful to this ancient town and Blenheim Palace.

Other comments include:

- Remote location in relation to Oxford City.
- Local road network overloaded.
- Loss of landscape and countryside.
- Site lies outside the green belt.
- Excellent transport links to Oxford
- Loss of settlement character.
- The site promoters and landowners have provided detailed comments and justification to support this site.
- Fully support the need for more housing in Woodstock, 600-800 houses over the course of the plan period seems appropriate, and would prevent the decline of the town and ensure infrastructure needs are met. Essential that CDC and WODC co-ordinate their planning response whilst consulting with the residents of Woodstock.

#### **PR25: Land east of Marlborough School, Woodstock**

- Woodstock Town Council state that the site is poorly related to Woodstock both in terms of access and landscape. Fears that development of this site would inhibit any expansion plans of the school.
- West Oxfordshire DC considers that this site is on the edge of Woodstock and would form an extension to this town in West Oxfordshire. The cumulative implications in terms of landscape impact and infrastructure need to be fully considered, as West Oxfordshire is already proposing three urban extensions for this town.
- Shipton on Cherwell and Thrupp PC state that the site is entirely inappropriate to meet Oxford's needs due to remote location in relation to City. Exiting local road network inadequate in its current form.
- Woodstock Action Group objects due to its location on a sharp bend. There are highway safety issues in this locality.

Other comments include:

- North corner of Shipton Road needs widening
- Fully support the need for more housing in Woodstock, 600-800 houses over the course of the plan period seems appropriate, and would prevent the decline of the town and ensure infrastructure needs are met. Essential that CDC and WODC co-ordinate their planning response whilst consulting with the residents of Woodstock.
- Remote location in relation to Oxford City.
- Local road network overloaded.
- The site promoters and landowners have provided detailed comments and justification to support this site.

**PR29: Land at Shipton on Cherwell, Shipton on Cherwell.**

- Shipton on Cherwell and Thrupp PC state that the site is entirely inappropriate to meet Oxford's needs due to remote location in relation to City. Existing local road network inadequate in its current form.
- Natural England state that the site is adjacent to Shipton on Cherwell and Whitehill Quarries SSSI, which is designated for its geological interest. Negative impacts on the SSSI would need to be avoided.
- BBOWT advises that site adjoins the Shipton on Cherwell Quarry SSSI. It appears to be a disused railway line that acts as a good connector in this agricultural countryside. Concerned about potential impacts on the SSSI and the adverse impact on the wider ecological network if the site was developed. Development on this site should be resisted.
- The site promoters state that this brownfield site provides an excellent opportunity for a mixed use 'garden village' development set within a unique landscape structure.
- Environment Agency advises that part of the site is in flood zone. SSSI adjoins northern boundary of site.

Other comments include:

- Improvements on the road to A4260 needed.
- Development would result in urban sprawl and fail to preserve the countryside.

**PR30: Oil Storage Depot, Bletchingdon Road, Islip**

- The Battlefields Trust advises that this site is likely to lie on the 1645 Islip Bridge battlefield. Site has local and national significance. There is likely to be surviving battlefield archaeology on the site which should be investigated. Need to establish whether the development of the site outweighs the public benefit of preserving this battlefield heritage.
- Noke PM states that 50 dwellings would be inappropriate for the size of the village.
- Islip PC is in favour of developing this site for limited development of 50 houses with a 50 bed care home/sheltered housing scheme.

Other comments include:

- Some development on this site is supported by the village. But Section 106 money should be directly invested in local area.
- Limited development would support Islip's sustainability as a village.
- Brownfield site.

- Islip railway station needs parking.
- The site promoters have provided a detailed Land Quality Assessment together with a detailed Landscape and Visual Appraisal in support of this site. Would also commit to providing traffic calming measures and a new footbridge over the River Ray.
- A natural extension to Islip.
- Some 50 houses would have the support of the local community.
- Would ruin visual amenity and biodiversity.
- Development would result in loss of green belt, loss of open countryside, impact on wildlife and local road network.

**PR55: Land off Bletchingdon Road, Islip**

- The Battlefields Trust advises that this site is likely to lie on the 1645 Islip Bridge battlefield. Site has local and national significance. There is likely to be surviving battlefield archaeology on the site which should be investigated. Need to establish whether the development of the site outweighs the public benefit of preserving this battlefield heritage.
- Islip PC states that this site comprises agricultural land within the green belt. Developing this site would lead to a scale of development that would be excessive.
- Noke PM state that this proposal would be inappropriate for a small village like Noke. It would put unnecessary burden on the infrastructure services and facilities in the village.

Other comments include:

- Road and rail improvements needed.
- Unsuitable and would put more traffic on to Islip's already inadequate road network.
- Objection as this is a green field site when brownfield are available.
- Development would result in loss of green belt, loss of open countryside, impact on wildlife and local road network.
- Inappropriate to the village and would significantly extend its current boundaries.
- Adverse impacts for properties along Kidlington Road and Bletchingdon Road with loss of privacy and open aspect.
- Impact on traffic and road safety.

**PR157: Upper Noke, Noke**

- Historic England considers that, this site is within the setting of the Romano-Celtic temple North of Woodeaton scheduled monument to the south-west. Any development of this site should have regard to this setting.
- Noke PM considers that large development for a small village like Noke would be inappropriate. CDC's vision includes the need "to ensure that people have convenient, affordable and sustainable travel opportunities to the city". This site would be contrary to this vision with increased traffic and congestion, no public transport, lack of infrastructure and services. It is adjacent to a nationally renowned bird sanctuary. It is the last remaining unspoilt hills in the area with important views and well used by walkers and cyclists. The Parish feels that the exceptional circumstances to release this site from the Green Belt would be difficult for the reasons mentioned above.

Other comments include:

- Hilltop views would be ruined
- The site is not linked to the village and stands exposed and elevated on the busy B4027.
- What reassurance is there that these houses will not be for London or Birmingham commuters?
- Islip primary school is at capacity.
- The owner of part of the site has advised that she has not given her consent for this land to be promoted. She has requested that the land is removed. A plan showing the land in question has been provided.
- Noke is totally unsuitable as it's a small village and any significant number of additional houses would detrimentally alter the nature of this remote and historic village. Its infrastructure, services and amenities could not sustain any growth. It has no public transport.
- 100 homes would be highly detrimental to Noke.
- Noke Hill is one of the last remaining unspoilt hills in the area, enjoyed by many and a bird migration route. Otmoor RSPB reserve is 1km away.
- Green Belt will be lost.
- Will exacerbate traffic problems.
- Landowner states that there is a strong case for some additional housing in Noke so that the community remains viable and attracts young families to the community.

**PR181: Land off Mill Street/Mill Lane, Islip**

- The Battlefields Trust advises that this site is likely to lie on the 1645 Islip Bridge battlefield. Site has local and national significance. There is likely to be surviving battlefield archaeology on the site which should be investigated. Need to establish whether the development of the site outweighs the public benefit of preserving this battlefield heritage.
- Historic England advises that this the Islip Conservation Area abuts this site to the west, east and south. This end of Islip retains its historic settlement pattern as a row of houses which peters out and ends in a farm. To break this up with a new block of housing would be detrimental to the special interest, character and appearance of the Conservation Area. Consider that this site should not be taken forward.
- Islip PC states that this site is in the Green Belt and on the edge of the Islip Conservation Area. The access of Mill Lane is narrow and is not suitable for development as it would result in increase in traffic problems in the village and the bridge.
- Noke PM state that this proposal would be inappropriate for a small village like Noke. It would put unnecessary burden on the infrastructure services and facilities in the village.

Other comments include:

- Objection as this is a green field site when brownfield are available.
- Road and rail improvements needed.
- A natural extension to Islip
- Unsuitable and would put more traffic on to Islip's already inadequate road network.

- Development would result in loss of green belt, loss of open countryside, impact on wildlife and local road network.

### **Area of Search Option C**

#### **PR10: Land East of Wendlebury**

- Ambrosden PC have expresses significant concerns about further development along the A34, A41 corridor, due to impact on Ambrosden. Note that there have been a large number of houses built in the last few years. Any development of this site would need to be justified by significant community planning gains. The site also has significant visual impact, and hydrological issues, as it is on the River Ray basin, which is subject to flooding. There are significant issues related to elevated rail line. The site may be suitable for leisure or sporting use.
- Wendlebury PC considers the site proposal as inappropriate development, due to flooding, BAP habitat, Green Boundary zone, unsustainable location, viability and conflict with Local Plan Strategic Objectives SO6, SO11, SO12 and SO15. It is also contrary to Policies BSC 11, ESD 1, ESD 6, ESD 10, ESD 13, ESD 15, and ESD 18 of the local plan.
- Middleton Stoney PC objects to developments around J9 and 10 of M40 given that these locations are already at capacity in spite of recent improvements.
- BBOWT consider that this large site allocation is in close proximity to the Wendlebury Meads and Mansmoor Closes SSSI. It is separated from the site by the M40 but connectivity underneath the motorway might exist resulting in increased recreational pressures on the site. Indirect impacts caused by accessing the site might also exist and will need to be fully assessed.
- Historic England considers that this site abuts the Alcester Roman site scheduled monument to the north. Any development of this site should have regard to the setting of the monument.

Other comments include:

- Development would be a piecemeal way of getting the previously rejected Weston Otmoor Ecotown but without any of the 'eco' credentials.
- Near sensitive wildlife sites.
- Site located next to small existing communities with little or no infrastructure or public transport links.
- Would destroy the setting and character of Wendlebury village.
- Excessive noise and air pollution.
- Would exacerbate flooding problems.

#### **PR11: Land North and South of A34/west of M40 Junction 9.**

- Ambrosden PC expresses significant concerns about further development along the A34, A41 corridor, due to impact on Ambrosden. Note that there have been a large number of houses built in the last few years. Any development of this site would need to be justified by significant community planning gains.

- Wendlebury PC objects as the site is located in the Green Belt, which prevents inappropriate development and stops urban sprawl. The site is not sustainable due to lack of infrastructure or connections to urban or developed areas, which would increase dependence on car; therefore contrary to objectives SO6, SO10, SO11, SO12, SO13 and SO15. Contrary to Policies ESD1, 6, 10, 13, and 14.
- Middleton Stoney PC objects to developments around J9 and 10 of M40 given that these locations are already at capacity in spite of recent improvements.
- Weston on the Green PC state that the site is unacceptable for reasons of the currently inadequate traffic infrastructure, and the impossible (and impassable) burden it would put on the A34. A major transport route would need to be put in place to accommodate more major development in the Cherwell corridor - even making the A34 into a motorway is not the solution (re the Botley bottleneck).
- BBOWT consider that this large site allocation includes or comes close to woodland blocks that are designated as Ancient Woodlands. In addition, there is a SSSI nearby that might come under pressure from development, eg recreational pressure.
- Historic England advises that the Weston-on-the-Green Conservation Area lies to the west of this site. Any development of this site should have regard to the setting of the conservation area with reference to the conservation area character appraisal.

Other comments include:

- Development would be a piecemeal way of getting the previously rejected Weston Otmoor Ecotown but without any of the 'eco' credentials.
- Near sensitive wildlife sites.
- Maybe within the rainwater catchment of Weston Fen SSSI
- Site located next to small existing communities with little or no infrastructure or public transport links.
- Excessive noise and air pollution.
- Priority should be given to brown field sites and those outside the green belt.

#### **PR12: Land at Little Chesterton**

- Ambrosden PC expresses significant concerns about further development along the A34, A41 corridor, due to impact on Ambrosden. Note that there have been a large number of houses built in the last few years. Any development of this site would need to be justified by significant community planning gains.
- Wendlebury PC objects as this is unsustainable development for a small village. It would lead to merging Little Chesterton with Chesterton and to the urban sprawl of Bicester out towards the M40 and the eventual growth of the town over all the rural areas between it and the M40. Contrary to objectives SO6, SO10, SO11 and SO12. Contrary to Policies ESD10 and 13.
- Middleton Stoney PC objects to developments around J9 and 10 of M40 given that these locations are already at capacity in spite of recent improvements.

Other comments include:

- Site located next to small existing communities with little or no infrastructure or public transport links.
- Development would be a piecemeal way of getting the previously rejected Weston Otmoor Ecotown but without any of the 'eco' credentials.
- Unsustainable due to its remote location, no facilities and car access only.

**PR97: Church Field, Wendlebury Road, Wendlebury**

- Ambrosden PC expresses significant concerns about further development along the A34, A41 corridor, due to impact on Ambrosden. Note that there have been a large number of houses built in the last few years. Any development of this site would need to be justified by significant community planning gains.
- Wendlebury PC objects to this site as it represents a direct extension to the village (Category C), which only permits infilling. It would put undue strain on the existing infrastructure. The site is on higher ground, which would lead to flooding and drainage problems for the village. The site has historic agricultural ridge and furrow across the majority of it and dew ponds close to the church. The site lies outside the village built up area. The village has no services except a pub, which would lead to residents having to use private motor cars.
- Middleton Stoney PC objects to developments around J9 and 10 of M40 given that these locations are already at capacity in spite of recent improvements.
- Historic England advises that this site lies just to the south-west of the grade II listed Church of St Giles. Any development of this site should have regard to this setting.

Other comments include:

- Development would be a piecemeal way of getting the previously rejected Weston Otmoor Ecotown but without any of the 'eco' credentials.
- Site has ancient ridge and furrow and would swamp Wendlebury village.
- Site located next to small existing communities with little or no infrastructure or public transport links.
- Would exacerbate existing flooding problems
- Noise and pollution problems

**PR139: Land at Lodge Farm, Chesterton**

- Ambrosden PC expresses significant concerns about further development along the A34, A41 corridor, due to impact on Ambrosden. Note that there have been a large number of houses built in the last few years. Any development of this site would need to be justified by significant community planning gains.
- Wendlebury PC objects as would be inappropriate development within the Green Boundary Zone that protects merging the surrounding villages with Bicester. It represents an unsustainable form of development with no connection to major settlement for employment and other infrastructure. It will lead to increased congestion on roads around Bicester; therefore considered contrary to Objectives SO6, 11, 12 and 15 and LP Policies BSC11, ESD1, 6, 10, 13 and 15.
- Middleton Stoney PC objects to developments around J9 and 10 of M40 given that these locations are already at capacity in spite of recent improvements.



- Historic England advise that this site includes the grade II listed assets of Oxford Lodge and bridge c. 200m north-east of Lodge Farmhouse and abuts the Chesterton Conservation Area. A site visit is needed to fully understand the context and setting of the building but consider that an isolated rural location would be an important aspect of the significance of this building given that lodges are meant to signal the entrance to the estate of a country house, which essentially requires a countryside location. Consider that development of this site would be likely to result in a high level of harm to the significance of this building and that the site should therefore not be taken forward.

Other comments:

- Site has ridge and furrow pasture land and a brook which need to be protected.

**PR196: Extension to Bicester Gateway, Bicester**

- Historic England advises that this site is adjacent to the site of an Iron Age Romano-British settlement and Roman Road. Although neither is scheduled, any development of this site should have regard to the setting of these heritage assets.
- Middleton Stoney PC objects to any extension to NW Bicester Eco Town.
- Wendlebury PC objects to the inclusion of this site within the already allocated Bicester Gateway employment scheme. Transport mitigation measures from the development affecting Wendlebury are not satisfactory. Any increase of traffic through the village is to be avoided. The village has no street lights or pavements. The village experiences high levels of traffic when there are accidents at Junction 9 of the M40.

**Area of Search Option D**

**PR62: Land at Arccott Hill, off Patrick Haugh Road and Buchanan Road, Arccott**

- BBOWT advises that this site adjoins or comes close to the Arccott Wood LWS, part of which is also designated as Ancient Woodland. Concerned about direct and indirect impacts on this site (eg recreational pressure) and consider it important that any potential development retains a minimum distance of 50m to the woodland edge.

**PR149: Land at Murcott Road, Arccott**

- BBOWT advises that this site adjoins or comes close to the Arccott Wood LWS, part of which is also designated as Ancient Woodland. Concerned about direct and indirect impacts on this site (eg recreational pressure) and consider it important that any potential development retains a minimum distance of 50m to the woodland edge.

**Area of Search Option E**

**PR3: Land adjoining Graven Hill, Bicester/Ambrosden**

- Ambrosden PC strongly object to this site as it will lead to the coalescence of Ambrosden with the urban extension of Bicester at Graven Hill
- Historic England advises that there is a grade II listed barn just to the north of this site. Any development of this site should have regard to the setting of the barn.

- The promoters of this site have provided a very detailed report with a sustainability appraisal, transport appraisal and other evidence in support of the allocation of this site.

**PR7: Land at Wretchwick Farm, Ploughley Road, Ambrosden**

- Ambrosden PC objects to this site due to the effect on the setting of listed buildings. It will also lead to the coalescence of Ambrosden with the urban extension of Bicester. This land should be maintained as a green buffer zone between Graven Hill and Ambrosden.
- Historic England advises that a grade II listed barn lies just to the south of this site. Any development of this site should have regard to the setting of the barn.

**PR33: South Lodge, Fringford Road, Caversfield**

- Caversfield PC state that a planning application on this site was dismissed at appeal in 2014. The reasons for refusal included character and appearance of the area, housing land supply, impact on adjacent heritage assets, landscape and poor access.
- Historic England advises that the RAF Bicester Conservation Area lies just to the east of this site. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
- Flood risk

**PR37: Land to the West of Himley Village. Middleton Stoney Road, Bicester**

- Middleton Stoney PC objects to any extension to NW Bicester Eco Town.

Other comments include:

- This relates to an area of land promoted by P3Eco. Any land identified for development adjacent or close to NW Bicester should be subject to the same Eco Town criteria that underpin the development.
- Remote, no facilities, car access only.

**PR77: Bicester Garden Centre, Bicester**

- No comments received in response to this question.

**PR105: Land north of Rau Court, Caversfield**

- Caversfield PC states that this is one of the only available green spaces in the village. Vehicular access is limited and the local roads are unable to support additional volume of traffic. The existing infrastructure and services cannot sustain additional pressure from new housing. The Parish Council believes that this site in particular should be retained in perpetuity as recreational land and given to the community for such use.
- BBOWT consider that, this site appears to be a central open space for the village and the aerial photograph suggests that it comprises a mosaic of habitats, which have the potential to support priority habitats and/or protected and notable species. We are concerned about the potential loss of this potentially wildlife rich site and that any loss of public open space will increase pressure on wildlife in the surrounding countryside.

- Historic England advises that the RAF Bicester Conservation Area lies just to the north of this site. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.

**PR140: Skimmingdish Lane, Bicester**

- BBOWT consider that this site appears overgrown and is likely to have developed ecological interest over time. Whilst generally support development to be located within the urban area rather than sprawling into the countryside concerned about the loss of this site for biodiversity and people. Consider that this site could form an important element of a GI network for the town providing a green link between town and countryside.
- Historic England advises that the RAF Bicester Conservation Area lies just to the north of this site. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.

**PR141: Land East of Charbridge Lane, South of Railway, Bicester**

- Launton PC state that this site is not sympathetic with the proposed Wretchwick Green development and by bringing Bicester housing so close to Launton, threatens coalescence with Launton.
- BBOWT consider that this site is entirely on the Gavray Drive LWS. It is wholly inappropriate not only as it is clearly against policy but also as this site forms part of an important existing, and proposed, open space connection between the town and the countryside. The site is an important element in the Bicester 12 application (currently under consideration), which proposes to connect this site via a Nature Conservation Area with the LWS to the east ('Meadows NW of Blackthorn Hill'). This green connection is essential to make the development on Bicester 12 acceptable in ecological terms. As such development on this site will not only directly affect the designation and existing wildlife interest but would completely undermine any strategic work that is currently going on. In addition the site is located in the Upper Ray CTA and any development should not compromise the aims and objectives of the CTA. Strongly object to this allocation.

Other comments include:

- Nearness to Gavray Drive LWS meadows is a concern. There needs to be a wide green wildlife corridor preserved and protected.
- The promoters of this site consider that it should be an expansion to Bicester 12, not to increase the amount of developable land but to deliver environmental gains and as an enabling development.
- Site is part of Gavray Meadows LWS so should not be built on. A wildlife corridor is required to maintain free movement for animals living in Gavray Meadows.
- Strongly objects to development on this site. It is protected under policies ESD10 and ESD11 of CDC's adopted plan 2015 as it is land known to be of high nature conservation importance. It is part of Gavray Meadows Local Wildlife Site that provides a wildlife corridor and is part of the Ray Conservation Target Area.

**PR142: Land North of Railway, East of Charbridge Lane, Bicester**

- Launton PC states that this site will develop Bicester outside the ring road and would cause an unacceptable likelihood of coalescence with Launton.

Other comments include:

- Development would see the green space between Launton and Bicester disappear. It is important to maintain the village identity and keep Launton separate from Bicester.
- Nearness to Gavray Drive LWS meadows is a concern. There needs to be a wide green wildlife corridor preserved and protected.
- This site is being promoted along with site PR141. Promoters of sites propose that the allocation of this site for housing will secure PR141 as undeveloped land.

**PR144: Bicester Sports Association Site, Oxford Road, Bicester**

- BBOWT generally welcome the use of inner urban sites for development but are concerned about the resulting loss of open space to development. Bicester has little existing publicly available open space and concerned about the loss of this recreational site. In addition, the site forms part of one of few green links through the town (located along a stream) and should be considered as part of the GI network.
- Historic England advises that the Bicester Conservation Area lies just to the north-east of this site. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.

Other comments include:

- Site is an important part of Bicester's green infrastructure. It is a valuable community asset which should be protected.
- Pollution levels on the Oxford road are currently higher than recommended.

**PR147: Land at Grange Farm, Launton**

- Launton PC state that the site is unsuitable due to transport infrastructure deficiencies in Station Road, and the crossroads with the Bicester Road, Launton.

Other comments include:

- Site is unsuitable for development as it consists of greenfield land, beyond the built-up limits of Launton, within open countryside. It would deliver a disproportionate level of growth unsupported by local services and facilities contrary to longstanding policy parameters for the threshold for developments in Service Villages. Travel patterns that are reliant on cars would increase.
- Development will extend the built up limits of the village.

**PR148: Land at Blackthorn Road, Launton**

- Launton PC state that the site is mainly flood plain. The remainder of the site does not meet the site size threshold.
- The promoters of the site welcome its inclusion within the Options Paper. Details, including an indicative layout, have been provided.

Other comments include:

- Site has previously been rejected by CDC
- It does not meet the minimum requirements for a strategic site.
- Will include development in flood zone 3 and the Ray CTA.
- Congestion and road safety a concern.

**PR150: The Plain, Land East of B4100, Bicester**

- Caversfield PC states this site is labelled as Bicester, but is in Caversfield. It was requested as part of the Green Buffer to reduce the coalescence between Bicester/ Eco Town and Caversfield. The Green Buffer was rejected by the Inspector as there were other policies to protect it. Buildings on this land would be highly detrimental to the rural village of Caversfield and would be well outside the built up area of the village.
- Caversfield is a Category 3 settlement. It does not have the infrastructure to maintain this level of housing.

**PR190: Dymock Farm, Caversfield**

- Caversfield PC state that this has not been supported by the Parish Council since 2009. The infrastructure and services are not adequate to support 480 dwellings, with an additional 900 dwellings it would make it worse. This site is a long way from any form of public transport, pedestrian and vehicular access in to both Fringford Road and the Buckingham A4421 difficult. The narrow rural Fringford Road is not suitable for additional traffic and access onto the Buckingham Road would be dangerous.
- Caversfield is a Category 3 settlement. It does not have the infrastructure to maintain this level of housing.

**PR197: North West Bicester, Bicester**

- Noted that site was included in the original NW Bicester Masterplan but excluded from Policy Bicester 1.
- Any land identified for development adjacent to NW Bicester should be subject to the same Eco Town criteria.

**Area of Search Option F Sites**

**PR16: Land west of Chilgrove Drive and North of Camp Road, Upper Heyford**

- Historic England considers that, this site abuts the Upper Heyford Conservation Area to the west and north. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
- Middleton Stoney PC objects to the promotion of this site and any extension to RAF Upper Heyford.

Other comments include:

- Increased pressure on roads.

- Site promoter's state that the site should be allocated for housing as it is in a sustainable location.
- Flood risk.

**PR36: Letchmere Farm, Camp Road, Upper Heyford**

- Historic England considers that, this site abuts the Upper Heyford Conservation Area to the north. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
- Middleton Stoney PC objects to the promotion of this site and any extension to RAF Upper Heyford.
- Kenley Holdings are promoting this site for residential development as a logical extension to an existing allocation.

**PR47: Land South of Upper Heyford Airfield, Upper Heyford**

- BBOWT are concerned about potential cumulative effects of developments in this area. The scale is completely out of context with the surrounding area and might result in Upper Heyford and Lower Heyford merging into one settlement. We consider the proposed allocation too large for this area and are concerned about the direct and indirect effects (including hydrological changes, recreation, and increased traffic) this might have on the natural resources in general and on designated sites such existing adjacent woodland blocks, the River Cherwell and Rousham Gardens.
- Historic England considers that this site would have an impact on the setting of Rousham Park. The site should therefore not be taken forward. In addition the western end of the site lies within the Rousham Conservation Area.
- Middleton Stoney PC objects to the promotion of this site and any extension to RAF Upper Heyford.

**PR52: Land South East of Lower Heyford, Lower Heyford**

- BBOWT are concerned about potential cumulative effects of developments in this area. The scale is completely out of context with the surrounding area and might result in Upper Heyford and Lower Heyford merging into one settlement. We consider the proposed allocation too large for this area and are concerned about the direct and indirect effects (including hydrological changes, recreation, and increased traffic) this might have on the natural resources in general and on designated sites such existing adjacent woodland blocks, the River Cherwell and Rousham Gardens.
- Historic England considers that this site would have an impact on the setting of Rousham Park. Any major development would seriously harm the significance of the Park. In addition the site lies almost entirely within the Rousham Conservation Area.

Other comments include:

- Objection to strategic development sites that degrade the countryside, bridleways, footpaths, canals and rivers.
- Site completely disproportionate in size. Lower Heyford and Caulcott would be dwarfed.
- No capacity for growth at Lower Heyford Station.

- Important to preserve the views from historic Rousham House.
- Development of this site would degrade the countryside and the bridleways and footpaths along this site would be affected.

**PR188: Heyford Leys Campsite, Camp Road, Upper Heyford**

- Historic England states that, this site abuts the Upper Heyford Conservation Area to the northwest. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.

**PR191: Land adjoining and west of Chilgrove Drive and adjoining and north of Camp Road, Upper Heyford**

- Historic England considers that, this site abuts the Upper Heyford Conservation Area to northwest. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.

**Area of Search Option G Sites**

**PR26: Land at southern edge of village, Ardley**

- Middleton Stoney PC objects to developments around Junction 9 and 10 of M40 given that these locations are already at capacity in spite of recent improvements.
- Ardley with Fewcott PC objects to the site on the grounds that the site is in Category C village where only infill and extensions are allowed. It lacks immediate relationship to Oxford. There is a potential for 200 dwellings which would drastically change the size of Ardley/Fewcott. The increase in traffic is unsustainable.
- Fritwell PC objects as it would increase car use on unsuitable roads, including the B430 which is already heavily congested. Every effort should be made to preserve and enhance the rights of way and connectivity across the rural areas and preserve the landscape and views.
- Anglian Water advise that development will impact on their infrastructure requirements.

**PR56: Land at Junction 10, M40, Ardley**

- Anglian Water advises that development will impact on their infrastructure requirements.
- Middleton Stoney PC objects to developments around Junction 9 and 10 of M40 given that these locations are already at capacity in spite of recent improvements.
- Fritwell PC are concerned that commercial development would give rise to warehousing and storage use wanting easy access to M40 and servicing needs across long distances. Do not consider that this will give rise to local employment to support economic development in Oxfordshire. Are concerned that development on this site would be very close to Fritwell and Ardley and contribute to destroying the rural aspects and valued space between the villages. It will be very visible from the rural footpaths on this side of Fritwell parish and produce light and visual pollution in this essential rural area. The Parish feel that every effort should be made to preserve and enhance the rights of way and connectivity across our rural areas and preserve the landscape and views.

#### **PR67: Land adjoining playing field, Ardley**

- Anglian Water advises that development will impact on their infrastructure requirements.
- Middleton Stoney PC objects to developments around Junction 9 and 10 of M40 given that these locations are already at capacity in spite of recent improvements.
- Ardley with Fewcott PC objects to the site on the grounds that the site is in Category C village where only infill and extensions are allowed. It lacks immediate relationship to Oxford. There is a potential for 200 dwellings which would drastically change the size of Ardley/Fewcott. The increase in traffic is unsustainable.
- Fritwell PC objects to this site as there is no sustainable transport (bus service) and residential development would result in an increase in car traffic on unsuitable roads through the rural villages. In addition, access is likely to be needed onto the narrow Ardley/Fritwell Road on a steep bend giving rise to safety concerns. Every effort should be made to preserve and enhance the rights of way and connectivity across our rural areas and preserve the landscape and views.

Other comments:

- Flood risk, close to M40 (noise and pollution)

#### **Area of Search Option H Sites**

##### **PR15: Land at Crouch Farm, Banbury**

- Bloxham PC is concerned about the impact on the A361.

Other comments:

- Objection to development on sites that degrade the countryside.
- Adverse impact on Conservation Target Area.

##### **PR17: Site of the M40, Overthorpe, Banbury**

- Banbury Town Council state that residential use on this site would lead to the isolating communities on this site and would result in increased car journeys and congestion on the roads. Industrial/employment uses should be explored.

##### **PR28: Land West of Southam Road, Banbury**

- Banbury Town Council advises that they have planning permission to change the use of this land to a cemetery to expand the Hardwick Cemetery.

Other comments include:

- Objection to strategic development sites that degrade the countryside and rivers.
- Flood risk
- Adding to congestion on Southam Road.
- Banbury and North Oxford Ramblers object to the development of this site because it would degrade the countryside and the bridleways and footpaths along this site would be affected. This site is an area of tranquillity.



**PR43: Land to the North of Broughton Road, Banbury**

- Objection to strategic development sites that degrade the countryside, bridleways and footpaths.
- Banbury and North Oxford Ramblers object to the development of this site because it would degrade the countryside and the bridleways and footpaths along this site would be affected.
- Increased traffic congestion.
- Direct and indirect impact on Crouch Hill. Area should be considered a Landscape Protection Area.
- Negative impact on infrastructure.

**PR45: Land adjoining Dover Avenue and Thornbury Drive, Banbury**

- Historic England consider that, this site is within the setting of the grade II listed Withycombe Farmhouse and attached stable, immediately to the west. This is one of a number of proposed sites containing or near to isolated listed farmsteads, which would be surrounded by development if these sites were allocated, which in turn is likely to have a major impact on their significance. Their historical interest is often bound up in the relationship with the land from them and their aesthetic value is often enhanced by an isolated rural setting. Suggest that an analysis of the impact of development on the significance of the farmstead is undertaken and feeds into the consideration of any sites taken forward. Any development of this site should have regard to the setting of these listed buildings.

Other comments:

- Objection to strategic development sites that degrade the countryside, bridleways and footpaths.
- Banbury and North Oxford Ramblers object to the development of this site because it would degrade the countryside and the bridleways and footpaths along this site would be affected.
- Bloor Homes support this site as a potential extension to Site Banbury 3: Land west of Bretch Hill.

**PR54: Land off Warwick Road, Banbury**

- Objection to strategic development sites that degrade the countryside, bridleways and footpaths.
- Merges Hanwell in to Banbury
- Banbury and North Oxford Ramblers object to the development of this site because it would degrade the countryside and the bridleways and footpaths along this site would be affected.

**PR58: Bretch Farm, Broughton Road, Banbury**

- Increased traffic congestion.
- Direct and indirect impact on Crouch Hill. Area should be considered a Landscape Protection Area.
- Negative impact on infrastructure.

**PR130: Land south of Broughton Road, Banbury**

- No comments received in response to this question.

**PR146: Milestone Farm, Broughton Road, Banbury**

- Objection to strategic development sites that degrade the countryside, bridleways and footpaths.
- Banbury and North Oxford Ramblers object to the development of this site because it would degrade the countryside and the bridleways and footpaths along this site would be affected.
- Increased traffic congestion.
- Direct and indirect impact on Crouch Hill. Area should be considered a Landscape Protection Area.
- Negative impact on infrastructure.

**PR186: Land south of Wards Crescent, Bodicote**

- Objection due to traffic congestion, overstretched infrastructure, air pollution. Services already under threat e.g. Horton Hospital.
- Adverse impact on the village of Bodicote.
- Access roads are inadequate.
- Bodicote has already taken more than its fair share of housing.
- Flooding problems.
- Bodicote PC objects to this site due to its impact on Bodicote. There is a risk of flooding and development would increase traffic in the often congested village.

**PR187: Dukes Meadow Drive, Banbury**

- No comments received in response to this question.

**PR198: Land at Southam Road, Banbury**

- Flood risk
- Bounded by M40 and railway line.

**PR199: Land at Wykham Park Farm, North of Wykham Lane, Banbury**

- Bloxham PC is concerned about the impact on A361
- Historic England states that the site is within the setting of the grade II listed Wykham Farmhouse. This is one of a number of proposed sites containing or near to isolated listed farmsteads, which would be surrounded by development if these sites were allocated, which in turn is likely to have a major impact on their significance. Their historical interest is often bound up in the relationship with the land from them and their aesthetic value is often enhanced by an isolated rural setting. Suggest that an analysis of the impact of development on the significance of the farmstead is undertaken and feeds into the consideration of any sites taken forward. Any development of this site should have regard to this setting.
- Bodicote PC objects to the promotion of this site for housing due to its impact on Bodicote. Have already lost a large portion of the Parish to the Longford Park development and currently there are 2 developments approved on the south part of the Parish at Blossom

Fields. This site is considered as a major problem. Vehicles will use Wykham Lane, which is narrow, winding, country lane, already in a poor condition and subject to near misses. It is not appropriate to build here and use Wykham Lane to enter and exit the site.

Other comments include:

- Site is pleasant rural agricultural land. Need to preserve rural character of Wykham Lane.
- Risk of merging Bodicote with Bloxham.
- Objection to strategic development sites that degrade the countryside, bridleways and footpaths.
- Banbury and North Oxford Ramblers object to the development of this site because it would degrade the countryside and the bridleways and footpaths along this site would be affected.
- Strong objection as sites already congested with traffic.
- Infrastructure cannot cope, air pollution and reduced quality of life. Services already under threat.
- Increased traffic along Wykham Lane.

### **Area of Search Option I Sites**

#### **PR1: Land off Station Road, Cropredy**

- Cropredy PC state that a previous application was refused as it was considered to harm the character of the rural setting, and setting of a listed building. It would result in additional traffic movements. Cropredy is not supported by public transport.

Other comments include:

- Unsuitable due to flooding and next to main railway line.
- Promoters of site state that the allocation will assist the District's housing need, assist in the vitality and viability of small businesses and services in Cropredy, deliver public open space and other infrastructure and biodiversity improvements.

#### **PR8: Land North East of Ambrosden**

- Ambrosden PC states that they may support the development of 30% of this site, subject to the provision of significant areas of open space, community and sports facilities. These benefits are unlikely to be achieved in any other way.

#### **PR9: Land to rear of the Old Quarry House, Fenway, Steeple Aston**

- A petition with 80 signatories has been received which strongly objects to the development of this site.
- BBOWT advise that the site is a disused quarry, not disturbed for a number of years. It is highly likely that the site supports priority habitats and protected and notable species, including adders. The ecological value of the site needs to be assessed before being considered further for development.
- Historic England advise that any development should have regard to the setting of the Steeple Aston Conservation Area.

**PR18: Land west of Banbury Road, Adderbury**

- Adderbury PC states that this site does not meet the criteria set within the consultation. Also the site will not comply with the current local plan policies with regard to location outside the built up limits of a settlement and the landscape.

**PR31: Durrants Gravel, Finmere**

- Anglian Water advise that development will have an impact on the capacity of STWs in the area.

Other comments:

- Why not a large development on the old airfield at Finmere?

**PR35: Land North and South of Milton Road, Bloxham**

- No comments received in response to this question.

**PR46: Land West of Hook Norton Road, Sibford Ferris**

- Sibford Ferris PC believes that the village infrastructure is not robust enough to sustain the scale of development proposed. It also considers that housing in the village would not provide people convenient, affordable, sustainable travel opportunities to Oxford.

Other comments include:

- Objection on grounds of access limitations, inaccuracies on the submission, need to protect the rural nature of the area, rural jobs and horse riders.
- Sibford is a particularly rural, unspoilt part of Cherwell District. It has a relatively poor local road network and limited infrastructure. A development of 100 houses would completely ruin the area.
- The site is close to the AONB.

**PR53: Land at Oxfordshire Inn, Heathfield**

- No comments received in response to this question.

**PR57: Land at Station Road, Hook Norton**

- No comments received in response to this question.

**PR63: Land at Kiln Farm, Blackthorn**

- Historic England considers that development of this site would be out of character with the existing settlement pattern, a linear form of development, and so this site should not be taken forward.

**PR66: Land at Folly Farm, Sibford Ferris**

- Historic England states that this site abuts the Sibford Ferris Conservation Area. The open rural approach to the conservation area is a very important part of its character. The

proposed development would entail a high level of harm therefore the site should not be taken forward.

- Sibford Ferris PC believes that the village infrastructure is not robust enough to sustain the scale of development proposed. It also considers that housing in the village would not provide people convenient, affordable, sustainable travel opportunities to Oxford.

Other comments include:

- Sibford is a particularly rural, unspoilt part of Cherwell District. It has a relatively poor local road network and limited infrastructure. A development of 100 houses would completely ruin the area.
- The site is close to the AONB
- Objection on grounds of access limitations, inaccuracies on the submission, need to protect the rural nature of the area, rural jobs and horse riders.

**PR73: Land near Northampton Road, Weston on the Green**

- Historic England advises that any development of this site should have regard to the setting of the Weston-on-the Green conservation area and its character appraisal.

**PR80: Land adjacent to Paradise Lane, Milcombe**

- Historic England states that this site is within the setting of the Grade II listed Farnell Fields to the north east. Any development of this site should have regard to this setting.

**PR82: Field known as Baby Ben, adjoining Northampton Road, Weston on the Green**

- No comments received in response to this question.

**PR83: Land adjoining Caerleon, Northampton Road, Weston on the Green**

- No comments received in response to this question.

**PR87: Land off Banbury Road, Twyford, Adderbury**

- Adderbury PC states that this site does not meet the criteria set within the consultation. Also the site will not comply with the current local plan policies with regard to location outside the built up limits of a settlement and the landscape.

**PR88: Land off Milton Road, Adderbury**

- Adderbury PC states that this site does not meet the criteria set within the consultation. Also the site will not comply with the current local plan policies with regard to location outside the built up limits of a settlement and the landscape.
- The promoters of this site state that it is well served by public transport and Kings Sutton station is accessible by cyclists. The site is available, suitable, achievable, and viable and located close to existing facilities and services within Adderbury, which is a Category A settlement.

**PR94: Land to the North of Clifton Road, Deddington**

- Deddington Development Watch consider that this is a greenfield site outside built-up limits comprising very good quality (Grade 2) agricultural land, except site PR98 is Grade 3. It suffers from poor transport sustainability; it would result in an increase in population by 13%, putting further pressure on the existing services and facilities. There are inadequate education facilities in Deddington.

**PR95: Land to the west of Banbury Road, Deddington**

- Deddington Development Watch consider that this site is a greenfield site, which abuts the Conservation Area. It suffers from poor transport sustainability; it would result in an increase in population by 13%, putting further pressure on the existing services and facilities. There are inadequate education facilities in Deddington.
- Objection to strategic developments that degrades the countryside and are along bridleways and footpaths.

**PR98: Oxford Road, Deddington**

- Deddington Development Watch consider that this site is a greenfield site, which abuts the Conservation Area. It suffers from poor transport sustainability; it would result in an increase in population by 13%, putting further pressure on the existing services and facilities. There are inadequate education facilities in Deddington.

**PR99: Quarry Farm, Rattlecombe Road, Shenington**

- Shenington with Alkerton PC state Inaccessibility to Oxford. Shenington due to its location in the north-west of the county is 30 miles from Oxford. The site is unlikely to deliver 100 dwellings due to its size, topography, capacity, net developable area, etc. The parish has a population of 425; an increase of 32 dwellings would **be wholly disproportionate**. Part of the site is in the Northern Valleys Conservation Target Area. The Shenington with Alkerton Conservation Area Appraisal (Feb 2009) clause 4, Archaeology, identifies much of the site as Old Quarry. Building on the site would extend the village boundary. It would totally alter the approach to the Shenington with Alkerton Conservation Area from the west. The eastern end of the site abuts the Conservation Area boundary. The sewerage system in Shenington is not capable of serving a large number of extra homes and waste would have to be pumped uphill to connect to it. Shenington is a Class C village, which only allows conversions and in-filling. The site is exposed to noise from the adjacent airfield (karting circuit, and powered aircraft and winches launching gliders).The village school is consistently full year-on-year.
- Historic England state that any development of this site should have regard to the setting of the conservation area.

**PR109: The Bourne, Hook Norton**

- Historic England advise that development of this site should have regard to the setting of the adjacent Hook Norton Conservation Area.

**PR110: Land east of South Newington Road, Bloxham**

- No comments received in response to this question.

**PR111: Land east of A4260 Banbury Road, Near Fire Station, Deddington**

- No comments received in response to this question.

**PR112: Land North of Earls Lane (portion of 'Gas House'), Deddington**

- Historic England considers that, this site is within the setting of the Deddington Conservation Area to the south and may be within the setting of the Deddington Castle Scheduled Monument to the south. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal, and the setting of the scheduled monument.

Other comments include:

- Objection to strategic developments that degrades the countryside and are along bridleways and footpaths.
- Deddington Development Watch consider that this site is a greenfield site, which is located at the 'gateways' to the Conservation Area. It suffers from poor transport sustainability; it would result in an increase in population by 13%, putting further pressure on the existing services and facilities. There are inadequate education facilities in Deddington.

**PR113: Western End of Pond Field, North of Earls Lane, Deddington**

- Historic England considers that, this site is within the setting of the Deddington Conservation Area to the south and may be within the setting of the Deddington Castle Scheduled Monument to the south. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal, and the setting of the scheduled monument.
- Deddington Development Watch consider that this site is a greenfield site, which is located at the 'gateways' to the Conservation Area. It suffers from poor transport sustainability; it would result in an increase in population by 13%, putting further pressure on the existing services and facilities. There are inadequate education facilities in Deddington.

**PR114: The Paddock, Berry Hill Road, Adderbury**

- Adderbury PC states that this site does not meet the criteria set within the consultation. Also the site will not comply with the current local plan policies with regard to location outside the built up limits of a settlement and the landscape.
- The promoters of the site state that it fulfils all the planning policy requirements in order to obtain an allocation for residential development.

**PR116: Land at South Adderbury, Adderbury**

- Adderbury PC states that this site does not meet the criteria set within the consultation. Also the site will not comply with the current local plan policies with regard to location outside the built up limits of a settlement and the landscape.

**PR117: Land at Berry Hill Road, Adderbury**

- Adderbury PC states that this site does not meet the criteria set within the consultation. Also the site will not comply with the current local plan policies with regard to location outside the built up limits of a settlement and the landscape.

**PR119: Land at Fern Hill Farm, Milcombe**

- No comments received in response to this question.

**PR128: Church Leys Field, Blackthorn Road, Ambrosden**

- Ambrosden PC advise that the development of this site is considered to have least impact on the settlement of Ambrosden as it is on the edge of the settlement and in the neighbouring Parish of Arccott. Note that Ambrosden has seen a large number of houses built in the last few years.

Other comments:

- Site is too close to Arccott Bridge Meadows SSSI and Upper Ray living landscape of BBOWT. The green corridor between Otmoor and the Upper Ray meadows west of Aylesbury needs to be strictly protected to allow wildlife to travel freely between the two.

**PR129: Land at Ell's Lane, Bloxham**

- No comments received in response to this question.

**PR134: Land East of Banbury Business Park, Aynho Road, Adderbury**

- Adderbury PC states that this site does not meet the criteria set within the consultation. Also the site will not comply with the current local plan policies with regard to location outside the built up limits of a settlement and the landscape.

Other comments:

- Site is remote from the village and insufficiently connected to it to be considered sustainable.

**PR136: Land at Heatherstone Lodge, Finmere**

- Anglian Water advise that development in this area will have a cumulative impact on its infrastructure.

**PR137: Land to the North of Stratford Road, Site 3, Wroxton**



- Historic England states that any development of this site should have regard to the setting of the adjacent Wroxton Conservation Area, with reference to the character appraisal.

**PR138: Land to the North of Stratford Road, Site 4, Wroxton**

- Historic England states that, the southern half of this site is within the Wroxton Conservation Area. The Council is currently consulting on an updated Character Appraisal that recommends the extension of the conservation area to include the whole of this site. It is not clear from the updated Appraisal why this extension is proposed or, indeed, what contribution this area of land makes to the special interest, character or appearance of the Conservation Area, but it would seem likely that the loss of its openness would be detrimental to that interest, character and appearance, and therefore we consider that this site should not be taken forward.

**PR145: Land to the Rear of Kelberg Trailers, Weston on the Green**

- No comments received in response to this question.

**PR153: Land west of Hempton, Deddington**

- Deddington Development Watch state that this is a greenfield site outside built-up limits comprising very good quality (Grade 2) agricultural land. Hempton is a Category B settlement under Policy Villages 1. Hempton is not served by any form of public transport. Apart from the B4031 the other road links serving Hempton are unclassified roads. There are around 120 houses in Hempton with a current population around 285. A development of 67 houses (at 30 d.p.h.) on this site (5½ acres) would increase the population of this small settlement by over 50%.

Other comments include:

- No facilities in Hempton
- Banbury and North Oxford Ramblers object to the development of this site because it would degrade the countryside and the bridleways and footpaths along this site would be affected. This site is along nature reserves, local wildlife sites, Conservation Target Areas and general intrusion into the countryside.

**PR158: Oak View, Milcombe**

- No comments received in response to this question.

**PR159: Land North East of Tadmarton Road, Bloxham**

- Bloxham PC expresses concern that development would add to the congestion on the Tadmarton Road, there would be major loss of green space surrounding the school and adverse impact on air quality.

**PR160: Land off Bloxham Grove Road, Bloxham**

- No comments received in response to this question.

**PR161: Land adjoining Middle Aston Lane, Middle Aston**

- Middle Aston PM strongly object to this site as it is an inappropriate location for residential development. The village is a Category B village with limited services and facilities. The proposal would be out of keeping with the character of the village, result in backland development, double the size of the village, be prominent in the landscape, harm the setting of listed buildings.

Other comments:

- This field captures the essence of the Cherwell Valley incorporating a ridge, footpath and fields. This is an important break in the landscape between settlements which also provides wildlife habitats.

**PR162: Land off B4100, Adderbury**

- Adderbury PC states that this site does not meet the criteria set within the consultation. Also the site will not comply with the current local plan policies with regard to location outside the built up limits of a settlement and the landscape.

**PR163: Land off Bloxham Road, Milcombe**

- No comments received in response to this question.

**PR164: Land East of Sands Lane, South Newington**

- South Newington PC states that this site does not offer a suitable development in a sustainable location. It does not meet the criteria in Policy Villages 2. Areas of concern include loss of amenity, impact on heritage and wildlife assets, existing infrastructure unable to cope with increasing size of village by 50%.

Other comments:

- There are highway and access problems with this site.
- A 50% increase in the size of the village, much of which is a conservation area, would destroy its character.
- Existing infrastructure already over stretched.
- Incompatible with policies in the adopted Cherwell Local Plan.

**PR166: Land north of Fenway, Steeple Aston**

- 80 Steeple Aston residents strongly object to the development of this site and consider it thoroughly unsuitable.

**PR171: Land south of Fenway, Steeple Aston**

- 80 Steeple Aston residents strongly object to the development of this site and consider it thoroughly unsuitable.
- Historic England considers that, this site may be within the setting of the Steeple Aston Conservation Area to the south-east. Any development of this site should have regard to

the setting of the conservation area, with reference to the conservation area character appraisal.

**PR172: Gravel Farm, Finmere**

- Anglian Water advise that this development would have an impact on its infrastructure.

**PR176: Land east of Sibford Road, Hook Norton**

- This site has been granted planning permission at appeal (ref: 14/00844/OUT)

**PR183: Land off Lince Lane, Kirtlington**

- Kirtlington PC considers that this site is inappropriate for most of the criteria set out in the consultation document. Two appeals for housing on this site have been dismissed by two different planning inspectors.
- This site should be considered for development

**PR184: Land west of Banbury Road, Adderbury**

- Historic England considers that this site is within the setting of the Adderbury Conservation Area and of the grade I listed Church of St Mary. We consider that this site should not be taken forward.
- Adderbury PC considers that this site does not meet the criteria set out within this consultation, particularly for density of homes of 50 dwellings per hectare. Also in the absence of a proven housing need that cannot be met elsewhere (such as Areas A and B), this site would not comply with the current local plan policies with regard to location outside of the built up settlement and landscape.

Other comments:

- Adderbury is recognised as being a sustainable settlement for new development. Site could deliver up to 50 dwellings with play space and parkland. It fills a gap between existing development at Adderbury Close and Summers Close/Green Hill.

**PR189: Land off South View, Great Bourton**

- No comments received in response to this question.

**PR192: Hatch End Industrial Estate, Middle Aston**

- No comments received in response to this question.

**PR200: Land opposite Staplehurst Farm, Church Road, Weston on the Green**

- Historic England considers that, this site may be within the setting of the Weston-on-the-Green Conservation Area to the east. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.

**PR201: Land at junction of Bloxham Road and New Road, Milcombe**

- Historic England considers that, this site is within the setting of the grade II listed Church of St Lawrence to the north-west. Any development of this site should have regard to this setting.

### **Officer Response**

The site selection process and subsequent detailed site specific requirements have had regard to the comments raised by consultees and stakeholders.

The weight and views of the public expressed in their representations has been a factor in the site selection process.

The Plan preparation process has concluded that sites within Areas of Search C to I or a combination of any options including C to I would not sufficiently deliver the vision and objectives of the Partial Review.

Sites within Areas of Search C to I would have a greater detrimental impact on the development strategy for Cherwell set out in the existing adopted 2015 Local Plan.

It has been concluded, based on the extensive evidence base, that sites within Areas of Search A and B could deliver the vision and objectives of the Partial Review.

Options A and B will have a far less significant impact on the delivery of the development strategy for meeting Cherwell's needs.

It is reasonable to consider sites in the Oxford Green Belt as the Plan has concluded that there are exceptional circumstances why there is a need to provide for development in the green belt to meet Oxford's unmet housing needs.

In accordance with the ITP and NPPF, the Partial Review seeks to make the fullest possible use of public transport, walking and cycling, and focuses development in locations which are, or can be made, sustainable.

Locating development in sites not Areas of Search A and B would not help minimise the significant number of vehicular trips generated by jobs in Oxford nor provide the same opportunity to assist with the delivery of the Oxford Transport Strategy. Increased congestion would be likely as there would be fewer opportunities for higher levels of walking, cycling and public transport use from the new developments.

### **How the identified issues have been taken into account**

- The Proposed Submission Plan consider sites of two or more hectares within Areas of Search Options A and B as these areas are considered to be most suitable for Oxford's needs.
- The 41 sites within Areas of Search Options A and B were considered and assessed through the consideration of range of evidence including landscape, transport, land availability, flood risk and green belt studies. Feedback from the consultation was also considered.

### **Q12. Do any site promoters/ developers/ landowners wish to provide updated or supporting information about your sites?**

68 responses were received in response to this question. The majority were from landowners/promoters. Most confirmed their site's availability and suitability for development. Supporting statements and assessments with Masterplans were also provided in some cases. The sites in question were:

- site at Arccott as a potential strategic site
- PR39, PR186, PR1, Sites in Islip PR55, PR181, PR21, PR23. PR24, PR94, PR95, PR25, PR22, PR51, PR46, PR128, PR41, PR199, PR109, PR187, PR178, PR35, PR184,
- Banbury 3: potential to deliver more housing
- Richborough Estates promote their Vision Document
- Church Leys site in Ambrosden
- Land off Arccott Road

### **Officer Response**

The additional information provided has been considered in the detailed site assessments.

### **How the identified issues have been taken into account**

- The Proposed Submission Plan consider sites of two or more hectares within Areas of Search Options A and B as these areas are considered to be most suitable for Oxford's needs.
- The 41 sites within Areas of Search Options A and B were considered and assessed through the consideration of range of evidence including landscape, transport, land availability, flood risk and green belt studies. Feedback from the consultation was also considered.

### **Q13. Are there any potential sites we have not identified?**

The following additional sites were received in response to this question.

- Land adjacent to Bicester Road, Gosford, Kidlington
- Land at South East Bicester, Bicester/Ambrosden
- Land at Launton, Launton
- Dewars Farm Buildings, Middleton Stoney
- Land west of South Newington Road, Bloxham
- Lower Cherwell Street, Banbury
- St David's Barracks, Graven Hill Bicester
- Land at Islip
- Land at Hampton Poyle
- 2 Oxford sites, Oxford
- Land at Weston on the Green
- Frieze Farm, Kidlington (amended site boundaries)
- Heath Close, Milcombe (amended)
- Land off Lince Lane, Kirtlington (amended)
- Arccott Motoparc, Murcott Road, Arccott

Some respondents considered that additional sites could come forward through criteria based policies, which would allow sustainable, sites to be delivered whilst preventing harm to heritage and ecological assets.

#### **Officer Response**

These sites have been added to, and included within, the detailed site assessments

#### **How the identified issues have been taken into account**

- The Proposed Submission Plan consider sites of two or more hectares within Areas of Search Options A and B as these areas are considered to be most suitable for Oxford's needs.
- New sites received during the consultation that meets the site size threshold of two hectares and are within Areas of Search Options A and B were considered and included in the Sustainability Appraisal.

#### **Q14. Do you have any comments on the representations and submissions we have received so far? Do you disagree with any we have received? Please provide the representation number where applicable.**

There was widespread criticism of the consultation process, the timescales required for responses and the availability of documents.

Most responses again raised site specific objections. However, a number of responses have been made which criticise/endorse documents submitted in support of potential allocations. Sites commented on include those at

- Steeple Aston
- Begbroke Science Park (PR20)
- South Newington (PR164)
- Land to the North of the Moors, Kidlington (PR14)
- Land at North Oxford.
- Land at Yarnton

#### **Officer Response**

The comments made on the consultation process have been noted.

The consultation exercise has met all the requirements stipulated by the relevant planning regulations.

Hard copies of all the consultation documents were available at the 'deposit' locations. Documents were also available on the Council's website.

Site specific comments have been taken in to account when assessing the suitability of sites for allocation within the Partial Review Plan.

#### **How the identified issues have been taken into account**

- The Proposed Submission Plan consider sites of two or more hectares within Areas of Search Options A and B as these areas are considered to be most suitable for Oxford's needs.
- The 41 sites within Areas of Search Options A and B were considered and assessed through the consideration of range of evidence including landscape, transport, land availability, flood risk and green belt studies. Feedback from the consultation was also considered.

### **Question 15: Interim Transport Assessment – Key Findings for Areas of Search.**

#### **Do you have any comments on the Assessments and findings?**

The Transport Assessment which accompanies the proposed Submission Partial Review summarises the representations made to the Initial Transport Assessment (November 2016) and provides responses to the representations.

#### **How the identified issues have been taken into account**

- The Transport Assessment was considered when preparing the Proposed Submission Plan.

### **Question 16 Areas of Search – Selection of Options**

#### **Do you agree with all of the Areas of Search being considered reasonable?**

The vast majority of responses received object to development in Areas A and B, particularly the loss of green belt.

Historic England notes the initial SA conclusions but questions whether any significant development would be truly sustainable. OCCG advises that remote or rural sites pose additional challenges due to distance from existing surgeries and lack of sustainable options for new surgeries. Oxfordshire County Council agrees that Areas of Search within green belt would be reasonable if they are related to transport corridors.

Kidlington PC does not consider that adequate assessment of other alternatives, than A and B, has been undertaken, or that due regard has been had to the importance of protecting the green belt.

Bodicote PC states that Area H should be deleted as there has already been a considerable amount of new build in this area and more is planned.

Middle Aston PM state that it is not reasonable to include rural dispersal sites and areas to the north of the District due to limitations of the transport infrastructure.

Other comments include:

- Category A villages within Area I can provide a proportion of the housing.
- Area I should not be included.
- It is essential to consider all options but not accept them all.
- Options in the green belt close to Oxford must be considered reasonable.
- Area E most appropriate.
- Option H should be omitted.

- Opportunities outside the green belt should be assessed in the first instance before the release of green belt is considered.
- Area I is too general.
- Areas C and G imply travelling on M40.
- Areas A and B are most suitable for meeting Oxford's housing needs.

### **Officer Response**

Nine areas of search were considered as potential broad locations for accommodating housing growth.

The Plan preparation process concluded that Areas of Search C to I or a combination of any options including C to I would not sufficiently deliver the vision and objectives which underpin the Partial Review. Additionally, Areas of Search C to I would have a greater detrimental impact on the development strategy for Cherwell set out in the existing adopted 2015 Local Plan.

It has been concluded, based on the evidence, that Areas of Search A and B could deliver the vision and objectives of the Partial Review. Furthermore, it was considered that they would not significantly undermine the delivery of the development strategy for meeting Cherwell's needs set out in the existing Local Plan (2015). In the absence of other suitable options, Areas A and B were taken forward.

The Partial Review responds to national planning policy, including that relating to the Green Belt.

### **How the identified issues have been taken into account**

- Section 2 of the Proposed Submission Plan explains the Areas of Search Options and provides reasons why Options A and B were preferred.

### **Question 17: Initial Sustainability Appraisal – Key Findings for Areas of Search**

The Sustainability Appraisal which accompanies the Proposed Submission Partial Review summarises the representations made to the Initial Sustainability Appraisal (November 2016) and provides responses to the representations.

### **How the identified issues have been taken into account**

- The Sustainability Appraisal was considered when preparing the Proposed Submission Plan.

### **Question 18: Strategic Development Sites – Initial Selection of Options for Testing**

#### **Do you agree with the initial selection of site options for testing?**

The majority of responses do not agree with the initial selection of site options for testing, of these most have objected to the consideration of sites within the green belt. A small number were objecting to, or supporting, particular sites with many essentially repeating comments made under Q11 and Q12.



Oxfordshire CC, Oxford City Council, Banbury TC and Bicester TC agree with the initial site selection.

Kidlington PC understands that many fundamental issues have yet to be considered. They are of the view that other options outside Areas A and B should not be discarded at this stage. Gosford and Water Eaton PC states that the decision to focus on these areas is derived from a flawed argument presented by the Oxford Growth Board.

Other comments include:

- Houses should be dispersed throughout the District.
- Agree that sites within Areas A and B are the most sustainable and support the initial selection of these site options for testing.
- Does not reflect the need to facilitate the delivery of a portfolio of sites to ensure a 5year housing land supply.
- Serious concerns about an emerging strategy that would be reliant on a small number of strategic sites.
- Search should have strong connections with the City; however, this does not necessarily mean the areas geographically closest to Oxford should be chosen.
- Village locations are not suitable for large allocations.
- CDC has a duty to make sure that the proposals are the most appropriate given the 'reasonable alternatives' and to demonstrate how the tests of soundness have been met.
- Area will become a big dormitory for London.

### **Officer Response**

In identifying sites to allocate in the Plan regard has been had to all the issues raised, including the weight of public opinion.

The findings of the Sustainability Appraisal have confirmed that sites within Areas A and B are the most sustainable locations for development to meet Oxford's unmet needs.

In addition to their overall sustainability, sites were considered for their suitability in meeting the Plan's vision and objectives. Sites within the Green Belt have been considered due to the absence of other suitable alternatives.

### **How the identified issues have been taken into account**

- The Proposed Submission Plan consider sites of two or more hectares within Areas of Search Options A and B as these areas are considered to be most suitable for Oxford's needs.
- The evidence base including the Sustainability Appraisal and the outcome of the consultation suggest that Options C to I were not considered to be suitable with the reasons listed in Section 2 of the Proposed Submission Plan.
- The 41 sites within Areas of Search Options A and B were considered and assessed through the consideration of range of evidence including landscape, transport, land availability, flood risk and green belt studies. Feedback from the consultation was also considered.

## **Question 19 Initial Transport Assessments – Key Findings for Strategic Development Sites**

### **Do you have any comments on the Assessment and its findings?**

The Transport Assessment which accompanies the proposed Submission Partial Review summarises the representations made to the Initial Transport Assessment (November 2016) and provides responses to the representations.

#### **How the identified issues have been taken into account**

- The Transport Assessment was considered when preparing the Proposed Submission Plan.

### **Q 20 Initial Sustainability Appraisal – Key Findings for Strategic Development Sites**

The Sustainability Appraisal which accompanies the Proposed Submission Partial Review summarises the representations made to the Initial Sustainability Appraisal (November 2016) and provides responses to the representations.

#### **How the identified issues have been taken into account**

- The Sustainability Appraisal was considered when preparing the Proposed Submission Plan.

### **Q.21 Evidence Base**

A number of comments were made in response to this question.

The largest number of comments relate to the SHMA, including that from Kidlington PC. The general view was that the SHMA should be updated to take in to account, for example, recent changes in the economy and BREXIT.

Oxfordshire CC suggests that wider strategies in 'Connecting Oxfordshire' should be taken in to account.

Historic England was of the view that there should be more historic environment evidence.

The Environment Agency noted that it was proposed to undertake a water cycle study, a Strategic Flood Risk Assessment, and a flood risk sequential test.

Other responses include:

- Identify and develop brownfield sites.
- Green Belt Review and justification for development in the green belt.
- Wishes of local people should be a priority.
- Cost of each development should be evaluated.
- Flooding issues.
- Health provision needs to be considered.
- Fails to consider all reasonable alternatives.
- Lack of evidence about environmental and social impacts.

- Need Landscape Sensitivity and Capacity Assessment, Transport Assessment, the HELAA, and the Strategic Development Sites – Place Shaping Principles and Capacity Assessment.

### **Officer Response**

The SHMA remains the most up-to-date objective assessment of housing need for the housing market area.

The Plan has been informed by a significant evidence base which includes Landscape Sensitivity and Capacity Assessment; HRA Assessment, Transport Assessment, HELAA, Green Belt Studies, Sustainability Appraisal, SFRA Level 1 and Level 2, Water Cycle Study, Flooding Sequential Test, Ecological Impact Study, and Plan Viability Study.

Historic environment evidence has been taken in to account in the site selection process and has informed site specific policy requirements.

The requirements of the Oxfordshire Clinical Commissioning Group have been taken in to account in the site selection process.

### **How the identified issues have been taken into account**

- The Proposed Submission Plan has been prepared taking into account a range of evidence base such as Landscape Sensitivity and Capacity Assessment, Transport Assessment, Green Belt Studies, Sustainability Appraisal, flooding, etc.
- The evidence base studies will be made available on the Council’s website at [www.cherwell.gov.uk/planningpolicy](http://www.cherwell.gov.uk/planningpolicy).

### **Q.22 Five Year Land Supply Start Date**

Approximately 100 comments were made in response to this question. The majority of responses thought that the 2021 start date was reasonable, including Oxfordshire CC, West Oxfordshire DC and Kidlington PC.

There were however a significant number of representations which did not agree with this approach. Comments made included:

- Houses should be built in response to actual not projected need.
- The market will best respond to the deliverability of sites.
- Timescale too short for the necessary infrastructure to be in place.
- The start date for delivery should be the date of adoption of the Partial Review Local Plan.
- Should start as soon as possible to ensure needs are met by 2031.
- A start date of 2021 is not justified and is inconsistent with Government policy.
- Should not preclude an earlier commencement should a development be in a position to offer it.

- Concern expressed that Oxford's unmet need will result in putting Cherwell's 5 year land supply at risk.
- 2021 is unduly optimistic.
- Ring fencing of a specific supply for Oxford is required to avoid harm to the Cherwell strategy.

### **Officer Response**

The Oxfordshire Growth Board has agreed upon a common assumed start date of 2021. This recognised the complexity of the issues involved and allowed for reasonable 'lead-in' times.

2021 is a reasonable start date due to the fact that there is no pre-existing housing supply in the pipeline that has been planned to meet Oxford's needs.

Infrastructure delivery is critical and there is a need to ensure that the necessary provision to support the additional development is made.

### **How the identified issues have been taken into account**

- The Proposed Submission Plan proposes the five year land supply start date of 2021 as agreed by the Oxfordshire Growth Board. This recognises the complexity of the issues involved and to allow for reasonable 'lead-in' times.

### **Q.23 Maintaining a Five Year Land Supply.**

There were approximately 90 responses to this question. Most respondents agreed that phasing was necessary but many of the developers/site promoters/agents raised concerns. Oxfordshire CC recommended that, wherever possible, health and wellbeing facilitating infrastructure is included in the earliest phases of development.

Comments included:

- An alternative strategy would be to allocate a range of sites across existing settlements which will appeal to a range of different developers.
- Phasing can constrain housing delivery and cause further delays to site delivery.
- Delivery is slowed by the planning process and market demand.
- Phasing for sites of less than 200 units is not appropriate.
- Would welcome provision to allow earlier release of sites if planned strategic sites do not come forward as expected.
- Phasing is unlikely to promote developer competition and will not assist the maintenance of a 5 year housing supply.
- Phasing could positively assist delivery.
- Seeking to restrict the delivery of new homes against market demand would be counterproductive.
- There is no reference in Government policy or guidance that the phased release of strategic sites is a mechanism through which a 5 year housing land supply can be maintained.

- The ability of developers to land bank sites must be prevented.
- Land releases should be phased to ensure that there is no over development if requirements should change.

### **Officer Response**

The Partial Review is a focused Plan to help meet the identified unmet needs of Oxford. It is therefore appropriate and necessary that the monitoring of housing supply for Oxford's needs is undertaken separately from that for Cherwell and only housing supply that meets the vision and objectives for Oxford is approved.

The Partial Review is a time limited plan. It has been prepared for a specific purpose and to ensure delivery by 2031.

Detailed phasing and infrastructure requirements are included within the site specific policies in the Plan.

The Council cannot control the rate at which houses are delivered by the market.

### **How the identified issues have been taken into account**

- A housing trajectory is included in Appendix 3 of the Proposed Submission Plan which sets out the anticipated delivery rates of the proposed strategic development sites. This also includes a five year housing land supply calculation.

### **Q.24 Monitoring Delivery**

Oxford City Council states that there needs to be a distinction in monitoring between the housing for Cherwell and that for the City.

Shipton on Cherwell and Thrupp PC suggest that a specialist design and development team should be created tasked with the overall integration, design and delivery of the sites.

CPRE Oxfordshire believes that an Oxfordshire Structure Plan is now urgently required.

Other responses to this question include:

- How will the housing be allocated with regards to local residents and those for Oxford?
- It should conform to NPPF.
- Traffic generation remains a central issue.
- Council should take more notice of local opinion, present proposals better and allow more time for consideration.
- The creation of a London corridor should be avoided.
- Specific measures should be introduced to monitor delivery and to allow for adaption of the Plan if sites are not delivered in the anticipated timescale.
- The monitoring approach should be set out in the Plan.
- A missing component is the regeneration of Kidlington.

- Development should be capable of providing mixed and balanced sustainable communities.
- Affordable housing target should be 50%.
- An annual performance review should be published.
- Restrict buy-to-lets.
- Necessary infrastructure needs to be in place.
- Government should put a national housing policy in place.
- There are credible and effective alternatives to housing development in the green belt.

### **Officer Response**

The Partial Review is a focused Plan to help meet the identified unmet needs of Oxford. It is therefore appropriate and necessary that the monitoring of housing supply for Oxford's needs is undertaken separately from that for Cherwell and only housing supply that meets the vision and objectives for Oxford is approved.

A number of indicators will be used to measure the effectiveness of the policies in the Plan. These will be reported in the Council's Annual Monitoring Report.

The progress in delivering support infrastructure will also be reported annually.

The Oxfordshire Growth Board has agreed, in principle, to prepare a spatial plan for Oxfordshire on a joint basis.

### **How the identified issues have been taken into account**

- Monitoring and securing delivery is explained in Section 6 of the Proposed Submission Plan.

## **Appendices**

- 1. Public Notice**
- 2. Consultation letters/emails**
- 3. Consultation Summary Leaflet**
- 4. Consultation Poster**
- 5. Representation Form**
- 6. Oxfordshire Growth Board – Signed Memorandum of Co-operation**
- 7. Town and Parish Council Workshops – Attendees and Main Issues Raised**
- 8. Stakeholder Workshop – Attendees and Main Issues Raised**
- 9. List of Attendees: Cherwell Local Strategic Partnership (27 April 2017)**
- 10. Representations to the Options Consultation**



DISTRICT COUNCIL  
NORTH OXFORDSHIRE

**PLANNING POLICY CONSULTATIONS**  
**14 NOVEMBER 2016 TO 9 JANUARY 2017**

**Partial Review of the Cherwell Local Plan (Part 1): Oxford's Unmet Housing Need – Options Paper**

Consultation is being undertaken to inform a Partial Review of Local Plan Part 1, specifically to help meet Oxford's unmet housing need. An Options Consultation Paper is being published and comments are invited. The Options Paper and related documents, including an Interim Sustainability Appraisal Report and representation form, are available to view on line at [www.cherwell.gov.uk/planningpolicyconsultation](http://www.cherwell.gov.uk/planningpolicyconsultation) or at the locations listed.

**Community Infrastructure Levy (CIL) Draft Charging Schedule**

A CIL Draft Charging Schedule is being published for consultation. CIL is a planning charge introduced as a mechanism for local authorities to help deliver infrastructure to support the development of their area. The Draft Charging Schedule sets out the proposed CIL rates and the geographical areas for the three residential rates.

**Draft Developer Contributions Supplementary Planning Document (SPD)**

A new Draft Developer Contributions SPD is being published for consultation. The purpose of the SPD is to set out the Council's approach to seeking Section 106 planning obligations and their operation alongside the emerging Community Infrastructure Levy (CIL).

**Document Locations**

On-line at: [www.cherwell.gov.uk/planningpolicyconsultation](http://www.cherwell.gov.uk/planningpolicyconsultation)

**Hard copies at the locations below during opening hours:**

**Cherwell District Council Offices**, Bodicote House, Bodicote, Banbury, OX15 4AA

8.45am - 5.15pm Monday to Friday

**Banbury Town Council**, the Town Hall, Bridge Street, Banbury, OX16 5QB

Monday to Thursday 9am - 4.45pm, Friday 9am - 4pm

**Banbury Library**, Marlborough Road, Banbury, OX16 5DB

Monday 9am – 1pm, Tuesday 9am - 7pm, Wednesday 9am – 8pm, Thurs and Friday 9am – 7pm, Saturday 9am – 4.30pm

**Neithrop Library**, Community Centre, Woodgreen Avenue, Banbury, OX16 0AT

Monday 10am – 7pm, Wednesday 2pm – 5pm, Thursday 10am – 1pm,

Friday 10am- 5pm, Saturday 9.30am – 1pm



**Bicester Town Council**, The Garth, Launton Road, Bicester, OX26 6PS

Monday – Thursday 9am – 5pm, Friday 9am – 4pm

**Bicester Library**, Franklins House, Wesley Lane, Bicester, OX26 6JU

Monday 9.30am – 7pm, Tuesday 9.30-5pm, Wednesday and Thursday 9.30am – 7pm, Friday 9.30am – 5pm, Saturday 9am-4.30pm

**Kidlington Library**, Ron Groves House, 23 Oxford Road, Kidlington, OX5 2BP

Monday 9.30am – 5pm, Tuesday 9.30am – 7pm, Wednesday 9.30am – 1pm, Thursday 9.30am – 5pm, Friday 9.30am – 7pm, Saturday 9.00am – 4.30pm

**Adderbury Library**, Church House, High Street, Adderbury, OX17 3LS

Tuesday: 10 am – 12 noon & 3 – 7pm, Thursday: 2pm – 5pm & 6 – 7pm, Friday: 10am – 12 noon & 2 pm – 5pm, Saturday: 9.30 am – 1pm

**Deddington Library**, The Old Court House, Horse Fair, Deddington, Oxon. OX15 0SH

Monday 2pm - 5pm, 5.30pm - 7pm, Wednesday 9.30am - 1pm, Thursday 2pm - 5pm, 5.30pm - 7pm, Saturday 9.30am - 1pm

**Hook Norton Library**, High Street, Hook Norton, Banbury, Oxon, OX15 5NH

Monday 2pm - 5pm, 6pm - 7pm, Wednesday 2pm - 5pm, Friday 2pm - 5pm, 6pm - 7pm, Saturday 9.30am - 12.30pm

**Banbury LinkPoint**, 43 Castle Quay, Banbury, Oxfordshire, OX15 5UW

8.45am (10am Wednesday) to 5.15pm Monday to Friday

**Bicester LinkPoint**, Franklins House, Wesley Lane, Bicester, OX26 6JU

8.45am (10am Wednesday) to 5.15pm Monday to Friday

**Kidlington LinkPoint**, Exeter Hall, Oxford Road, Kidlington, Oxon, OX5 1AB

8.45am (10am Wednesday) to 5.15pm Monday to Friday

**The Partial Review documents will also be available at:**

**Oxford City Council**, St Aldate's Chambers, 109 St Aldates, Oxford, OX1 1DS

Monday to Thursday 9am - 5pm, Friday 9am - 4.30pm

**Old Marston Library**, Mortimer Hall, Oxford Road, Old Marsden, Oxford, OX3 0PH

Tuesday 2pm - 5pm, 5.30pm - 7pm, Thursday 2pm - 5pm and 5.30pm - 7pm, Friday 10am - 12pm and 2pm - 5pm, Saturday 9.30am - 12.30pm

**Summertown Library**, South Parade, Summertown, Oxford, OX27JN Monday 9am - 5.30pm, Tuesday 9.30am - 7pm, Thursday 9.30am - 7pm, Friday 9.30am - 5.30pm, Saturday 9am - 4.30pm

### **Submitting Comments**

**Comments on the Partial Review Options Paper, the Interim Sustainability Appraisal Report, CIL Draft Charging Schedule or Draft Developer Contributions SPD should be sent to:**

By email to [PlanningPolicyConsultation@cherwell-dc.gov.uk](mailto:PlanningPolicyConsultation@cherwell-dc.gov.uk)

Or by post to:

Planning Policy Team, Strategic Planning and the Economy  
Cherwell District Council, Bodicote House  
Bodicote. Banbury, OX15 4AA.

**Comments should be received no later than Monday 9 January 2017. Any comments received will be made publicly available.**

**S SMITH, CHIEF EXECUTIVE**

# Strategic Planning & the Economy

Adrian Colwell – Head of Strategic Planning & the Economy



DISTRICT COUNCIL  
NORTH OXFORDSHIRE

*Bodicote House  
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Please ask for:	Tony Crisp	Direct Dial:	01295 227985
Email:	<a href="mailto:planning.policy@cherwell-dc.gov.uk">planning.policy@cherwell-dc.gov.uk</a>	Our Ref:	Partial Review / CIL / 106

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11 November 2016

Dear Sir/Madam

## **Notification of Planning Policy Consultations:**

### **Partial Review of the Cherwell Local Plan (Part 1): Oxford's unmet housing need – Options Consultation**

### **Community Infrastructure Levy (CIL) Draft Charging Schedule**

### **Draft Developer Contributions Supplementary Planning Document (SPD)**

Please find enclosed a copy of a public notice about consultations on the above planning policy documents. The consultation period extends from Monday 14 November 2016 to Monday 9 January 2017.

You have been sent this notification as your contact details are on our Local Plan database. If you no longer wish to be informed of our planning policy consultations then please let us know by telephoning 01295 227985 or by emailing [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk).

**Please note that we now have a separate email address for consultation responses. This is [PlanningPolicyConsultation@cherwell-dc.gov.uk](mailto:PlanningPolicyConsultation@cherwell-dc.gov.uk).** Hard copies can still be posted.

Yours faithfully

*David Peckford*

David Peckford  
Planning Policy Team Leader

## **PLANNING POLICY CONSULTATIONS 14 NOVEMBER 2016 TO 9 JANUARY 2017**

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noon & 2 pm – 5pm, Saturday: 9.30 am – 1pm

**Deddington Library**, The Old Court House, Horse Fair, Deddington, Oxon. OX15 0SH  
Monday 2pm - 5pm, 5.30pm - 7pm, Wednesday 9.30am - 1pm, Thursday  
2pm - 5pm, 5.30pm - 7pm, Saturday 9.30am - 1pm

**Hook Norton Library**, High Street, Hook Norton, Banbury, Oxon, OX15 5NH  
Monday 2pm - 5pm, 6pm - 7pm, Wednesday 2pm - 5pm, Friday 2pm - 5pm, 6pm - 7pm,  
Saturday 9.30am - 12.30pm

**Banbury LinkPoint**, 43 Castle Quay, Banbury, Oxfordshire, OX15 5UW  
8.45am (10am Wednesday) to 5.15pm Monday to Friday

**Bicester LinkPoint**, Franklins House, Wesley Lane, Bicester, OX26 6JU  
8.45am (10am Wednesday) to 5.15pm Monday to Friday

**Kidlington LinkPoint**, Exeter Hall, Oxford Road, Kidlington, Oxon, OX5 1AB  
8.45am (10am Wednesday) to 5.15pm Monday to Friday

**The Partial Review documents will also be available at:**

**Oxford City Council**, St Aldate's Chambers, 109 St Aldates, Oxford, OX1 1DS  
Monday to Thursday 9am - 5pm, Friday 9am - 4.30pm

**Old Marston Library**, Mortimer Hall, Oxford Road, Old Marsden, Oxford, OX3 0PH  
Tuesday 2pm - 5pm, 5.30pm - 7pm, Thursday 2pm - 5pm and 5.30pm - 7pm, Friday 10am -  
12pm and 2pm - 5pm, Saturday 9.30am - 12.30pm

**Summertown Library**, South Parade, Summertown, Oxford, OX27JN Monday 9am - 5.30pm,  
Tuesday 9.30am - 7pm, Thursday 9.30am - 7pm, Friday 9.30am - 5.30pm, Saturday 9am -  
4.30pm

**Submitting Comments**

**Comments on the Partial Review Options Paper, the Interim Sustainability Appraisal  
Report, CIL Draft Charging Schedule or Draft Developer Contributions SPD should be  
sent to:**

By email to [PlanningPolicyConsultation@cherwell-dc.gov.uk](mailto:PlanningPolicyConsultation@cherwell-dc.gov.uk)

Or by post to:

Planning Policy Team, Strategic Planning and the Economy  
Cherwell District Council, Bodicote House  
Bodicote. Banbury, OX15 4AA.

**Comments should be received no later than Monday 9 January 2017. Any comments  
received will be made publicly available.**

**S SMITH, CHIEF EXECUTIVE**

## **PlanningPolicyConsultation**

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**From:** PlanningPolicyConsultation  
**Sent:** 11 November 2016 19:19  
**Subject:** Cherwell District Council - Notification of Planning Policy Consultations7

Dear Sir/Madam

### **Notification of Planning Policy Consultations:**

**Partial Review of the Cherwell Local Plan (Part 1): Oxford's unmet housing need – Options Consultation**

**Community Infrastructure Levy (CIL) Draft Charging Schedule**

**Draft Developer Contributions Supplementary Planning Document (SPD)**

Please find enclosed a copy of a public notice about consultations on the above planning policy documents. The consultation period extends from Monday 14 November 2016 to Monday 9 January 2017.

You have been sent this notification as your contact details are on our Local Plan database. If you no longer wish to be informed of our planning policy consultations then please let us know by telephoning 01295 227985 or by emailing [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk).

**Please note that we now have a separate email address for consultation responses. This is [PlanningPolicyConsultation@cherwell-dc.gov.uk](mailto:PlanningPolicyConsultation@cherwell-dc.gov.uk).** Hard copies can still be posted.

Yours faithfully

*David Peckford*

David Peckford  
Planning Policy Team Leader

### **Partial Review of the Cherwell Local Plan (Part 1): Oxford's Unmet Housing Need – Options Paper**

Consultation is being undertaken to inform a Partial Review of Local Plan Part 1, specifically to help meet Oxford's unmet housing need. An Options Consultation Paper is being published and comments are invited. The Options Paper and related documents, including an Interim Sustainability Appraisal Report and representation form, are available to view on line at [www.cherwell.gov.uk/planningpolicyconsultation](http://www.cherwell.gov.uk/planningpolicyconsultation) or at the locations listed.

### **Community Infrastructure Levy (CIL) Draft Charging Schedule**

A CIL Draft Charging Schedule is being published for consultation. CIL is a planning charge introduced as a mechanism for local authorities to help deliver infrastructure to support the development of their area. The Draft Charging Schedule sets out the proposed CIL rates and the geographical areas for the three residential rates.

### **Draft Developer Contributions Supplementary Planning Document (SPD)**

A new Draft Developer Contributions SPD is being published for consultation. The purpose of the SPD is to set out the Council's approach to seeking Section 106 planning obligations and their operation alongside the emerging Community Infrastructure Levy (CIL).

## Document Locations

On-line at: [www.cherwell.gov.uk/planningpolicyconsultation](http://www.cherwell.gov.uk/planningpolicyconsultation)

Hard copies at the locations below during opening hours:

**Cherwell District Council Offices**, Bodicote House, Bodicote, Banbury, OX15 4AA  
8.45am - 5.15pm Monday to Friday

**Banbury Town Council**, the Town Hall, Bridge Street, Banbury, OX16 5QB  
Monday to Thursday 9am - 4.45pm, Friday 9am - 4pm

**Banbury Library**, Marlborough Road, Banbury, OX16 5DB  
Monday 9am – 1pm, Tuesday 9am - 7pm, Wednesday 9am – 8pm, Thurs and Friday 9am – 7pm, Saturday 9am – 4.30pm

**Neithrop Library**, Community Centre, Woodgreen Avenue, Banbury, OX16 0AT  
Monday 10am – 7pm, Wednesday 2pm – 5pm, Thursday 10am – 1pm,  
Friday 10am- 5pm, Saturday 9.30am – 1pm

**Bicester Town Council**, The Garth, Launton Road, Bicester, OX26 6PS  
Monday – Thursday 9am – 5pm, Friday 9am – 4pm

**Bicester Library**, Franklins House, Wesley Lane, Bicester, OX26 6JU  
Monday 9.30am – 7pm, Tuesday 9.30-5pm, Wednesday and Thursday 9.30am – 7pm, Friday 9.30am – 5pm, Saturday 9am-4.30pm

**Kidlington Library**, Ron Groves House, 23 Oxford Road, Kidlington, OX5 2BP  
Monday 9.30am – 5pm, Tuesday 9.30am – 7pm, Wednesday 9.30am – 1pm, Thursday  
9.30am – 5pm, Friday 9.30am – 7pm, Saturday 9.00am – 4.30pm

**Adderbury Library**, Church House, High Street, Adderbury, OX17 3LS  
Tuesday: 10 am –12 noon & 3 – 7pm, Thursday: 2pm – 5pm & 6 – 7pm, Friday: 10am – 12  
noon & 2 pm – 5pm, Saturday: 9.30 am –1pm

**Deddington Library**, The Old Court House, Horse Fair, Deddington, Oxon. OX15 0SH  
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The Partial Review documents will also be available at:

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5pm, Friday 9am - 4.30pm

**Old Marston Library**, Mortimer Hall, Oxford Road, Old Marsden, Oxford, OX3 0PH Tuesday 2pm - 5pm,  
5.30pm - 7pm, Thursday 2pm - 5pm and 5.30pm - 7pm, Friday 10am - 12pm and 2pm - 5pm, Saturday  
9.30am - 12.30pm

**Summertown Library**, South Parade, Summertown, Oxford, OX27JN Monday 9am - 5.30pm, Tuesday  
9.30am - 7pm, Thursday 9.30am - 7pm, Friday 9.30am - 5.30pm, Saturday 9am - 4.30pm

## Submitting Comments

Comments on the Partial Review Options Paper, the Interim Sustainability Appraisal Report, CIL Draft Charging Schedule or Draft Developer Contributions SPD should be sent to:

By email to [PlanningPolicyConsultation@cherwell-dc.gov.uk](mailto:PlanningPolicyConsultation@cherwell-dc.gov.uk)

Or by post to:

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Cherwell District Council, Bodicote House  
Bodicote. Banbury, OX15 4AA.

**Comments should be received no later than Monday 9 January 2017. Any comments received will be made publicly available.**

**S SMITH, CHIEF EXECUTIVE**



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



Options Consultation - Summary Leaflet

November 2016



The Cherwell Local Plan Part 1 plans for growth to fully meet Cherwell’s development needs to 2031. It also commits to a ‘Partial Review’ of the Plan to help Oxford meet its unmet housing need. We have previously consulted on the issues involved in undertaking the Partial Review and we also made a ‘call for sites’. We are now consulting on options for new development.

This leaflet provides a summary of the Options Paper that we are consulting upon. It describes the progress made since the Issues consultation in January 2016 and sets out the Areas of Search and possible Strategic Development Sites that are being considered.

As it is only a summary, we recommend that the full consultation paper is read. It can be viewed at [www.cherwell.gov.uk/planningpolicyconsultation](http://www.cherwell.gov.uk/planningpolicyconsultation).

It is also available at Cherwell District Council offices and public libraries throughout the district, and selected locations in Oxford City (see page 20).

This leaflet includes information on:

- The context - for Oxfordshire, Oxford City and Cherwell District
- Developing the Vision and Objectives

- Identifying options
- Considering options
- Delivering options

Some planning terms shown in ***bold italics*** are explained at the end of this booklet.

We would like your views on the option raised and how we contribute in meeting Oxford’s unmet housing need.

## Background to the Partial Review

The ***Oxfordshire Strategic Housing Market Assessment*** (2014) indicates that there is a very high level of housing need to be met across the County. The Cherwell Local Plan makes allocations for growth to meet the level of housing need identified for the Cherwell District. The

Government's **National Planning Policy Framework** and the statutory **Duty to Cooperate** require local authorities to work together to meet development requirements which cannot be met within their own areas.

Paragraph B.95 of the Local Plan Part 1 commits the council to seeking to address the unmet housing needs arising from elsewhere in the **Oxfordshire Housing Market Area**, particularly Oxford City. An Options consultation paper has been prepared as part of the early stages of a 'partial review' of the Local Plan Part 1.

The Partial Review of the Local Plan will effectively be an Addendum to the Local Plan Part 1. The Partial Review will sit alongside the Part 1 document and form part of the statutory Development Plan for the district. It must be supported by robust evidence, thorough community and stakeholder engagement and detailed assessments.

The Partial Review is not a wholesale review of the Local Plan Part 1. The Partial Review focuses specifically on how to accommodate additional housing and associated infrastructure within Cherwell in order to help meet Oxford's housing need.



## The Oxfordshire Context

The Oxfordshire local authorities have been working together through the **Oxfordshire Growth Board** to identify how the unmet housing need might best be distributed across Oxfordshire.

Oxford has a need for about 28,000 homes to be provided from 2011 to 2031.

On 26 September 2016, the Oxfordshire Growth Board decided that Oxford's agreed, unmet housing need (some 15,000 homes) should be apportioned to the Oxfordshire districts as follows:

District	Apportionment – No. of Homes (Net)
Cherwell	4400
Oxford	550
South Oxfordshire	4950
Vale of White Horse	2200
West Oxfordshire	2750
<b>Total</b>	<b>14,850</b>

Note: South Oxfordshire District Council did not agree to the apportionment

### Q1. Cherwell's Contribution to Oxford's Housing Needs

Is 4,400 homes the appropriate housing requirement for Cherwell in seeking to meet Oxford's unmet housing need?

## The Oxford Context

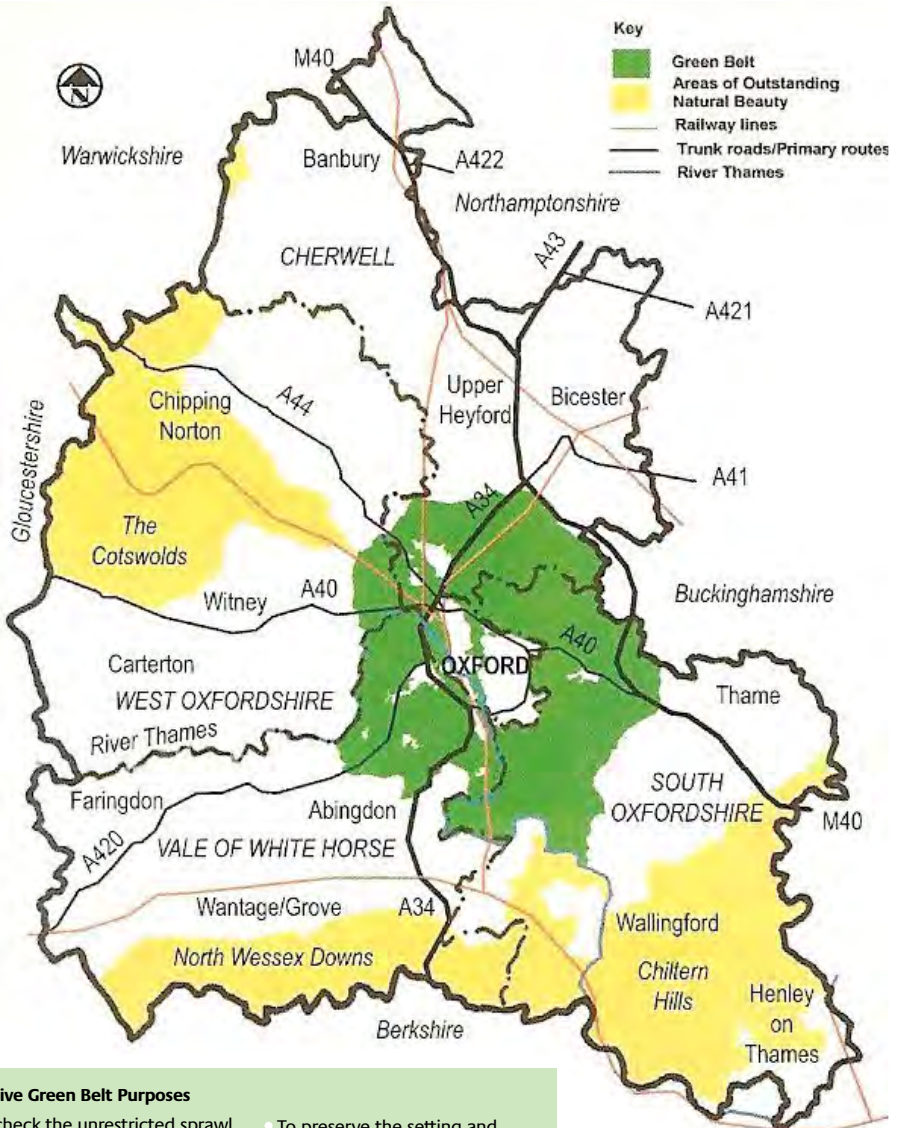
Oxford is a world-renowned historic city. As the only city in Oxfordshire it is the economic centre of the county.

Oxford has a major housing shortage and is constrained by the Oxford Green Belt which has a tight inner boundary around the built-up area of the city.

The Green Belt provides a generally open setting to the urban area of Oxford and has prevented coalescence with neighbouring towns and villages. It has presented a major constraint on the city's expansion together with the floodplain and sensitive ecological and historical areas.

Land can only be released from the Green Belt through a Local Plan if 'exceptional circumstances' are demonstrated.

## The Oxford Green Belt



### The Five Green Belt Purposes

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Oxford is also working on a new Local Plan:

### **Oxford's New Local Plan - First Steps**

“Oxford currently has 55,000 households and 160,000 people live in the City. One of the biggest issues in Oxford is the lack of housing and the unaffordability of housing, to rent or to buy. Oxford is experiencing a housing crisis. Factors such as increasing land values and reducing land availability have led to a shortage of homes and housing that is so expensive that it prices many people out of the market. We need enough housing, of the right type, in the right locations, that is affordable and suitable for different sectors of the community and meets varied needs”

**Strategic Housing Market Assessment (SHMA, 2014)** and **Oxford's Housing Strategy** provide key information about housing in Oxford. For example:

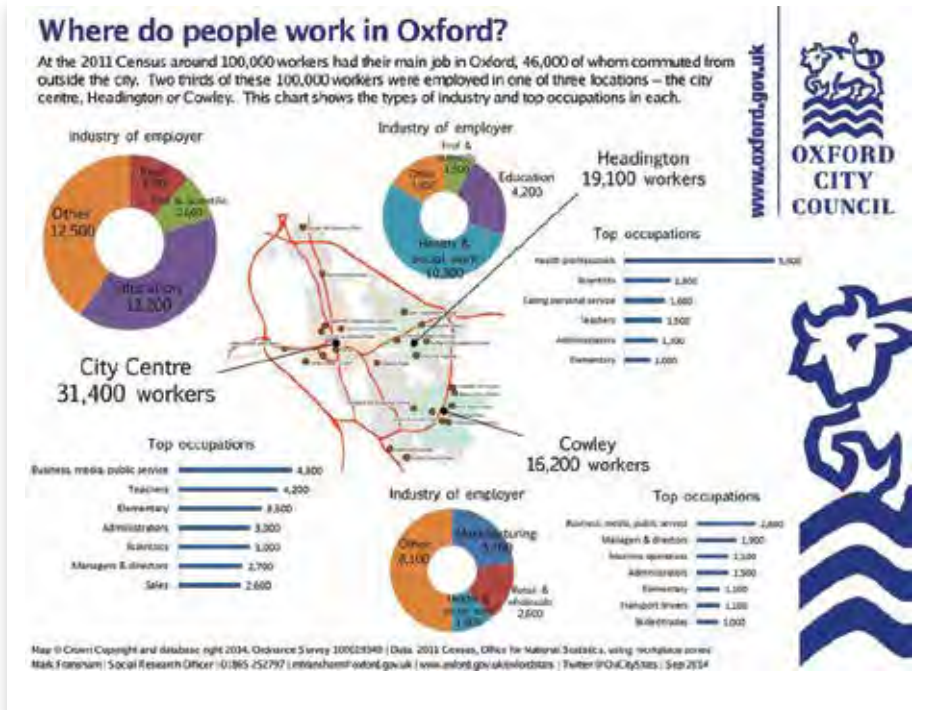
- Housing market values are higher in Oxford compared to the rest of the county
- The strongest demand pressures are at Oxford
- Almost half of households in Oxford rent reflecting in part the size of the student rental market and the number of young working households

- The net need for affordable housing in Oxford is significantly higher than in the rest of the County
- The housing mix in Oxford differs markedly from other areas: it is focused towards higher density development and typically smaller homes.

The **Local Transport Plan** and its **Oxford Transport Strategy** prepared by Oxfordshire County Council have a main aim to reduce pressure on the road network by encouraging the location of housing close to jobs where people can more easily walk or cycle to work and in places where people will be able to use high quality public transport to get to work.

The County Council wishes to develop a new Rapid Transit network providing ‘...fast, high-capacity, zero emission transport on the city’s busiest transport corridors, offering a tram-equivalent (or in future potentially tram) level of service and passenger experience..’





The County Council has identified three Rapid Transit lines for the city, linking a potential network of new outer Park & Ride sites including on the A44 corridor near London-Oxford Airport at Kidlington.

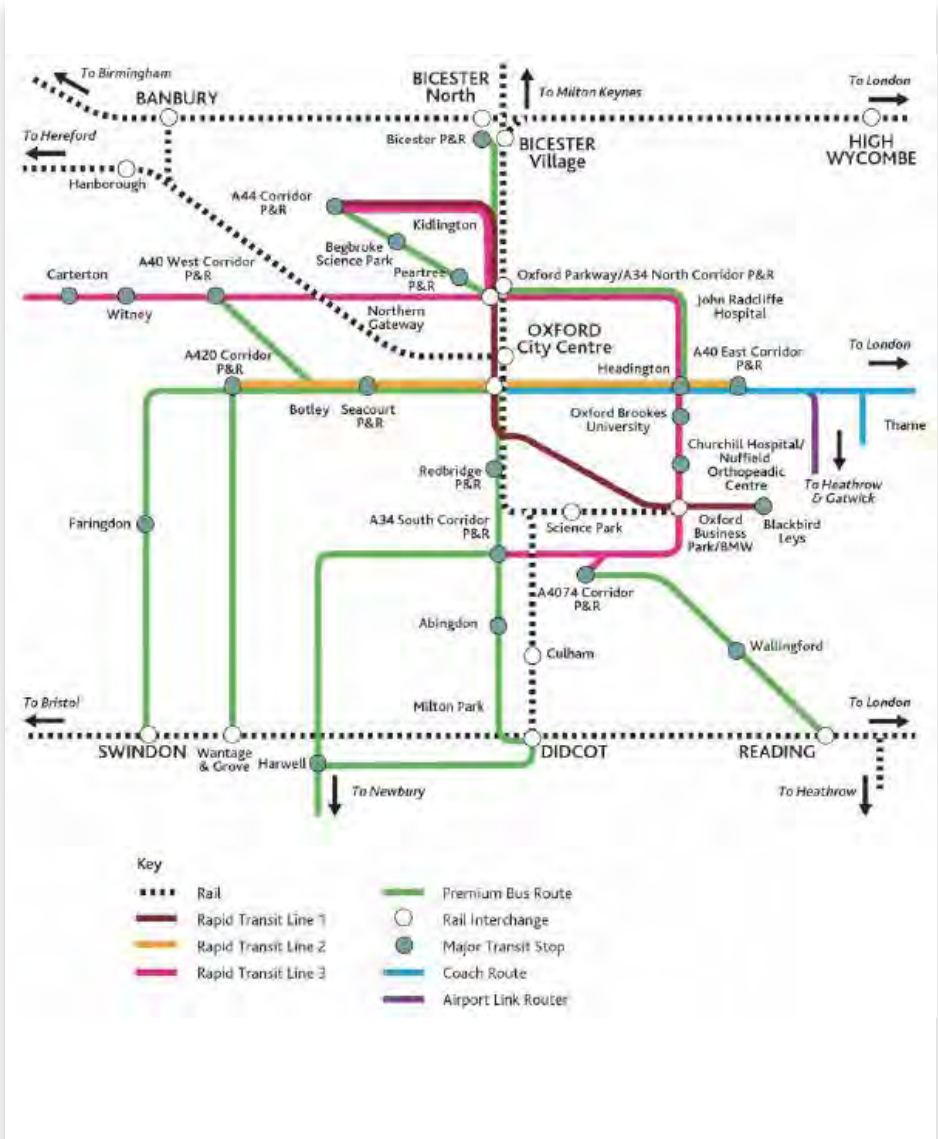
The County Council's strategy is to move Park and Ride facilities further away from Oxford to improve the operation of the A34 and other roads it intersects. Its Oxford Transport Strategy states that future housing and employment growth within Oxfordshire is set to

further exacerbate congestion on the A34, the outer ring-road and other corridors that feed into the city, unless traffic can be captured before it reaches them.

## Q2. Spatial Relationship to Oxford

Do you agree that we need to specifically meet Oxford's needs in planning for the additional housing development?

## Rapid Transit lines



Source – Connecting Oxfordshire – Oxford Transport Strategy July 2016

## Cherwell Context

Cherwell has a clear geographic, social, economic and historic relationship with Oxford. The district borders the northern built-up edge of Oxford and includes the land immediately north of Cutteslowe and Upper Wolvercote to the south of the A34. It also includes the area north of the Peartree roundabout.

An area of land south of the A40, Pixie and Yarnton Meads (a Site of Special Scientific Interest), comprises part of the Oxford Meadows Special Area of Conservation. Special Areas of Conservation are given a high level of protection.

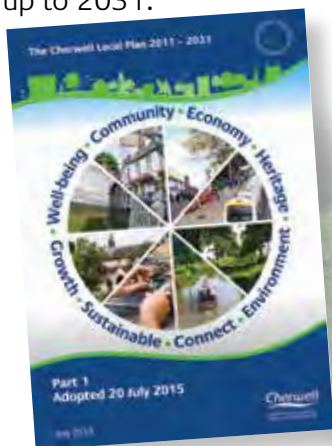
The adopted Cherwell Local Plan 2011-2031 sets out how the District will grow and change up to 2031.

The approved Local Plan seeks to boost significantly the supply of housing to meet Cherwell's own needs – some 22,840 homes (2011-2031).

It includes strategic development sites at Banbury and Bicester for housing, employment and open space and further development at the approved new settlement at Former RAF Upper Heyford.

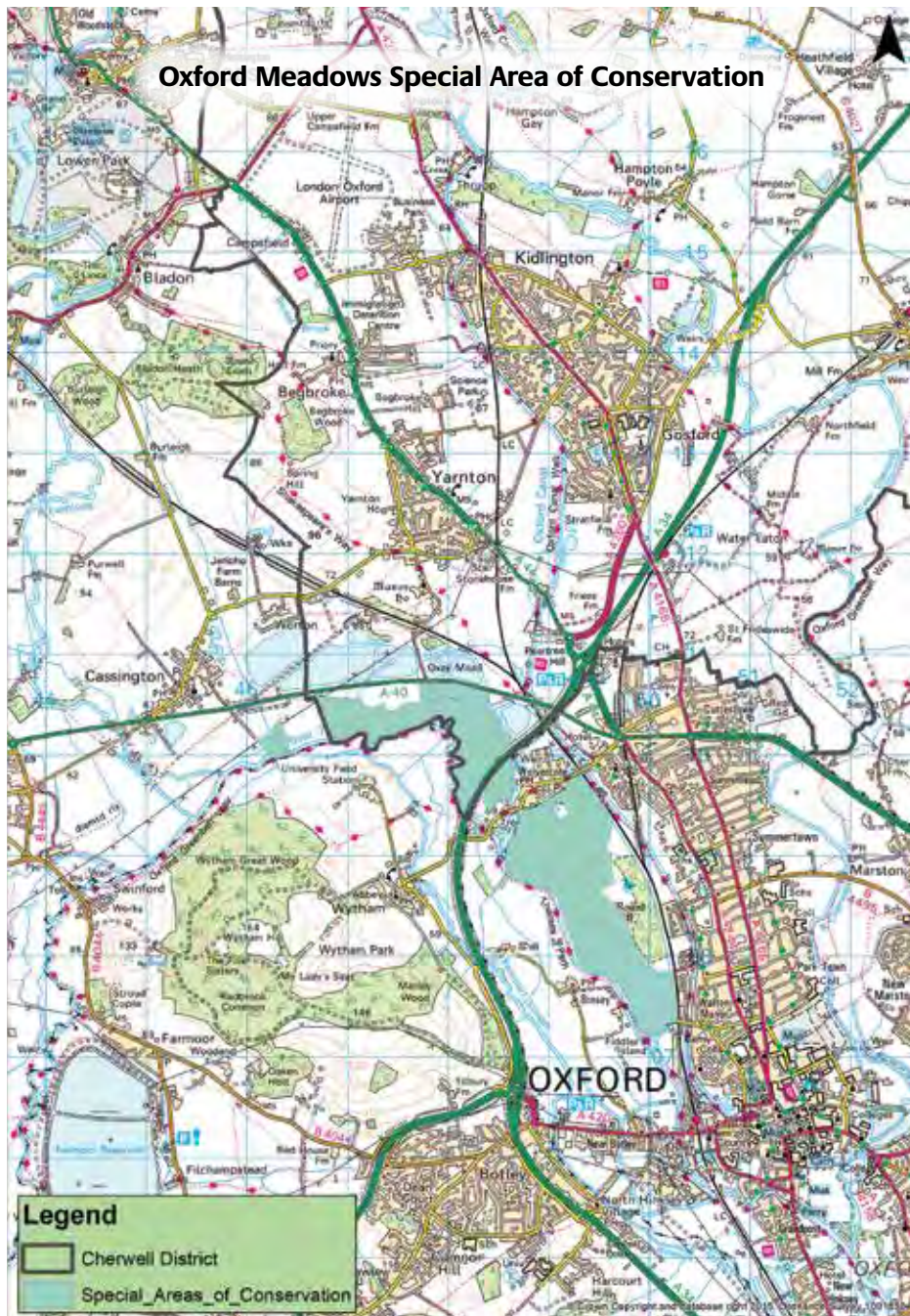
### Q3. Cherwell Issues

Are there any new issues that we need to consider as we continue to assess development options?











## Draft Vision and Objectives

In January 2016 we sought views on the issues that we needed to consider in planning to help meet Oxford's unmet housing need.

A summary of issues raised during the consultation is included in a separate Statement of Consultation.

We have reviewed all the comments made so far. We have also considered relevant strategies and issues. We have had regard to evidence produced so far including an Initial Sustainability Appraisal.

We have more work to do but would like your views on a draft vision and objectives for the Partial Review of the Local Plan. The objectives are numbered as a continuation of those in the adopted Cherwell Local Plan 2011-2031 (Part 1)

### **Draft Vision for Meeting Oxford's Unmet Housing Needs in Cherwell**

To provide new balanced communities that are well connected to Oxford, are of exemplar design and are supported by necessary infrastructure; that provide for a range of household types and incomes reflecting Oxford's diverse needs; that support the city's world-class economy and universities, that support its local employment base; and ensure that people have convenient, affordable and sustainable travel opportunities to the city's places of work, study and recreation and to its services and facilities.

### **Q4. Draft Vision for Meeting Oxford's Unmet Housing Needs in Cherwell**

Do you support the draft vision?  
Are changes required?



### **Draft Strategic Objective SO16**

To work with Oxford City Council and Oxfordshire County Council in delivering Cherwell's contribution to meeting Oxford's unmet housing needs by 2031

#### **Q5. Draft Strategic Objective SO16**

Do you support draft Strategic Objective SO16? Are changes required?

### **Draft Strategic Objective SO17**

To provide Cherwell's contribution to meeting Oxford's unmet housing needs so that it supports the projected economic growth which underpins the agreed Oxfordshire Strategic Housing Market Assessment 2014 and the local economies of Oxford and Cherwell

#### **Q6. Draft Strategic Objective SO17**

Do you support draft Strategic Objective SO17?

### **Draft Strategic Objective SO18**

To provide housing for Oxford so that it substantively provides affordable access to the housing market for new entrants, key workers and those requiring access to Oxford's key employment areas, and well designed development that responds to both needs and the local context

#### **Q7. Draft Strategic Objective SO18**

Do you support draft Strategic Objective SO18?

### **Draft Strategic Objective SO19**

To provide Cherwell's contribution to meeting Oxford's unmet housing needs in such a way that it complements the County Council's Local Transport Plan, including where applicable, its Oxford Transport Strategy and so that it facilitates demonstrable and deliverable improvements to the availability of sustainable transport for access to Oxford

#### **Q8. Draft Strategic Objective SO19**

Do you support draft Strategic Objective SO19?

## Identifying Options

To deliver a vision and meet a set of objectives for providing additional housing for Oxford, we need to identify and test reasonable options or alternatives for development locations in the interest of achieving a sustainable approach.

### Areas of Search

Nine 'Areas of Search' have been established across the whole of the district to examine the most sustainable broad locations for further growth.

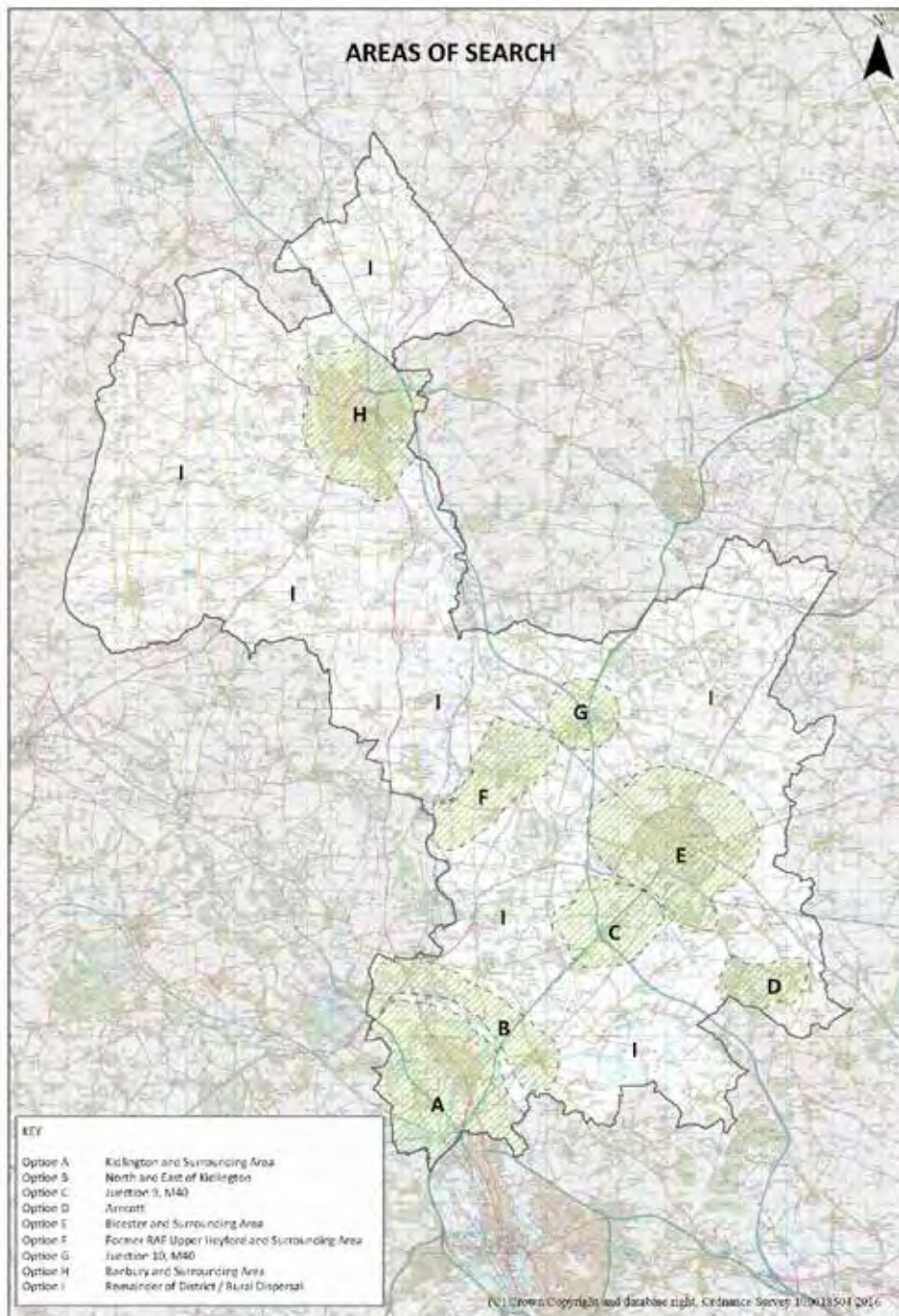
Option Ref.	Areas of Search
Option A	Kidlington and Surrounding Area
Option B	North and East of Kidlington
Option C	Junction 9, M40
Option D	Arcott
Option E	Bicester and Surrounding Area
Option F	Former RAF Upper Heyford and Surrounding Area
Option G	Junction 10, M40
Option H	Banbury and Surrounding Area
Option I	Remainder of District/Rural Dispersal

The Areas of Search have been identified having regard to the location of urban areas, the potential opportunities to develop on previously developed land, site submissions that we have received and 'focal points' or nodes that might be developable.

We would like your views on whether you consider these Areas of Search to have been reasonably defined.

### Q9. Identifying Areas of Search

Do you have any comments on the Areas of Search we have defined?



## Potential Strategic Development Sites

We presently consider that sites should be capable of accommodating at least 100 homes which would be consistent with our existing Local Plan. To ensure that we do not miss potentially suitable sites, we think that sites of two hectares and above should be considered.

### Q10. Site Size Threshold

Do you agree with our minimum site size threshold of two hectares for the purpose of site identification? Do you agree that we should not be seeking to allocate sites for less than 100 homes?

Our Options Paper available at [www.cherwell.gov.uk/PlanningPolicyConsultation](http://www.cherwell.gov.uk/PlanningPolicyConsultation) identifies 142 potential sites that are being considered. Only some of these would be required to help meet Oxford's unmet housing needs.

### Q11. Identified Potential Strategic Development Sites

Do you have any comments on the sites we have identified? Please provide the site reference number when providing your views

### Q12. Site Promotions

Do any site promoters / developers / landowners wish to provide updated or supporting information about your sites?

There may be other sites that we need to consider.

### Q13. Other Potential Strategic Development Sites

Are there any potential sites that we have not identified?

We have also published the representations and site submissions we have received so far at [www.cherwell.gov.uk/planningpolicy](http://www.cherwell.gov.uk/planningpolicy). You may have some comments on these.

### Q14. Representations and Submissions

Do you have any comments on the representations and submissions we have received so far. Do you disagree with any we have received? Please provide the representation number where applicable

## Considering Options

Initial assessments of the Areas of Search identified have been undertaken with the key strategic opportunities and constraints identified in the Options Paper.

Each Area of Search in the Options Paper has been the subject of an **Interim Transport Assessment** and an **Initial Sustainability Appraisal**



Interim Transport Assessment



Initial Sustainability Appraisal

Our work presently suggests that Areas of Search A and B would be most sustainable broad locations for identifying sites. In very general terms, this is principally due to the transport connectivity and the proximity of Areas A and B to Oxford. We have therefore undertaken early assessment of the 38 sites within Areas A and B

However, we have more work to do and the responses we receive to this consultation will be informative.

Our Options Paper ([www.cherwell.gov.uk/PlanningPolicyConsultation](http://www.cherwell.gov.uk/PlanningPolicyConsultation)) explains the evidence produced so far and the additional evidence that we currently expect to follow.

We have a number of detailed questions that you may wish to consider having reviewed the Options Paper, these are set out below:

### Q15. Interim Transport Assessment – Key Findings for Areas of Search

Do you have any comments on the Assessment and its findings?



**Q16. Areas of Search - Selection of Options**

Do you have any comments on the Assessment and its findings?

**Q17. Initial Sustainability Appraisal - Key Findings for Areas of Search**

Do you have any comments on the Initial Sustainability Appraisal and its findings for Areas of Search?

**Q18. Strategic Development Sites - Initial Selection of Options for Testing**

Do you agree with the initial selection of site options for testing?

**Q19. Initial Transport Assessment - Key Findings for Strategic Development Sites**

Do you have any comments on the Assessment and its findings?

**Q20. Initial Sustainability Appraisal - Key Findings for Strategic Development Sites**

Do you have any comments on the SA's initial findings for sites?

**Q21. Evidence Base**

Do you have any comments on our evidence base? Are there are other pieces of evidence that we need to consider?

## Delivering Options

We need to ensure that new development is supported by necessary infrastructure and can be viably delivered.

Our proposed document that we will publish for comment in 2017, will need to be supported by an Infrastructure Delivery Plan which sets what, where, when and how new infrastructure would be provided.

At present the key challenges are expected to be the provision of secondary school facilities to support growth and ensuring that sustainable transport measures are secured in time. We will also be exploring the feasibility of whether any new railway stations / halts could be provided.

Producing a plan to meet Oxford's needs effectively provides the district with an additional five year supply requirement i.e deliverable sites providing homes within five years.

The Oxfordshire Growth Board's apportionment of 4,400 homes needs to be delivered by 2031. The Growth Board also assumes that the year 2021 is a reasonable start date for delivery having regard

to the time needed to complete Local Plan processes and for developers to obtain planning permission and to plan for implementation.

### Q22. Five year land Supply Start Date

Is 2021 a justifiable and appropriate start date for being required to meet Oxford's housing needs and to deliver a five-year supply?

We also wish to consider whether it would be helpful to phase the release of land within the sites that we allocate for Oxford's needs to help encourage delivery and to identify effective monitoring arrangements.

### Q23. Maintaining a Five Year Land Supply

Do you agree that phasing of land released within individual strategic development sites will promote developer competition and assist the maintenance of a five year housing supply to meet Oxford's unmet housing needs? What alternatives would you suggest?

## Q24. Monitoring Delivery

Are there any proposals you would like us to consider to ensure that the final plan is delivered and sustainable development is achieved?

### Have your say

**This consultation is taking place from Monday 14 November 2016 to Monday 9 January 2017.**

The Options Paper and related documents, including a representation form, are available online at [www.cherwell.gov.uk/planningpolicyconsultation](http://www.cherwell.gov.uk/planningpolicyconsultation)

The consultation paper is accompanied by an Initial Sustainability Appraisal Report, on which comments are also invited.

Copies of the consultation documents are available to view at public libraries across the Cherwell District, at the Council's Linkpoints at Banbury, Bicester and Kidlington, at Banbury and Bicester Town Councils and Cherwell District Council's main office at Bodicote House, Bodicote, Banbury. In Oxford, hard copies are available at the Oxford City Council offices at St.Aldate's Chambers and at Old Marston and Summertown Libraries.

### Staffed Exhibitions

- Castle Quay Shopping Centre, Banbury OX16 5UN – Saturday 26 November 2016 - 10am to 6pm
- Franklins House, Wesley Lane, Bicester, OX26 6JU – Saturday 3 December 2016 - 10am to 6pm
- Cutteslowe Pavillion, Cutteslowe Park, Oxford, OX2 8ES (nb not exact postcode, this is a nearby building, do not use for sat nav) – Saturday 10 December 2016 - 10am to 6pm
- Exeter Hall, Exeter Close, Kidlington OX5 1AB – Monday 19 December 2016 - 2pm to 9pm

### Please email your comments to:

[PlanningPolicyConsultation@cherwell-dc.gov.uk](mailto:PlanningPolicyConsultation@cherwell-dc.gov.uk)

### Or send by post to:

Planning Policy Consultation,  
Planning Policy Team  
Strategic Planning and the Economy  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury, OX15 4AA

Representations should be received no later than  
**Monday 9 January 2017.**

Your comments should be headed 'Partial Review Options Consultation'

A response form is available to download which can be emailed or posted.

You should receive a written acknowledgement. Email acknowledgements will be sent automatically by return.

Acknowledgements by post should be received within five working days of your response being received.

If you do not receive a written acknowledgement, please contact the Planning Policy team on 01295 227985 to ensure that your comments have been received.

Any comments received will be made publicly available.

## Next Steps

The responses we receive will be used in the further consideration of issues and options, in completing our evidence base and in preparing a proposed document which we will publish for comment in 2017. The current timetable for the Local Plan Part 1 Partial Review is set out below.

Stage	Dates
Consultation on Issues Paper (Regulation 18)	January – March 2016
Consultation on Options Paper (Regulation 18)	November 2016 – January 2017
Consultation on Proposed Submission Document (Regulation 19)	May – June 2017
Submission (Regulation 22)	July 2017
Examination (Regulation 24) (estimated)	July 2017 – March 2018
Adoption (Regulation 26) (estimated)	April 2018

## Glossary of Terms

***Duty to Cooperate*** – a legal duty introduced by the Localism Act 2011. In preparing Local Plans, Local Authorities must engage constructively, actively and on an on-going basis.

***Initial Sustainability Appraisal Report*** – The Sustainability Appraisal process needs to help develop and refine the options and assesses the effects.

***Interim Transport Assessment*** – To help inform the identification and initial assessment of options for the preparation of the Local Plan (Part 1) Partial Review.

***Local Transport Plan*** – Sets out Oxfordshire County Council's transport vision and explains how we will work with our partners to deliver the plan over the next 16 years.

***National Planning Policy Framework*** – national guidance produced by the Government to be followed in preparing Local Plans and determining planning applications.

***Oxford Housing Strategy*** – The strategy identifies what the key issues for housing are over the next three years (2015-2018) and what Oxford City Council and its partners are planning to do to overcome them and help deliver the 'The Housing Offer' to the people of Oxford.

***Oxford Transport Strategy*** – Sets out Oxfordshire County Council's transport vision and strategy for Oxford over the next 20 years, as part of the fourth Local Transport Plan (LTP4).

**Oxfordshire Growth Board** – a joint committee including local authorities in Oxfordshire and other non-voting members including the Environment Agency, Network Rail & Highways England. Through the Oxfordshire Growth Board the Oxfordshire authorities are working together under the legal 'Duty to Cooperate'.

**Oxfordshire Housing Market Area** – the subregional housing market that Cherwell falls within. It includes the whole of the county of Oxfordshire.

**Oxfordshire Strategic Housing Market Assessment** – a study produced in 2014 by consultants on behalf of the Oxfordshire local authorities which contains an 'objective' assessment of housing needs across Oxfordshire. It is objective in that it does not apply constraints to the level of need.



For further information about this consultation, please contact the council's Planning Policy Team:

Planning Policy Team  
Strategic Planning and the Economy  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
OX15 4AA

Email: [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk)  
Call: 01295 227985

# Public Consultation

14 November 2016 to 9 January 2017

## Cherwell Local Plan Partial Review - Oxford's Unmet Housing Need



## Options Consultation - Your Chance to Comment

Cherwell District Council is undertaking a Partial Review of its Local Plan to determine how it can help Oxford with its unmet housing need.

It would like your views in preparing the Review.

All Oxfordshire Councils have accepted that Oxford cannot fully meet its own housing needs.

As its contribution, Cherwell District is being asked to accommodate 4,400 homes by 2031 in addition to the housing planned to meet its own needs.

Cherwell District Council has previously sought views on the issues it needs to consider in planning for the additional

development. It has considered these comments and is now consulting on options for housing development.

### Are you also interested in how Cherwell funds its development infrastructure?

Cherwell District Council is also consulting on its draft Community Infrastructure Levy (CIL) and a Draft Developer Contributions Supplementary Planning Document.



**View the documents** The consultation documents are available on-line at [www.cherwell.gov.uk/planningpolicyconsultation](http://www.cherwell.gov.uk/planningpolicyconsultation). Or contact Cherwell District Council on 01295 227985 for details on where you can view hard copies

**Hear more details** Speak to Cherwell officers at public exhibitions:

- Castle Quay Shopping Centre, Banbury OX16 5UN – Saturday 26 November 2016 -10am to 6pm
- Franklins House, Wesley Lane, Bicester, OX26 6JU – Saturday 3 December 2016 -10am to 6pm
- The Pavillion, Cutteslowe Park, Oxford OX2 8ES – Saturday 10 December 2016 -10am to 6pm
- Exeter Hall, Exeter Close, Kidlington OX5 1AB – Monday 19 December 2016 - 2pm to 9pm

your place • your space  
• your say

Have  
your say

**Submit your comments to:**

PlanningPolicyConsultation@cherwell-dc.gov.uk

**Or by post to:** Planning Policy Team, Strategic Planning and the Economy,  
Cherwell District Council, Bodicote House, Bodicote, Banbury, OX15 4AA

For more information call 01295 227985



THE CHERWELL LOCAL PLAN 2011 – 2031 (PART 1) PARTIAL REVIEW – OXFORD'S UNMET HOUSING NEED  
OPTIONS CONSULTATION 14 NOVEMBER – 9 JANUARY 2016 – REPRESENTATION FORM

**THE CHERWELL LOCAL PLAN 2011 – 2031 (PART 1)  
PARTIAL REVIEW – OXFORD'S UNMET HOUSING NEED  
OPTIONS CONSULTATION**

**Representation Form**

Cherwell District Council is currently consulting on a Partial Review of the Cherwell Local Plan Part 1. The Partial Review is not a wholesale review of the Local Plan Part 1, which was adopted by the Council on 20 July 2015. It focuses specifically on how to accommodate additional housing and supporting infrastructure within Cherwell in order to help meet Oxford's unmet housing needs.

It is available to view and comment on from **14 November 2016 – 9 January 2017**.

To view and comment on the document and the accompanying Initial Sustainability Appraisal Report please visit [www.cherwell.gov.uk/planningpolicyconsultation](http://www.cherwell.gov.uk/planningpolicyconsultation). A summary leaflet is also available.

The consultation documents are also available to view at public libraries across the Cherwell District, at the Council's Linkpoints at Banbury, Bicester and Kidlington, at Banbury and Bicester Town Councils and Cherwell District Council's main office at Bodicote House, Bodicote, Banbury. In Oxford, hard copies are available at the Oxford City Council offices at St Aldate's Chambers, at Old Marston Library and at Summertown library.

You may wish to use this representation form to make your comments. Please email your comments to [planningpolicyconsultation@cherwell-dc.gov.uk](mailto:planningpolicyconsultation@cherwell-dc.gov.uk) or post to Planning Policy Team, Strategic Planning and the Economy, Cherwell District Council, Bodicote House, Bodicote, Banbury, OX15 4AA no later than Monday 9 January 2017.

You should receive a written acknowledgement. Email acknowledgements will be sent automatically by return. Acknowledgements by post should be received within five working days of your response being received. If you do not receive a written acknowledgement, please contact the Planning Policy Team on 01295 227985.

Please note that all comments received will be made publicly available.

Please complete one box/sheet per question.

**Representations must be received by Monday 9 January 2017**

Visit [www.cherwell.gov.uk/planningpolicyconsultation](http://www.cherwell.gov.uk/planningpolicyconsultation)

Post completed forms to Planning Policy Team, Strategic Planning and the Economy, Cherwell District Council, Bodicote House, Bodicote, Banbury, OX15 4AA or email to [PlanningPolicyConsultation@cherwell-dc.gov.uk](mailto:PlanningPolicyConsultation@cherwell-dc.gov.uk)

THE CHERWELL LOCAL PLAN 2011 – 2031 (PART 1) PARTIAL REVIEW – OXFORD’S UNMET HOUSING NEED  
 OPTIONS CONSULTATION 14 NOVEMBER – 9 JANUARY 2016 – REPRESENTATION FORM

**Please provide the following details:**

NAME: .....

ADDRESS: .....

.....

EMAIL: .....

TEL NO: .....

AGENT  
 NAME: .....

AGENT  
 ADDRESS: .....

.....

AGENT  
 EMAIL: .....

AGENT TEL  
 NO: .....

Your details will be added to our mailing list and you will be kept informed of future progress of this document and other Local Plan documents. If you wish to be removed from this mailing list please contact the Planning Policy team. Details are at the bottom of this representation form.

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

LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER	
<b>Question 1 – Cherwell’s Contribution to Oxford’s Housing Needs</b>	Is 4,400 homes the appropriate housing requirement for Cherwell in seeking to meet Oxford's unmet housing need?
Please use this space to enter your comments.	
Please continue on another sheet if necessary.	

<b>LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER</b>	
<b>Question 2 – Spatial Relationship to Oxford</b>	Do you agree that we need to specifically meet Oxford's needs in planning for the additional housing development?
<b>Please use this space to enter your comments.</b>	
<b>Please continue on another sheet if necessary.</b>	

<b>LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER</b>	
<b>Question 3 – Cherwell Issues</b>	Are there any new issues that we need to consider as we continue to assess development options?
<b>Please use this space to enter your comments.</b>	
<b>Please continue on another sheet if necessary.</b>	

<b>LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER</b>	
<b>Question 4 – Draft Vision for Meeting Oxford’s Unmet Housing Needs in Cherwell</b>	Do you support the draft vision? Are changes required?
<b>Please use this space to enter your comments.</b>	

Please continue on another sheet if necessary.

**LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER**

<b>Question 5 – Draft Strategic Objective SO16</b>	Do you support draft Strategic Objective SO16? Are changes required?
--	--

Please use this space to enter your comments.

Please continue on another sheet if necessary.

**LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER**

<b>Question 6 – Draft Strategic Objective SO17</b>	Do you support draft Strategic Objective SO17? Are changes required?
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Please use this space to enter your comments.

Please continue on another sheet if necessary.

**LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER**

<b>Question 7 – Draft Strategic Objective SO18</b>	Do you support draft Strategic Objective SO18? Are changes required?
--	--

Please use this space to enter your comments.



<p>Please continue on another sheet if necessary.</p>
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LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER	
<b>Question 11 – Identified Potential Strategic Development Sites</b>	Do you have any comments on the sites we have identified? Please provide the site reference number when providing your views.
<p>Please use this space to enter your comments.</p>	
<p>Please continue on another sheet if necessary.</p>	

LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER	
<b>Question 12 – Site Promotions</b>	Do any site promoters / developers / landowners wish to provide updated or supporting information about your sites?
<p>Please use this space to enter your comments.</p>	
<p>Please continue on another sheet if necessary.</p>	

<b>LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER</b>	
<b>Question 13 – Other Potential Strategic Development Sites</b>	Are there any potential sites that we have not identified?
Please use this space to enter your comments.	
Please continue on another sheet if necessary.	

<b>LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER</b>	
<b>Question 14 – Representations and Submissions</b>	Do you have any comments on the representations and submissions we have received so far. Do you disagree with any we have received? Please provide the representation number where applicable.
Please use this space to enter your comments.	
Please continue on another sheet if necessary.	

<b>LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER</b>	
<b>Question 15 – Interim Transport Assessment – Key Findings for Areas of Search</b>	Do you have any comments on the Assessment and its findings?
Please use this space to enter your comments.	

<p><b>Please continue on another sheet if necessary.</b></p>
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<b>LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER</b>	
<b>Question 16 – Areas of Search – Selection of Options</b>	Do you agree with all of the Areas of Search being considered reasonable?
<p><b>Please use this space to enter your comments.</b></p>	
<p><b>Please continue on another sheet if necessary.</b></p>	

<b>LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER</b>	
<b>Question 17 – Initial Sustainability Appraisal - Key Findings for Areas of Search</b>	Do you have any comments on the Initial Sustainability Appraisal and its findings for Areas of Search?
<p><b>Please use this space to enter your comments.</b></p>	
<p><b>Please continue on another sheet if necessary.</b></p>	



<b>LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER</b>	
<b>Question 18 – Strategic Development Sites – Initial Selection of Options for Testing</b>	Do you agree with the initial selection of site options for testing?
Please use this space to enter your comments.	
Please continue on another sheet if necessary.	

<b>LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER</b>	
<b>Question 19 – Interim Transport Assessment – Key Findings for Strategic Development Sites</b>	Do you have any comments on the Assessment and its findings?
Please use this space to enter your comments.	
Please continue on another sheet if necessary.	

<b>LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER</b>	
<b>Question 20 – Initial Sustainability Appraisal – Key Findings for Strategic Development Sites</b>	Do you have any comments on the SA's initial findings for sites?
Please use this space to enter your comments.	

Please continue on another sheet if necessary.

**LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER**

<b>Question 21 – Evidence Base</b>	Do you have any comments on our evidence base? Are there are other pieces of evidence that we need to consider?
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Please use this space to enter your comments.

Please continue on another sheet if necessary.

**LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER**

<b>Question 22 – Five Year Land Supply Start Date</b>	Is 2021 a justified and appropriate start date for being required to meet Oxford's housing needs and to deliver a five-year supply?
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Please use this space to enter your comments.

Please continue on another sheet if necessary.

**LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER**

<b>Question 23 – Maintaining a Five Year Land Supply</b>	Do you agree that phasing of land release within individual strategic development sites will promote developer competition and assist the maintenance of a five year housing supply to meet Oxford's unmet housing needs? What alternatives would you suggest?
--	--

**Please use this space to enter your comments.**

**Please continue on another sheet if necessary.**

**LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER**

<b>Question 24 – Monitoring Delivery</b>	Are there any proposals you would like us to consider to ensure that the final plan is delivered and sustainable development is achieved.
--	---

**Please use this space to enter your comments.**

**Please continue on another sheet if necessary.**

**2. The Cherwell Local Plan Part 1 Partial Review – Initial Sustainability Appraisal Report**

**Initial Sustainability Appraisal Report**

**Do you have any comments on the Initial Sustainability Appraisal Report accompanying the Local Plan Part 1 Partial Review consultation?**

Please make it clear to which part of the Sustainability Appraisal your comments relate.

**Thank you for taking the time to respond to this consultation. Please ensure your comments are submitted by 9 January 2017.**

## Memorandum of Co-operation between the local authorities in the Oxfordshire Housing Market Area

### Meeting the Objectively Assessed Need for Housing in Oxfordshire

#### **1.0 Introduction**

- 1.1 The National Planning Policy Framework (NPPF) requires Local Planning Authorities (LPA) to have a clear understanding of housing needs in their area. To achieve this, they should prepare a Strategic Housing Market Assessment (SHMA) to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The SHMA should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period. This is a key part of the evidence base to address the NPPF requirement of ensuring that Local Plans meet the full, objectively assessed needs for market and affordable housing in the housing market area.
- 1.2 The Localism Act 2011 places a Duty to Co-operate on Local Planning Authorities (LPA). This requires them to engage constructively, actively and on an on-going basis in the preparation of development plan documents where this involves strategic matters. National policy in the NPPF adds to this statutory duty and states that it expects LPAs to demonstrate evidence of having effectively cooperated to plan for issues with cross-boundary impacts.
- 1.3 The Oxfordshire SHMA 2014 identifies an objectively assessed range of housing need for Oxford of between 24-32,000 homes for the period 2011-2031. The Oxford SHLAA demonstrates that Oxford will not be able to meet all of its housing need within its own boundaries and all Oxfordshire LPAs, together with Oxfordshire County Council agree that assisting Oxford to meet its unmet housing need is a key element of the Duty to Co-operate.
- 1.4 The purpose of this Memorandum of Co-operation is to formally record and make public the agreement of 5 Oxfordshire Local Authorities', under the Duty to Co-operate to the position as set out in this Memorandum, subject to LPA ratification by their full Councils as part of their individual Local Plan preparation.

#### **2.0 The Oxfordshire Housing Market Area**

- 2.1 The Oxfordshire Housing Market Area comprises all five Oxfordshire districts; Cherwell, Oxford City, South Oxfordshire, Vale of White Horse and West Oxfordshire.

#### **3.0 Demonstrating the Duty to Co-operate**

- 3.1 The five districts within the housing market area, together with Oxfordshire County Council, have collaborated to meet the requirements of the NPPF set out in section 1.2 by addressing the requirement under the Duty to Co-operate to accommodate the unmet housing need for Oxford.
- 3.2 The outputs from this collaboration are the Post SHMA Strategic Work Programme (the Programme). The Programme is a collection of projects designed to enable the six councils of Oxfordshire to arrive at an agreed apportionment of an agreed level of unmet need for Oxford.

3.3 The working assumption for the agreed level of unmet need for the purpose of the Programme is 15,000 homes. This figure is subject to testing through the Oxford Local Plan review

3.4 The apportionment agreed by the five councils who are signatories to this Memorandum is as follows.

	<b>Proportion of unmet need apportioned</b>
<b>Cherwell DC</b>	<b>4400</b>
<b>Oxford City Council</b>	<b>550</b>
<b>South Oxfordshire DC</b>	<b>4950</b>
<b>Vale of White Horse DC</b>	<b>2200</b>
<b>West Oxfordshire DC</b>	<b>2750</b>
<b>Total</b>	<b>14850</b>

3.5 This apportionment is based upon a common assumed start date of 2021 for the commencement of development after the adoption of the respective Local Plan review or Local Plan update/refresh. This assumption does not preclude earlier delivery, but does recognise the complexity of the issues being considered and has sought to factor in reasonable lead times to enable options to come forward and to be fully considered through the Local Plan process.

3.6 The Programme does not seek to identify, propose or recommend any site or sites for additional housing within any district. Each LPA will remain responsible for the allocation of housing sites within its own district and through its own Local Plan process.

#### **4.0 Timetable for implementation**

4.1 The anticipated timetable for adoption of the agreed apportionment through each individual LPA Local Plan process is as follows.

##### **Cherwell District Council**

The council intends to submit its revised Local Plan, including its share of the apportionment in June / July 2017.

##### **Oxford City Council**

Work commenced on Oxford's Local Plan review in January 2016. The Council aims to submit the Plan for examination in December 2018 with adoption anticipated during 2019.

##### **South Oxfordshire District Council**

The council proposes submission of its draft Local plan including its response to the apportionment in spring 2017 with adoption in early 2018.

##### **Vale of White Horse District Council**

The Vale Local Plan 2031: Part 1 is currently at Examination with adoption anticipated early in 2017. Work has commenced on the Local Plan 2031: Part 2 that will address the proportion of Oxford's unmet to be addressed in Vale. It is anticipated that this plan will be submitted in February 2018.

West Oxfordshire District Council

The council intends to respond to the Inspector's preliminary findings with a package of suggested changes to the submission Local Plan in October 2016. The Council proposes that the suggested changes will address its apportionment of Oxford's unmet need and anticipates that the Plan will be adopted in September 2017.

## **5.0 Conclusion**

5.1 The five authorities that form signatories to this Memorandum agree that the figures in the table 3.4 above represent the agreed apportionment, by district of the agreed level of unmet housing need for Oxford, in order to meet the overall objectively assessed need for additional housing within the Oxfordshire Housing Market Area to 2031.

**Signed on behalf of**

Cherwell DC.....

Oxford City Council.....

Oxfordshire County Council.....

Vale of White Horse DC.....

West Oxfordshire DC.....



**Cherwell District Council- Local Plan Part 1-Partial Review**

**Developer Contributions and CIL**

**Parish Workshop (Bicester) Wednesday 7 December 2016**

**6pm – 8pm**

**Purpose:**

Parish Councils were invited to a consultation workshop as part of the Options consultation on the Partial Review of the Cherwell Local Plan Part 1 during November 2016 – January 2017. The Draft Developer Contributions Supplementary Planning Document and Draft Charging Schedule for the Community Infrastructure Levy were also discussed at the workshops. The workshops took the form of group discussions on the agenda items set out below (the agenda was circulated in advance to the parishes). On arrival, parishes were split into groups and each group discussed each agenda item. The group discussions were facilitated by a member of the Planning Policy team with support from a colleague. This document summarises the discussions that took place.

Two workshops took place for parishes in the south and north of the District on 7 and 12 December 2016 respectively.

**Agenda:**

- Introduction to the workshop and the consultation documents given by David Peckford, Planning Policy Team Leader, Cherwell District Council

Discussion on the following agenda items took place amongst each individual table group:

- Partial Review – Context/Approach
- Draft Vision and Strategic Objectives
- Considering and Delivering Options
- Developer Contributions SPD and CIL

<b>Table Number</b>	<b>Facilitator and Assistant</b>	<b>Parish Councils</b>
1	Sharon Whiting & Chris Cherry	Islip
		Kidlington
		Yarnton
		Cllr Billington (Kidlington PC)
		Cllr Simpson (Kidlington PC)
2	Maria Dopazo & Andy Bowe	Cllr Sibley(Bicester TC)
		Cllr Lis (Bicester TC)
		Chesterton
		Launton
		Wendlebury
3	Chris Thom & Lewis Banks- Hughes	Blackthorn
		Caversfield
		Middleton Stoney
		Piddington

		Woodstock
4	Yuen Wong & Sunita Burke	Fringford
		Kirtlington
		Noke
		Launton
		Shipton on Cherwell

**Table 1**

**Partial Review – Context/Approach**

- 4400 is a large figure.
- There are pressures from the City to have housing close to Oxford.
- Oxford housing need is unique. It is different from the rest of the County.
- The need is for affordable housing
- The Council’s policy is for 35% affordable housing which the Council is not always achieving.
- If the housing goes to Banbury and Bicester there will be traffic congestion for commuters
- Need a balance of housing and employment in Oxford to reduce ‘in’ commuting.
- Oxford should use employment sites for housing
- Reference to employment site at Langford Lane
- SW refers to emerging Transport Strategy
- Problems with convenience and price of P&R sites
- The road network around Oxford is a major constraint
- Problems of traffic congestion in Islip
- Need to solve problems of infrastructure before considering new housing
- How CIL and S106s agreements will deliver infrastructure

**Draft Vision and Strategic Objectives**

- The partial review should have the same vision as the adopted Cherwell Local Plan
- Impact on 5 year housing land supply
- Discussion around the release of MOD land eg Arncott
- Is Oxford City delivering housing on the scale required? Why are the build rates below expectation?
- SW refers to ‘Duty to Co-operate’ and commitment in adopted Plan to meet Oxford’s needs.
- Should there be compensation for loss of Green Belt and enhancement of remaining Green Belt?
- SW refers to new Cherwell DC Green Belt Study

**Considering and Delivering Options**

- Concerns expressed about Oxford taking over parts of Kidlington and Gosford
- Need a radical public transport solution for Oxford
- Major development will radically change character of Kidlington. This is a major social issue
- Would be helpful to know about proposed housing in adjacent districts – cumulative impacts

- Railway connections a key component of Transport Study
- SW advised that there would need to be a dialogue with railway companies
- Are there the resources in Banbury and Bicester to build houses?
- Questions about sustainability of 'deliverability' of sites
- The Green Belt is not sacrosanct
- Need to assess capacity on railways

#### **Developer Contributions SPD and CIL**

- SW gave a brief introduction and description of these documents

#### **Summary of Key Issues**

- Can we seek contributions from the City for infrastructure in Cherwell?
- 4400 house seems high
- Need infrastructure before houses
- Traffic congestion and transport are key concerns
- If it is Oxford's need why does Cherwell need to fund it?
- Lack of progress on Oxford's housing sites delivery

#### **Table 2**

##### **Partial Review – Context/Approach**

- Still testing housing numbers
- Why timeframe and why hurry to do it? Why not do at same time as rest of Oxon?
- Growth Board commitment to work together
- West Oxon less apportionment because of constraints
- Planning powers for each local planning authority to accommodate Oxford's unmet needs
- Cherwell Local Plan (CLP) Part 1 commitment to look at Oxford's unmet Need (OUN) CLP adopted subject to reviewing it in 2 years
- Why do we have to review CLP already when other districts aren't doing it? Already lots of houses / development being built/ why do we have to accept another 4.5k houses?
- Adopted CLP to guide development to areas to secure 5 years housing land supply
- How does budget announcement on Oxford to Cambridge corridor change things? Would this not be better process? LP runs to 2031 but development will be longer than that
- Bicester eco town will be ghost town created by expressway
- What are benefits for Bicester? What infrastructure will be provided? Can't cope with what we've got already in Bicester – need jobs, shops,
- We build houses but there are no jobs planned
- Average House price in Bicester £60-70k more than Banbury
- Local housing for local needs
- Not building houses for local people
- Need to give people options e.g. people moving out of Witney because of difficulty of getting to Oxford
- Transport links to Oxford lagging behind housing development
- Vision and objectives considering all issues to set framework for development, rationale for development and growth.

- OTS providing transport infrastructure to support
- Government refused to support upgrading of A34 etc.
- Development not delivering infrastructure
- Railtrack spending £18m on Islip station
- Need more time to do review – unfortunately not got more time.
- If Oxford not prepared to meet unmet need why not get Oxford to contribute to cost of infrastructure – complicated – has Growth Board addressed this? City Deal bids – Growth Board to have a remit to look at funding bids for infrastructure – deal to commercialised local authorities each site to give something. Cannot take growth of Oxford and don't know Oxford's contribution.
- Need to strengthen CLP1 and need more evidence
- Some parties e.g. City and developers, will want some growth.
- Next stage transport modelling, impact on biodiversity to see if can accommodate growth around Oxford. Some initial evidence on transport.
- 5 year housing land supply –
- West Oxfordshire District Council (WODC) is preparing Modifications and submitting its Local Plan
- Problem need to address as a whole county, congestion problems around Oxford already
- Safety of A34 - risks need to be addressed but Cherwell District Council is not road planner
- Evidence needs to be based on what is impact on infrastructure
- Building more science parks north of Oxford - makes sense to put houses in North Oxford
- Worry about workload of officers to prepare partial review - too many words for consultees to read!!!
- Neighbourhood Plans (NP) not taken into account in planning partial review – Local Plan partial review needs to comply with NP
- Price of railway travel = people drive

### **Draft Vision and Strategic Objectives**

- What is Oxford's vision to use brownfield land for development?– District is taking its vision to change to match Oxford's needs. How much does one vision have to change to accommodate that of the others?
- Difficult compromise for planners and residents – search areas do not fit with vision for CDC growth.

### **Considering and delivering Options**

- Cluster C – sprawl development around motorway junction – initial transport evidence does not support area C
- Area E – Bicester – touching area C at SW end, same things apply
- Wendlebury Greenfield site , in flood plain for Oxford not close to Bicester Wendlebury, congestion on travel, not enough infrastructure J9, A34 rat running, away from focus for development
- Anything else on north side of Bicester will create more problems. Further development will add further traffic.
- Ring road is in wrong place – build new ring road or traffic increase will be unacceptable.
- Sewage capacity at Bicester STW at capacity – no plans to improve – health infrastructure in Bicester – GPs already closing.
- Garden town, healthy new town eco town in jeopardy with growth
- Social issues – growing too fast does not allow people to integrate creates ghettos

- How fast can you grow a town and make it a good place to live? Town centre not designed for size of town. Not sure Bicester can grow fast and still be a good place to live?

### **Developer Contributions SPD and CIL**

- Will developers pay more or less?
- Exemptions from CIL e.g. affordable housing
- S106 still applied for mitigation specific to development
- Schools are on list but still a problem
- CIL system is convoluted
- Negotiate with CDC on spend
- CDC will need to publish programme of where money spent a percentage 15% to parishes if no NP 25% if do have NP
- Threshold for affordable housing
- CIL is non-negotiable s106 is negotiable
- Map of charges – less viable area pay less. Highest land values north of Oxford, lowest in rural areas
- Will affect final cost of property? Town centre retail no charge to preserve town centre viability – viability led.
- Self-build should contribute because puts pressures on local infrastructure

### **Summary of Key Issues**

- Green Belt is not sacrosanct
- South of District preferred
- Spatial relationship to Oxford
- Need for Oxford – close to Oxford
- Infrastructure needs to be considered first
- Loop (Route) to Park and Rides
- Who is going to fund the infrastructure?
- Integrated cycle paths through to Oxford
- Areas A & B preferred
- Support for CIL and Developer Contributions

### **Table 3**

#### **Partial Review – Context/Approach**

CT advised that on Plan PR150 – Change title from Bicester to Caversfield

- Questions about process and how sites were selected. CT explained process.
- We can't accommodate houses in Bicester for people working in Oxford. Most people here would oppose it. Page 18 of main consultation document appoints 3 sites around Kidlington. This would be the most appropriate site given proximity to Oxford. Why do we have to accommodate Oxford's housing need? Concern about A34 and traffic.
- Importance of Green Belt noted
- Noted that Oxford was proposing to build on golf courses
- Sites around Yarnton and Kidlington have been identified, why can't these be accepted?

- There must be areas within the Green Belt which can be used
- Discussion about the numbers for adjoining districts including South Oxfordshire figure
- Discussion about the SHLAA and whether it was determined by developers
- CT responded by explaining about economic growth rate and origin of SHLAA figures
- Why aren't the houses located in Oxford?
- Are houses in South of the district suited to people commuting to London?
- How do we ensure that new units are taken by local people?

### **Draft Vision and Strategic Objectives**

- Discussion about objectives
- Oxford dominated by NHS and universities. Retail is not doing well and the start-ups outside of Oxford so why are we building houses for Oxford.
- Oxford has new employment near north of Oxford.
- Banbury suitable location for development compared to Bicester
- Can Cherwell give Kidlington to Oxford?
- If Oxford had a unitary authority then the boundaries would need to be changed.
- New Oxford to Cambridge Road will result in even more housing for people living in Cambridge.
- There is quite a lot of commuting between Oxford and Cambridge

### **Considering and Delivering Options**

- When developers were asked to put sites forward were only larger sites selected?
- Too many houses and commuters and Eco town will make it worse.
- Majority view that development should be in areas A and B.
- No provision for improved transport. Question numbers we have to re-house. Woodstock doesn't want to be part of Oxford. Consequences of delivering growth not numbers.
- Caversfield is a category C village
- Sites south of Woodstock will not benefit Woodstock – Woodstock will become a commuter town.
- Site in Caversfield already turned down on appeal.
- Heyford is a viable option
- There are historic constraints at Heyford
- Station and transport network around Heyford need to be upgraded
- Oxford Unitary Authority not sustainable
- Disparity about size and mix of houses. What's needed is smaller units e.g. 1 bed units. Developers are only providing executive housing.
- If we have lots of houses, we need the services to accommodate them
- Woodstock has Stagecoach buses like Bicester – and people use them
- All Woodstock buses run by Stagecoach and as frequency goes up so does usage
- If Oxford is going to provide employment then we should not provide housing
- If we are going to provide housing, it needs to be small, affordable. New areas of recreation should be provided within area A

- Live work units might provide the option for employment in mainly residential areas
- Oxford should be providing employment if we are providing their housing need.
- All sites in Areas A and B have been assessed within the SA
- West Oxfordshire also looking for areas around Woodstock near areas A and B
- Sites near Oxford Parkway supported
- Shipton Quarry – supported site but we need new railway station
- Housing won't be built unless developers want to build. What measures are being taken by government to encourage house building?
- If we opt for options A and B, why are we even considering the other sites and villages?

### **Developer Contributions and CIL**

- Contributions around Woodstock should go to nearest village/settlement not remote parishes
- Mentioned Piddington. Towns get the funding from new development not smaller parishes.
- We wouldn't want a village hall. We would like to secure open spaces and purchase them from developers which are holding them for housing. CIL would contribute towards play equipment.
- No particular view on CIL but more to do with weight limits etc.
- Would like refurbished village hall from CIL contributions and improvements to transport e.g. speed and weight enforcement

### **Summary of Key Issues**

- Roads and Transport
- AONB should be established near Oxford
- Serious work to sort out transport around Oxford e.g. trams etc.
- Should Cherwell provide housing for Oxford?
- Don't protect all of the Green Belt e.g. in A and B apart from near Woodstock
- No industrial/commercial development
- No out of town shopping centre in Woodstock
- Smaller units and social housing
- Some CIL possibilities
- Constraints - Blenheim – World Heritage Site and Roman villa on proposed site near Woodstock
- Caversfield is within a conservation area.

### **Table 4**

#### **Partial Review – Context / Approach**

- General consensus and support for A and B option. It is better if this is located close to Oxford. Cycle tracks to Summertown.
- A40 – Woodstock – straight route based on the existing transport links
- Are we talking to environmentalist?
- GP Policy – is not sacrosanct? Encroachment is likely

- County/Town Policy – now need for a greater strategy. Protect communities in the GB. GB zone is starting to change.
- Around Park and Ride the flood plain must be appropriately built
- Green Belt should be reviewed.
- Location should be close to Oxford as it is for Oxford's need.
- Huge improvement to infrastructure is required
- Points of principle. Not to worry so much about GB – look at individual villages/sites.
- It is legitimate to look at GB – Concept of the GB – Review
- Infill policy – object to 100 homes in villages – may support 10 homes.
- Any realistic prospect of building in the GB
- Oxford housing identified as need for Oxford.

### **Draft Vision and Strategic Objectives**

- Agree with the vision and objectives. Housing units means number of doors – should be a variety of homes and not 4 and 5 bed homes.
- Oxford housing need is for affordable housing and key workers accommodation
- Missing clarity on Infrastructure – Infrastructure should come first – before housing
- Existing infrastructure doesn't work – you are talking about misery.
- Affordability .....
- Put genuine cycle paths through farms – rural cycle lanes
- Links to Oxford Parkway. All traffic and roads lead to the centre of Oxford. Need loop outside Oxford. Ring Road is not a Ring Road.

### **Considering and delivering Options**

- Areas of search
- Hospital buses – better connections to key destinations without having to go through the centre of Oxford.
- Woodstock – A44 – closer to Oxford.
- 2021 – 2031 – Phasing strategy
- Affordable housing policy in the Local Plan.
- Build close to Oxford

### **Developer Contributions SPD and CIL**

- CIL – 3 areas
- What is your (Council's) target revenue generation? -----DP – No target
- Strategic sites have S106 – CIL does not apply to these site – ECO Town and Heyford Park have S106 agreements in place for the permissions approved.
- Clarification on affordable housing and Viability
- What can the CIL money be spent on? – Infrastructure
- Welcome receiving 15% CIL for Parishes and 25% for those with the Neighbourhood Plan.
- S106 is currently used to secure a developer contribution which is negotiated on a site by site basis. Once CIL is in place and adopted by the Council, it will be able to start collecting CIL moneys from developments. CIL cap.
- All Parishes welcomed and support both documents.

### **Summary of Key Issues**



- Need investment in transport, traffic and roads
- Should Cherwell provide it all?
- Don't protect all the Green Belt
- In A&B but not Woodstock
- Social housing
- No employment
- Some possibilities for CIL

## **Cherwell District Council- Local Plan Part 1-Partial Review**

### **Developer Contributions and CIL**

#### **Parish Workshop (Banbury) Monday 12 December 2016**

**6pm – 8pm**

#### **Purpose:**

Parish Councils were invited to a consultation workshop as part of the Options consultation on the Partial Review of the Cherwell Local Plan Part 1 during November 2016 – January 2017. The Draft Developer Contributions Supplementary Planning Document and Draft Charging Schedule for the Community Infrastructure Levy were also discussed at the workshops. The workshops took the form of group discussions on the agenda items set out below (the agenda was circulated in advance to the parishes). On arrival, parishes were split into groups and each group discussed each agenda item. The group discussions were facilitated by a member of the Planning Policy team with support from a colleague. This document summarises the discussions that took place.

Two workshops took place for parishes in the south and north of the District on 7 and 12 December 2016 respectively.

#### **Agenda:**

- Introduction to the workshop and the consultation documents given by David Peckford, Planning Policy Team Leader, Cherwell District Council

Discussion of the following agenda items took place amongst each individual table group:

- Partial Review – Context/Approach
- Draft Vision and Strategic Objectives
- Considering and Delivering Options
- Developer Contributions SPD and CIL

<b>Table Number</b>	<b>Facilitator and Assistant</b>	<b>Parish Councils</b>
1	Chris Cherry & Andy Bowe	Gosford and Water Eaton
		Kidlington
		Hampton Gay and Poyle
		Woodstock
		Duns Tew
2	Chris Thom & Tom Plant	Cllr Reynolds (Drayton)
		Kirtlington
		North Newington
		Wroxton
3	Yuen Wong & Sunita Burke	Bloxham
		Banbury Town Council
		Sibford Ferris
		South Newington
4	Maria Dopazo & Kevin Larner	Adderbury
		Bodicote

		Stoke Lyne
		Steeple Aston

**Table 1**

**Partial Review – Context/Approach**

- Affordable housing should be located near Oxford Parkway Railway station and Water Eaton Park and Ride
- “Commuter belt” along railway
- Local Plan can specify affordable housing percentage but needs to be balanced against viability
- What is Oxford’s requirement? Type of people? What is Oxford’s employment type – needs to match type of homes to be provided in partial review?
- What is being used to determine need? SHMA explained
- Oxford should build on its Green Belt
- Option of Green Belt release should be explored e.g. Southfield Golf Club could be relocated to a Green Belt site
- Oxford City wants growth closer to the city
- Is it reasonable to consider Banbury?
- Key issues are connectivity; building communities and deliverability (what can the market deliver?)
- Other infrastructure requirements include schools and doctors
- Oxford City Council has set out what it needs but development needed to provide it assuming 4.4k homes close to Kidlington
- Banbury, Bicester and Kidlington may be able to take more housing development. If development is distributed widely in small sites then there is less chance of securing developer contributions to deliver infrastructure
- Stakeholders favoured larger developments to fund infrastructure
- Continue county towns strategy but concerns of transport issues and links North of Oxford requiring infrastructure.
- Green Belt is not sacrosanct but needs to be protected/defended – need separation between Oxford and Kidlington, countryside and protection of flood plain

**Draft Vision and Strategic Objectives**

- Don’t agree with the strategic objectives
- What is definition of “affordable”?
- Supporting Oxford’s needs is important and importance should be emphasised
- Transport links are major constraint
- Need good transport links/infrastructure with infrastructure in advance of development
- CDC needs to join up with other infrastructure providers

**Considering and Delivering Options**

- Langford Lane/Begbroke to support small scale employment and around Pear Tree
- If don’t want anything between Oxford and Kidlington then puts pressure on Kidlington
- Should put sites on A44 not on A4260
- All roads are congested/at capacity

- Need more transport infrastructure
- Not PR 27 (The Moors) which impacts on the gap between the village and river
- PR 41 look to retain area of Green Belt
- Shipton Quarry – access to railway but deliverability issues and other constraints = not available within timescale.
- Heyford?
- NE Kidlington?
- No strong view on large sites

### **Developer Contributions and CIL**

- Transport schools and doctors surgeries priority
- Stakeholders recognised that larger developments were likely to secure larger developer contributions to infrastructure
- No other uses suggested for CIL

### **Summary of Key Issues**

- Can we see Oxford City's SHLAA?
- Oxford should maximise existing sites eg brownfield
- Transport Constraints
- Infrastructure delivery
- Green Belt – some incursion may be ok but need to preserve identity/character of existing towns and villages
- Need to have evidence to justify sites
- Better chance to get infrastructure with larger sites
- Need to preserve green gaps between settlements with some development close to Oxford

### **Table 2**

#### **Partial Review – Context/Approach**

- Rural villages in Local Plan Part 2, why mentioned then in Part 1?
- Part 2 is Cherwell's need.
- Drayton becoming an extension of Banbury. Development down golf club and back of Drayton. Banbury and Bicester should expand for Oxford's unmet need.
- General discussion on meeting Oxford's need.
- Oxford should increase its densities, then this exercise would not be required.
- Should need 4,400
- SODC reneged on meeting Oxford's unmet need.
- Is this figure set in stone?
- How did CDC arrive at that figure?

#### **Draft Vision and Strategic Objectives**

- Will the housing really be affordable?
- Has Oxford looked at all its sites?

- Should initially look at Kidlington, as a bus would be required from Wroxton to Banbury.
- Attention drawn to new line from Oxford Parkway to Oxford.
- Need to build houses for people who work in Oxford.
- Banbury should not have to meet this need
- Put condition that new houses should only be for living and working in Oxford
- What is classed as affordable?
- Developers can justify what is affordable in Oxford but cannot ,however, justify its viability
- Government policy has changed re: green belt
- Kassam Stadium is in green belt
- Green belt now has lower value
- If green belt protected more growth at Drayton and Wroxton.
- We should push back to Oxford. Say no
- How did SODC get away with not working with Oxford?
- WODC would not give correct numbers. We should resist SHMA work
- If CDC agrees to 4,400 – what if CDC sets bar high re affordable houses. Does that fulfil our need on paper? Affordability a key driver.
- CDC gets to choose if green belt is developed or not.
- Process driven by developers who have a preference where they want to develop.
- Bus services important. Use of public transport to Oxford.
- Location of railway stations. Transport across Oxford. Trains direct to city and buses to city.
- Need to concentrate resources. Buses to hospital important.
- Need to build higher densities.

### **Considering and Delivering Options**

- Options at M40 J9
- Push growth to SNC
- Need to consider Oxford and Cherwell's need – Is it Oxford's or Cherwell's 5 year housing land supply? – A and B sensible choices for development.
- Green credentials – request in the plan?
- Arncott – all houses there? EX MOD sites?
- Implications of Oxford- Cambridge express way?

### **Developer Contributions SPD and CIL**

- S106 monies – Parish's don not see it
- S106 on site. CIL off site. – Parish's to decide how the money is spent.
- Cost of recreational equipment
- Link CIL to neighbourhood plans
- What is CIL consultation for?

### **Summary of Key Issues**

- Housing type – affordable, density and scale
- Need new roads, bus services, cycling. Long term investment
- Continue with Areas A and B (but high land values)
- No development in villages
- Some opportunities in low value green belt (evidence needed)
- Use PDL but expensive to deliver
- Should have lower CIL on PDL to free up MOD land

### **Table 3**

#### **Partial Review – Context / Approach**

- 4,400 - Is it a given? If South Oxfordshire doesn't deliver do we need to take it?
- The consensus was that Cherwell accommodated additional growth at the time of adoption because of the SHMA and Growth Board. The barrister for Oxford was very forceful and accommodated the additional housing need. Maybe we should use their Barrister next time?
- Not clear how the figure of 4,400 arrived at by the Growth Board – It is too much?
- What is going to happen with South Oxfordshire apportionment? If the decision is taken by whoever on the apportionment their
- Can this growth be accommodated at Upper Heyford? The allocations at Upper Heyford are based on Policy Villages 5, which covers the entire site area. It will form part of the review for LPP1 – PR
- Green Belt should be reviewed.
- Location should be close to Oxford as it is for Oxford's need.
- SHMA figure should be reviewed following Brexit as the assumptions for SHMA were based on the economic forecasts before Brexit.

#### **Draft Vision and Strategic Objectives**

- It is quicker to get to London than to Oxford from Banbury and the surrounding areas.
- Do not envisage people travelling to Oxford from Banbury. People within Oxford City want growth in Bicester as it is part of the knowledge corridor for Oxford City.
- The private rented sector in Oxford is very high and not affordable for the people who work in Oxford. There are a myriad of reasons for the shortage of housing in Oxford. It is a combination of expensive private rental market, type of housing available is not met by the demand for it. Employers are unable to recruit because of suitable housing. Families cannot afford to live in Oxford and have to move out, which involves travel into Oxford therefore not attractive to families. Oxford Colleges lobby against high rise – historic city.
- Where is the housing need?
- What is the housing need?
- Not all the academics, engineers coming to Oxford to work want to live close to their places of work.
- Salary difference

#### **Considering and delivering Options**

- Affordable housing policy in the Local Plan needs teeth to it in LPP2. It needs to make developers provide affordable housing and not use viability to lower the provision.

- Build close to Oxford
- Transport strategy is needed for Oxfordshire – County/City and not just City.
- Housing land supply update and its importance for Cherwell District, this means that it relieves pressure on villages in particular on that basis.
- National Government commitment of housing delivery. Colleges and many large developers have large land banks. The Government have been criticised for making that statement.
- Areas of Search – do you agree with areas A and B – Yes, but Bicester and Banbury can take more.
- HEELAA consists of site assessment and this is due to be reviewed and made available to public early next year. No date has been fixed
- LPP2 sites may be smaller sites.

#### **Developer Contributions SPD and CIL**

- CIL tariff is welcomed
- Welcome receiving 15% CIL for Parishes and 25% for those with the Neighbourhood Plan.
- S106 is currently used to secure a developer contribution which is negotiated on a site by site basis. Once CIL is in place and adopted by the Council, it will be able to start collecting CIL moneys from developments.
- All Parishes welcomed and support both documents.

#### **Summary of Key Issues**

- 4,400 too much
- What will happen with South Oxfordshire's apportionment?
- Grenoble Road
- SHMA should be reassessed after BREXIT
- What is the housing need? Who? Where?
- Employers in Oxford find it difficult to recruit.
- Oxford has high rents and land prices
- Preferred areas of search A&B, Bicester and Banbury

#### **Question**

Are garages included in CIL?

#### **Answer**

**Yes, garages are included in the residential floor space calculations for CIL**

#### **Table 4**

#### **Partial Review – Context/Approach**

- 4,400 additional homes
- 5 year supply – how will the new houses affect this?
- Cannot address until sites identified. Channel down from broad strategy first.
- Sites need to be deliverable to keep up supply.
- Transport links versus proximity to Oxford.
- Transport infrastructure not necessarily deliverable, gamble to rely on it.
- Transport subsidises cut.
- Car is preferred method realistically.

- Oxford City prefers sites close to city.
- All in one Oxford block, or spread around?
- People will buy houses according to own requirements.
- Will housing be tailored to presumed need of Oxford population?
- Do we know what mix is needed?
- Has Oxford determined who housing will be for? Further away will be primarily for commuters.
- Main need is for affordable housing, how will levels be determined?
- Want ideally cohesive self-contained communities.
- Need driven by new people moving to county.
- All economic benefit flows to Oxford and Bicester, not Banbury.
- Banbury more self-contained.
- Banbury in two LEP areas.
- Housing must be backed with employment.
- Committed economic growth will require more housing. Knowledge Corridor is planned for later.
- Planned growth areas already in Cherwell so do we use green belt or add to identified growth areas?
- Need to have all infrastructure ready.
- IDP accompanies LP1.
- All depends where sites can be found. Mobile and broadband not obliged to provide.
- Bodicote strongly doesn't want additional housing for Oxford. Should be nearer to Oxford.
- No option to do nothing.
- Green belt should be reviewed.
- Extend existing infrastructure or build brand new infrastructure in new area?
- South of district is better. Transport links are not good enough from north of district.
- Sum up – preference is for housing closer to Oxford.
- So much new development already. Already planned communities need time to develop.
- LP already identifies many village sites – how will those work with LP2 sites? Concern that rejected sites will be resubmitted.
- Percentage of social versus private.
- According to LP policy. Oxford's affordable ratio is 50% we need to decide if that can be sustained in Cherwell.
- Higher social needs better proximity to centres.
- S106 is negotiable, we have to consider if affordability is brought up.
- Neutral benefits.
- Possible to argue for share of benefits which would otherwise go to Oxford.

### **Draft Vision and Strategic Objectives**

- Need vision that works for the whole of Cherwell.
- Objectives focus on proximity to Oxford, housing needs and working with City Council.
- Sustainability – social, economic, environmental.



- Cherwell must not be just a dormitory for Oxford.
- How will this work with Oxford's forthcoming LP?
- Consulted in summer. Policy framework is pre NPPF. SHLAA – generated more than had been envisaged
- Why are Cherwell and South taking so much more than Vale and West?
- More constraints in Vale and West (less well connected).
- In reality how deliverable is any of this? How long will this take (on top of existing quota)?
- Does CDC know how much land has existing, non actioned planning permission?
- Tabulated in AMR.
- Does CDC ask why not being delivered?
- Yes they are regularly contacted. Can consider accelerating some sites if other expected ones do not develop as expected.
- If this plan is not progressed we can expect speculative developments to start arriving.
- To what extent can CDC force/facilitate delivery of infrastructure?
- Can push/negotiate/pressure developer.

### **Considering and Delivering Options**

- New Year – shortlist of sites then ask developers to demonstrate deliverability.
- Will developers build if not profitable?
- Cards are with developer, they hold the 5 year land supply. Changes mooted but developers are a strong lobby.
- Large strategic sites or dispersed?
- Housing mix will affect deliverability.
- Concerns for community cohesion – resentment.
- Question - New settlements in preference to multiple small sites? (All = yes).
- Social needs must be met – is this realistic for new settlement; employment, transport.
- Need to plan for cemeteries
- Economy – if bad could end up with huge housing development and no employment.
- Can 4,400 homes be economically sustainable?
- Employment types Banbury, Bicester and Oxford different. How improve employment types in Banbury and Bicester?
- Need to work closely with business community. Focus on apprenticeships.
- Academic education in Banbury not good enough.

### **Developer contributions SPD and CIL**

- 106 negotiable
- CIL not negotiable
- Chair of OALC. Does district take CIL if parish does not have specific project?
- MD- Parish proportion 15% if no NP capped to £100 per existing dwelling.
- (if NP = 25%, no cap)
- 123 list – what will go from CIL and from S106?
- Look at what infrastructure needed.

- Will not be backdated on existing houses.
- MD - No it will not. Number of exemptions to CIL. More affordable housing = less £s to infrastructure.

### **Summary of Key Issues**

- Preference for development closer to Oxford because of transport, sustainability, affordable housing.
- Review Green Belt
- New settlement in preference to multiple small developments.

**Focus Stakeholder workshop**  
**Tues 13 December 2016**  
**Council Chamber 17:45-20:00pm**

<b>Table 1</b> David Peckford, Andrew Bowe	CDC
Richard Cutler	Bloombridge
Tom Rice	Barton Willmore
Sarah Gregory	Savills
Alan Stora	Oxford City Council
Lawrence Dungworth	Hallam Land Management Limited
Mitchell Tredget	Hill Residential
Julie-Anne Howe	OCCG
Steve Pickles	West Waddy ADP
<b>Table 2:</b> Chris Thom, Lewis Banks-Hughes	CDC
Peter Bateman	Framptons Planning
James Dillon-Godfray	London Oxford Airport
Fiona Mullins/Tom McCulloch	Community First Oxfordshire
Andrew Garraway	Turnberry
Jacqui Cox	OCC
Simon Joyce	Strutt & Parker LLP
Colin Blundel	Vale of White Horse District Council
<b>Table 3 :</b> Sharon Whiting, Tom Plant	CDC
David Flavin	OCC
Ben Simpson	WYG Bonnar Allen
Alan Lodwick	Oxford Green Belt Network
Jonathan Porter	Archstone Projects Limited
Charles Campion	New College
Gary Owens	CDC- Housing
<b>Table 4:</b> Maria Garcia Dopazo, Alex Rouse	CDC
David Burson	JPPC Planning
Mark Schnull	Nathaniel Lichfield & Partners
David Heathfield	Chiltern Railways
Jenny Barker	CDC
Peter Cox	Bicester Chamber of Commerce
Christopher Anstey	CRJ Anstey
David Keene	David Lock Associates
<b>Table 5:</b> Christina Cherry, Sunita Burke	CDC
Robert Davies	Gerald Eve LLP
Sue Marcham	CDC
David Stewart	David J Stewart Associates
Ellen Timmins	Boyer Planning
Paul Burrell	Pegasus
Bob Duxbury	CDC
Neil Roe	Amber Developments

## 1. Summary of main issues raised across the 5 tables during the focused discussions

The discussion focused first on the key priorities arising from the Local Plan Partial Review Options Consultation from the stakeholders' point of view and interest. This was followed by a discussion on the Local Plan Part 1 Partial Review proposed vision and objectives, consideration and delivery of options and a final discussion on the concurrent consultation on Developer Contributions and CIL Charging Schedule.

The sections below summarise the key issues raised under each discussion topic while Appendix 1 provides a more detailed record of the points raised also by topic.

### 1.1 Key priorities from the stakeholders' point of view and interest.

Main priorities raised by the participants focused on:

- **the wider/strategic implications of meeting Oxford's needs:** how does it fit a wider strategy, is the SHMA realistic?, what are the democratic processes? (i.e. whose policies are these?), impact on the environment and Green Belt aim to restrict sprawl.
- **Infrastructure:** whether planning growth and infrastructure on existing locations or clustered for new infrastructure, focus infrastructure in and around: Bicester, A34, A44 and A4260, possibility of new train station.
- **Location of development:** support for Area of Search A, support for close to Oxford and around existing/planned corridors, support for large strategic sites alongside some housing in villages for 1 and 2 beds. Deliverability by 2031 to be a consideration for the location of development.

### 1.2 Local Plan Part1 Partial Review: Context/Approach

Main comments on LP1 Partial Review context and approach included:

- **Approach to growth:** support for county towns approach and Sustainable Urban Extensions, concerns with urban extensions to Oxford due to environmental, Green Belt and Infrastructure constraints, support for an approach based on Oxford needs with development located near Oxford, support for an approach which leans on public transport and transport hubs.
- **SHMA , housing need and apportionment:** concerns with the adequacy of the SHMA (exaggerated needs and focus on employment growth), support for SHMA as ratified by PINs, queries about population updates needed at later stages of plan preparation, queries on whether CDC will accommodate further growth and the consequences of SODC not endorsing the Growth Board apportionment.
- **Green Belt (GB) and Kidlington gap:** Kidlington gap is strategic, queries on whether best to undertake a GB Review or a GB Leap with views pro and against both approaches, fears that a GB review will open 'Pandora's box' and hence it should not be reviewed, support

for a GB Review which is targeted not excessive review and permanent to 20+ years. Need to justify GB review's exceptional circumstances.

- **Deliverability:** Increased housing delivery possible, landowners looking at land disposal although builders are maxed out at the moment, landowners aspirations (land values) are an issue for affordable housing, need a mix of large and small sites. Smaller sites quicker and easier to deliver. Plan deliverable but GB review is needed.
- **Infrastructure:** high quality transport needed to areas for Oxford's growth, queries on when the Plan will address infrastructure needs and whether consultations will take place as part of OCC Local Transport Plan.
- **Location of growth:** support for areas A and B, support for and arguments against further growth in the north of the Cherwell, Upper Heyford and potential MoD land, motorway junctions seen as inappropriate, support for growth at Oxford Parkway, support for locating growth near existing development and near employment, question the approach to areas of search and whether areas A and B have been favoured, views on 4,400 being too much just for Kidlington.

### 1.3 Draft Vision and Strategic Objectives

Main comments on LP1 Partial Review context and approach included:

- **The focus of the vision and strategy:** non location specific vision as a starting point but responding to Oxford's needs and Cherwell's context. Some Views on vision trying to please everyone and following the wrong strategy, some views on support of the vision and strategy. Support for moving attractors (jobs and university) outside Oxford (i.e. Bicester), counter argument indicating business may move to Cambridge instead. Some views on vision and strategy too narrowly focused on housing with a counter argument on the Plan being only a partial review to LP1 to meet Oxford's unmet housing needs.  
**Addressing specific housing matters:** Affordability of housing, small units, student accommodation, need to address health issues and design dementia friendly homes and care villages. Provision of a digital village at Kidlington.
- **Public transport and connectivity:** Important to provide good accessibility to Oxford City Centre and employment. Council to monitor progress on Oxford- Cambridge corridor.
- **Oxford/Cherwell impacts:** concerns with competition between houses built for Oxford's needs and those for Cherwell. The emphasis on the vision should not be on 'New balanced communities'. The vision for LP1 PR and Kidlington Masterplan do not connect the Masterplan should be brought to the fore. Contributions from development should go for infrastructure.
- **Objectives:** In Objective 1 partners should extend to through the Duty to Cooperate. Objective 17 relies on unrealistic job growth, vision for balanced communities is at odds with objectives 17 and 18 focusing on addressing Oxford's housing needs. Should consider common drivers for long term sustainability.

### 1.4 Considering and delivering Options

Main comments on LP1 Partial Review consideration and delivery of options included:

- **Approach to growth:** initial evidence indicates areas A and B most sustainable, support for growth at Banbury and Bicester with counter arguments supporting growth at the edge of Oxford accompanied by infrastructure. Support for consideration of new growth nodes. Views on dispersing some of the growth on grounds of natural limits to growth around Kidlington. Support for Upper Heyford and Bicester supported by high quality transport. Biodiversity could affect location of growth.
- **Infrastructure:** NHS does not have capacity for new surgeries; transport system around Cherwell generally poor cannot cope with more growth, transport capacity matters are a national issue. Growth driven in part by strategic employment, should apply for funding streams in connection to SEP. Wider strategy needed for infrastructure. Developers and landowners to be treated fairly. Arguments pro and against the benefits of larger vs smaller site allocations to help delivery of infrastructure.
- **Delivery:** Investment and returns drive the gradual delivery of houses not land banking and Green Belt. Ring-fencing site delivery may result on area I coming forward to meet 5 year housing land supply. Kidlington Masterplan can be delivered now work already done. Development around Water Eaton area is 10-15 years away. Phasing of sites not considered practical by triggers for occupation may work. Delays on S106s is an issue – should front load to pre-app stage. Sales rates are outside Council’s hands and there is likely to be competition. Views on delivery not being an issue unless infrastructure upgrades have a knock on effect.

## 1.5 Developer Contributions SPD and CIL Draft Charging Schedule

Main comments Developer Contributions SPD and CIL included:

- **Approach:** SPD and CIL based on adopted Local Plan growth. The future impacts of Partial Review sites to be looked into as the plan progresses to adoption. CIL doesn’t allow negotiation -prefer s106 route; Strategic site appraisal does not pick cumulative effect of assumptions; views that viability not an issue in Cherwell, need transparency in finances; Development is needed to pay for the infrastructure – so what other options are there?
- **CIL charges:** views on CDC CIL charges being higher than surrounding authorities countered with views on CIL charge being reasonable. Need to address balance between seeking contributions and not putting development at risk. Schedule seen as helpful; Garages factored into the levy; Keep CIL simple – Speeds it up Parishes keen to see how much they can get countered by views on CIL needing to fund infrastructure
- **SPD:** Table 2 in the SPD is very clear. Minimum threshold retained. Threat to small development coming ahead such as petrol station with retail, etc. Public art can fall into disrepair and wasted. City uses a calculator for mitigation on ecological matters. – Biometric – Defra. LPP2 – look at metric and biodiversity counting. Can contributions be more specific / itemised? They cannot just be viewed in isolation. Surcharges are very high, even comparatively.

## **Appendix 1 – Detailed list of main points raised by topic**

### **Stakeholders' main issues arising from the consultations**

#### Democratic process and strategic matters

- i. How does democratic process work with Oxford?
- ii. How Oxford's Unmet Need (OUN) fits wider county strategy how it responds to the Strategic Economic Plan (SEP)
- iii. High level context – not just about CDC strategic fit with Oxford context
- iv. How could needs be met in terms of scale and location of development and how does it manifest itself in terms of sustainability/detrimental impact on the environment
- v. Oppose SHMA, unrealistic and excessive
- vi. Support principles of greenbelt and appropriate use. Supports Cherwell's Green Belt Policy – Restricted sprawl.
- vii. City Council approach – to promote employment land rather than housing.
- viii. Housing market area vs Oxford cities need Policy? CDC or City for affordable homes threshold. Affordable housing – who gets it? Cherwell or City?
- ix. New homes bonus and incentives with housing growth
- x. Support Planners on strategic issues

#### Infrastructure

- i. Infrastructure issues e.g. constraints in Bicester
- ii. Interested in sites making most of existing infrastructure
- iii. Supportive of clusters of sites to improve transport infrastructure.
- iv. Query whether best to plan growth and infrastructure in existing locations or clustered for new infrastructure.
- v. Interest in social and wider infrastructure from community viewpoint
- vi. Specific transport infrastructure between A34 and Begbroke Science Park/Yarnton/Kidlington/Northern Gateway etc.
- vii. Impacts on existing infrastructure, need for a phasing approach to delivery and the relationship with Sustainability Appraisal and site scoring.
- viii. Possibility of new train station on Great Western line.
- ix. New employment in Kidlington area.

#### Location of development

- i. Where and how development will take place? Where 4,400 homes go by 2031 is also a delivery issue: where do you put it – is Banbury too far?
- ii. Should be close to Oxford and around existing / planned transport corridors.
- iii. Strategic sites with infrastructure and bigger and better sites while small villages with some small housing 1 and 2 beds.
- iv. Supporting Search Area 'A'

## 2. Partial Review: Context/Approach

### Approach to Growth

- i. Country towns approach to growth in Oxfordshire dominated for years – Growth for Banbury
- ii. Oxford wrong to take premise - Sustainable Urban Extension (SUE) is the answer
- iii. Urban extension of Oxford is not sustainable – due to local circumstances – transportation A40 Northern Gateway environmental setting and quality, Green Belt and heritage and environmental setting compared to elsewhere in Kidlington – Kidlington needs regeneration
- iv. National Infrastructure Commission – Growth Corridor (above 4,400)
- v. House live/work in Oxford – affordability is fundamental
- vi. Difficult to object to the strategic view and approach in the Cherwell Plan
- vii. CDC initially thought for 2011-2031 was 16k. Consultants employed to defend deliverability. Ambitions deliverable targets
- viii. City's based need: people who have a job but need a house. It is a City requirement and not for commuting people. Junior academics and researches leaving Oxford as can't find / afford housing.
- ix. Spatial relationship important, also public transport and new modes
- x. If houses relate to Oxford, huge market / demand, especially for affordable.
- xi. Question whether jobs are/should be in the city– Science Park in Vale DC? Future job growth unnecessarily provided up at Oxford? Not required for all business to be right on Oxfords doorstep.
- xii. WODC garden village – approach to transport hubs.
- xiii. Long period existing strategy of Oxford City is at odds with OCC.
- xiv. Opportunity for high level jobs in Bicester.
- xv. Meeting all of the need immediately just compounds the problem.

### SHMA, housing need and apportionment

- i. 15,000 homes for Oxford and Cherwell's apportionment is 4,400 homes. Can this be accommodated sustainably and where within Cherwell? How robust is 15K figure? Is the figure 4,400 too high?
- ii. SHMA - exaggeration of CDCs need and employment growth. Based on false evidence, jobs will not be delivered. It does not address need. It does not address affordable need.
- iii. SHMA – Ratified by PINS
- iv. Cherwell has accepted this figure from the Growth Board – Duty to Co-operate and agreed to meet the need through Partial Review of Local Plan Part 1.
- v. Need comes from SHMAA. Based on Oxford's identified needs and SHMAA – 10K met – Growth Board divided remainder. Statutory process through local plans. Figure could change through review of other LA plans.
- vi. The 4,400 is on top of the pre-existing numbers based on Cherwell's demand.
- vii. SHMAA is the document to be used and based on assessed need. Could be checked/updated? Have updated population projects been used? Would this be done through Growth Board?
- viii. CDC to review whether population updates are needed before examination



- ix. There may be some LAs challenge SHMAA – needs to be updated? 2014 has been through examinations and has been found robust.
- x. Could Cherwell get more than the 4,400 allocated by Oxford’s unmet housing need? If South Oxfordshire District Council continues to not agree to take a portion of Oxford’s unmet housing need – would Cherwell then have to take an additional portion of that amount too?
- xi. Interim SA looks at 4,400, significantly less and significantly more. However, the focus of the LP1 PR is the unmet need apportioned to Cherwell (4,400).
- xii. The focus of the LP1 PR is the testing through Cherwell’s statutory processes the Growth Board apportionment of 4,400 to Cherwell. It is for each local authority to address the Duty to Cooperate through their plan making process.

#### Green Belt and Kidlington Gap

- i. Kidlington gap is strategic survived over years. Kidlington needs regeneration no Green Belt focus.
- ii. Lots of the land in A and B is in Green Belt. Should CDC leap the Green Belt? Scope to review Green Belt?
- iii. CDC needs to justify exceptional circumstances for Green Belt development. Growth Board looked at land in Green Belt to identify which parts of Green Belt could take development. There are parts of the Green Belt with lower landscape quality than other parts.
- iv. Green Belt needs to be looked at – old concept – shouldn’t go in with view to leap Green Belt.
- v. Cambridge (without Green Belt constraint) has attracted significant employment. Oxford has been hampered by Green Belt constraints. Lots of industries would like HQ in Oxford but there are no [employment] sites available around city centre.
- vi. Green Belt review should be a targeted approach
- vii. No development in the Green Belt , real fear it is Pandora’s box
- viii. Green Belt review through sensible planning needed but not excessive – Carefully regulate
- ix. Re-fix green belt for 20+ years after this review.
- x. Green Belt review too look longer term view: 50-100 years
- xi. Coalescence of settlements ....? Kidlington/ Yarnton/ Begbroke have a sense of identity? Value of the Green Belt – Openness. Parts of the Green Belt have no value.
- xii. Are parts of the Green belt around Oxford able to meet Oxford’s need? What part of the Oxford’s Green Belt performs the Green Belt function?

#### Deliverability

- i. Landowner aspirations are a difficulty– Affordable Housing cost £60 per sq. ft. = £60k
- ii. Landowners looking for opportunity to dispose of land
- iii. Realistic rate of delivery – yes to increased housing delivery
- iv. Need a mix of sites small and large. If you draw down into what are deliverable sites.
- v. Sites out there, but builders maxed out at present
- vi. The LP1 PR is deliverable but needs green belt review
- vii. Delivering large sites takes 10 years to get spade in ground – is there potential to deliver large sites as series of small sites? No due to land equalisation

- viii. 5 year land supply from 2021? Yes
- ix. Market supply and demand – saturation. Hallam Land developing at Cranbrook in Devon - 450 units per annum starting to stall
- x. Smaller sites quicker and easier to deliver. Flexibility is key

### Infrastructure

- i. Transport is key – cycling and train links are important
- ii. What about the levels of infrastructure needed, and would phasing be used?
- iii. Need to look at developing a strategy and identifying the location of growth first before establishing what infrastructure is needed.
- iv. High quality public transport is needed in these growth areas. Need better linkages further out to places and areas suitable for Oxford's growth.
- v. What is the consultation on OCC Transport Plan? – Can similar consultations be carried out on OCC transport matters in the area?
- vi. OCC are active in talking to District Councils and undertaking consultations such as the A40 scheme (OCC website).

### Location

- i. Transport 30-60min journey is what most commuters will make
- ii. Housing - important to be close to Oxford
- iii. Area A and B are well connected by public transport. A and B logical place to centre new development. Sustainable communities should be created in their own right rather than dormitory towns. Proximity to Oxford promoted active travel links to reduce impact on infrastructure.
- iv. A and B. Have locations been ranked?
- v. SA and TA identify ranking of locations + sustainability and impact of proposals on Cherwell and Oxford. CDC hasn't set out a rank.
- vi. The partial review seems to imply that CDC has already made up their mind that the majority of the growth will be around Kidlington. Is this biased? Based on the documents, Kidlington looks like it is favoured – what drove that decision?
- vii. No decisions have been made at this stage. The starting point is looking at the whole of the district, including connectivity and public transport links
- viii. Areas of Search were drawn based on: urban areas, PDL, transport nodes and promoted sites. Initial SA and Transport Study indicate that Areas A and B seems the most sustainable locations but we need more evidence (HRA, SFRA, Landscape) to inform the next stage.
- ix. SA framework produced by LUC looks at Oxford's and Cherwell's objectives but addresses Oxford's unmet need.
- x. Upper Heyford has further potential
- xi. Fan of new garden town type development – new developments shouldn't be bolted onto existing development
- xii. Oxford Parkway good location for some housing
- xiii. Some form of bolstering into what is existing (with new development in these areas)

- xiv. Connectivity is very important – having location close to employment
- xv. A + B, Bicester and Banbury make more sense
- xvi. Should be more ruthless and say no to areas.
- xvii. North of District is stupid location for the LP1 PR, it does not relate to Oxford. Banbury related to WODC, SNC and Birmingham. Houses in North of the District exacerbates problems.
- xviii. Heyford and Banbury solve CDCs issues not Oxfords unmet need.
- xix. Motorway junctions area inappropriate
- xx. MOD land Comparable to Heyford or Graven Hill (i.e. Arncot)
- xxi. If high end jobs in Bicester, then Arncott would be good
- xxii. 4,400 are too many for just Kidlington. It wouldn't cope.

#### Other

- i. Could have policy for key workers offer land for free to construct houses for key workers e.g. Bloombridge in Kidlington 21 Ha site only need 10Ha market value = £1m per acre
- ii. Density should be revisited
- iii. Oxford is a world class city – it is a fundamental building block – support that
- iv. Historic built and natural environment are not in these assessments.

### **3. Draft Vision and Strategic Objectives**

#### Vision

- i. Oxford suggested vision is non-location specific, a starting point to frame what follows. Responds to Oxford's needs in Cherwell context
- ii. Draft vision tries to please everyone all at the same time
- iii. Strategy is wrong
- iv. Should employment be pushed out of Oxford? Train line essential to move jobs out of Oxford perhaps.
- v. Oxford attractor of people and houses move universities to Bicester
- vi. In Oxford Astra Zenneca could not find site so moved to Cambridge not Bicester
- vii. Housing isn't just an isolated aspect; it has to coincide with employment opportunities.
- viii. The review does seem overly housing-focused. Should the review be wider than just housing?
- ix. There is an employment/housing imbalance in Oxford. The Partial Review is not a review of the LP but a partial review to help address Oxford's unmet housing needs.
- x. Needs vision is for a new city then dealing with the focus of Oxfords unmet need. Statement of a new garden city.
- xi. Connectivity to Oxford. Cambridgeshire is successful because of its connectivity between different modes of transport. Links to Ox Parkway.
- xii. All traffic and roads lead to the centre of Oxford. It is very important to provide good access into Oxford City Centre. In particular public transport and Park and Rides.
- xiii. Focus on Oxford impact on CDC

- xiv. Vision and objectives – health – need health to be designed to be dementia friendly need built facilities for healthy environment
- xv. LP1 Partial Review and Kidlington Masterplan don't connect. Kidlington Masterplan needs to be brought to the fore – housing will cost £500-£700 per sq. ft. at Oxford Parkway but £300 / sq. ft. in Kidlington
- xvi. Telecottages digital village in Kidlington as part of regeneration of the village
- xvii. Need to plan for care village
- xviii. City's requirement is for small units not executive homes. Concentrate what is missing, small units
- xix. Provide a range of housing types for Oxfords need.
- xx. Exemplar is a high bar + affordability contradicts each other.
- xxi. Oxford has lots of university colleges, which means lots of student accommodation – would Cherwell have to take a proportion of this, in addition to other types of housing?
- xxii. The competing nature of the houses build for Oxford's unmet housing need and those built for Cherwell's natural growth might seem to be somewhat adversarial.
- xxiii. Properties in Oxford are the most expensive around, so the issue of affordability will be key.
- xxiv. Can the Cambridge – Milton Keynes - Oxford corridor be considered as an example of good practice?
- xxv. The preferred route option has yet to be identified. We will keep an eye on future announcements.
- xxvi. New balanced communities in the Draft Vision for Meeting Oxford's Unmet Need – Does this have to be new? The existing settlements will have capacity for expansion?
- xxvii. 4,400 homes because of Oxford's needs. Accessibility to these employment areas is important such as Begbroke.
- xxviii. If 4,400 are for Oxford, roughly 3000 will generate value. Contributions from the development can go for better infrastructure provision.

### Objectives

- i. Objective 1 - partners- only /City and County Councils? – partners to extend to growth board partners through duty to cooperate
- ii. Potential to work with other districts to meet unmet needs
- iii. Disagree with SO17 – unrealistic job growth.
- iv. We do still need to build balanced communities, as the impact of growth affects many other areas. A vision seeking balanced communities may not be supported by objectives focused mainly on addressing Oxford's housing needs SO17 and SO18. Need to consider the common drivers of long term sustainability.

## **4. Considering and delivering Options**

### Approach

- i. Initial evidence indicates areas A and B are most sustainable
- ii. University needs to do proper Research and Development at Water Eaton
- iii. 100 dwellings, thresholds way too low, dilutes strategy
- iv. Is this a real need or not? Do ½ now and see if it is deliverable review for other ½ 2,200, then if there is demand then the other 2,200

- v. Biodiversity can affect where new developments take place.
- vi. Cluster sites together
- vii. Urban extension or new towns
- viii. Sites or sustainability
- ix. Infrastructure also drives the level of delivery – the Oxford unmet housing would be best suited to the edge of Oxford (i.e. Kidlington), rather than around the other two urban centres in Cherwell – Banbury and Bicester, which are probably too far away.
- x. Strategy – Banbury/Bicester is supported. There are pros and cons for sites in Banbury and Bicester.
- xi. Fundamental point – jobs in Oxford.
- xii. Oxford need – not to confuse with Oxford’s need not being met in Bicester – net migration. Plan for growth in Bicester– Green Belt has value. Settle in places like Heyford/ Bicester and travel to Oxford using high quality transport to Oxford. It becomes a Bicester issue. Potential to allocate housing in Bicester to meet Oxford’s unmet need. Ability to fund infrastructure improvements.
- xiii. If development is around a node could not new nodes be created?
- xiv. Locating housing closer to Oxford will be better at meeting Oxford’s unmet housing need, as geographic proximity is a key driver for people.
- xv. Should the delivery of housing be dispersed or concentrated? There are natural limits for housing, and sites other than those around Kidlington will surely be needed to take some of the pressure.
- xvi. Infringing on the Greenbelt has negative connotations – but Greenbelts can be enlarged or moved around – they are not fixed points – look at the example of Cambridge. Are Cherwell thinking of undertaking a Greenbelt review?
- xvii. Are we going back to Regional Spatial Strategies again?
- xviii. Who decides which houses have been designated for Oxford’s unmet housing need, and which have been designated for Cherwell?
- xix. This is an argument that could be made about any plan making process not just in addressing Oxford’s unmet needs. There are limitations on how prescriptive planning can be (who lives/works where) but the next stage of LP1 PR will influence housing mix, housing types and affordability.

### Infrastructure

- i. 440 homes per year added to housing delivery sites = c 6k people but NHS does not have capacity for new surgeries
- ii. The current Kidlington transport set-up is insufficient to deal with any more development
- iii. The transport system in and around Cherwell in general is poor, and the whole transport strategy wouldn’t be able to cope with such high levels of demand from an extra 4,400
- iv. Use of local building fund to deal with intractable problems of infrastructure
- v. Existing Capacity of the trains themselves - paths they can use – if you introduce new station, it will extend the length of the journey. Increase capacity on existing public transport (trains)
- vi. Major investment needed into public transport. The transport issues discussed are national, and not just localised.

- vii. Strategic employment driving unmet need – ways to apply for funding streams need to demonstrate going to provide jobs. Connection to SEP used to bid for funding  
A wider infrastructure strategy is needed rather than just endless mitigation. Previous mistakes have been made with the funding of infrastructure – this must not happen again.
- viii. Private cars are still the main method of transport, rather than public transport.
  - 4,400 homes seems a lot, but if you put it in perspective of having good transport links, in a nice area of the country, with good employment opportunities, it isn't that much housing.
- ix. It's fine having better transport links, but if you can't get there without driving, then it's pointless. Transport services need to be better integrated into the wider community. But they also need to be commercially viable.
- x. Could/should buses get preferential treatment? There should be interconnection between buses and trains (in real time)?
- xi. Developers and landowners need to be treated fairly. Is the additional infrastructure costs only for the 4,400 homes of Oxford's unmet housing need, or can it go towards funding general improvements to services across the district?
- xii. Approach should be for large allocations, which will have ability to lever in investment for larger infrastructure.
- xiii. Quantum of development – deliver small sites for a new school/or an extension to an existing school. Small sites can help existing school in Yarnton.

#### Delivery

- i. Housing crises nationally. How does greenbelt review address the housing crises? Disagree with green belt and developers banking. Investment and return means delivering houses gradually.
- ii. Ring-fencing may result in area I coming forward to meet 5 year housing land supply
- iii. Need strategy for Kidlington to deliver 2-3k homes and to deliver Kidlington Masterplan – work done already – smaller sites controlled by individual landowners
- iv. Further development around Water Eaton = 10-15 years away
- v. Approach to 5 year land supply: 2 local plans piggy backing distinguish land supply supplies and demonstrate to inspector delivery.
- vi. Site in different ownership come with one application to deliver. Sites in CDC are big and can accommodate huge growth.
- vii. Phasing? Not practical to dictate that.
- viii. Triggers in place before occupation. Agree with triggers
- ix. Control infrastructure: Delay for 106 negotiations, 50 units taking 2 years for 106 to then get to REM. Try and front load everything at PREAPP rather than post planning granting subject to 106.
- x. Is there a different trajectory for the Oxford unmet housing need compared to the other housing being built in Cherwell?
- xi. It hasn't been decided yet, first need to develop a strategy as well as the quantum and location of growth.
- xii. Delivery shouldn't be a problem, as landowners want quick delivery. But infrastructure upgrades will have knock-on effects on the ability to deliver.
- xiii. The sales rate would be out of the council's hands anyway, and competition is inevitable.

## 5. Developer Contributions SPD and CIL

- i. SPD and CIL based on adopted Local Plan growth. The future impacts of Partial Review sites to be looked into as the plan progresses to adoption.
- ii. CIL doesn't allow negotiation – flat rate makes some sites unviable undeliverable when you crunch numbers which is why prefer s106 route
- iii. Strategic site appraisal does not pick Cumulative effect of assumptions
- iv. Need to build development tolerances into model
- v. Savills to provide detailed comments to feed into discussions with Montagu Evans
- vi. Health might not be new build but might be used to support existing by existing contributions – developers don't mind giving money to support facilities
- vii. Contributions into CIL pot but infrastructure not always seen to be spent
- viii. Viability not an issue in CDC
- ix. CIL charges are higher than rest of Oxon and strategic sites should be excluded.
- x. CIL appealing to communities because to split to parish councils
- xi. Small builders getting away with S106 but appeals to bigger clients because of fairer distribution.
- xii. Community development funding through CIL – no expectation though CIL.
- xiii. Can contributions be more specific / itemised? They cannot just be viewed in isolation.
- xiv. Surcharges are very high, even comparatively.
- xv. Transparency in the finances is needed.
- xvi. Development is needed to pay for the infrastructure – so what other options are there?
- xvii. The clarity in the documents was commended. No concerns raised except for out of centre retail and that CIL for new retail uses may not be viable.
- xviii. Notional proposition – A and B Areas are reasonable to deliver for oxford's unmet need. There needs to be a balance between managing the issue - existing place and the new place and how it will appear, what infrastructure it will need.
- xix. CIL approach – contributions requested are within reason
- xx. Balance between seeking contributions and not putting development at risk.
- xxi. CIL schedule is very helpful
- xxii. City uses a calculator for mitigation on ecological matters. – Biometric – Defra meter
- xxiii. LPP2 – look at metric and biodiversity counting.
- xxiv. Table 2 in the SPD is very clear. Minimum threshold retained. Threat to small development coming ahead such as petrol station with retail, etc.
- xxv. SODC has CIL adopted and its charges are lower, CDC expectations too high?
- xxvi. Garages factored into the levy
- xxvii. The bigger the shopping list gets and the developer / land owner doesn't understand contribution like public art, when issues such as school and bus routes important.
- xxviii. Makes developers question why sell land
- xxix. Keep CIL simple – Speeds it up
- xxx. Parishes keen to see how much they can get
- xxxi. CIL should be infrastructure and not what the Parishes can get – Schools, trains
- xxxii. Public art can fall into disrepair and wasted.

## **List of Attendees: Cherwell Local Strategic Partnership 27 April 2017**

### **Present**

CLlr Barry Wood, Leader of Cherwell District Council  
Ian Davies, Interim Chief Executive, CDC  
Jackie Wilderspin, Oxfordshire Public Health  
Alan Graham, Kidlington Voice  
Audrey O'Mahony, Banbury Town Council  
Mark Recchia, Banbury Town Council  
Maggie Dent, Oxfordshire Clinical Commissioning Group  
Assia Bibi, Sunrise Multicultural Project  
Nigel Randall, Cherwell Community and Voluntary Services  
Nick Poole, Banbury Chamber of Commerce  
Paul Angus, Banbury Sound Radio  
Samantha Shippen, Clerk to Bicester Town Council  
Peter Cox, Bicester Chamber of Commerce  
Emma Garside, Thames Valley Police

### **Guest Speakers**

David Peckford, Planning Policy and Growth Deputy Manager  
Pat Wood, Citizens Advice North Oxon and South Northants

### **Apologies**

Mike Grant, Community Safety Officer  
Bernard Grenville-Jones, Banbury and Bicester College  
Christine Lalley, Oxfordshire Association of Local Councils  
Tom McCulloch, Community First Oxfordshire  
CLlr Lawrie Stratford, Oxfordshire County Council  
Rev'd Jeff West, Faith Communities

### **Officers**

Kevin Larnar, Community Infrastructure Officer  
James Taylor, Health and Wellbeing Officer  
Nicola Riley, Community Services Manager



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

**Proposed Submission Document**

**Statement of Consultation**

**Part 2 - Options**

**June 2017**

**Appendix 10 (Representations)**



Rep No.	First Name	Surname	Organisation
PR-B-0002	Kerry	Wilce	
PR-B-0003	Robert	Armstrong	
PR-B-0004	Cathy	Fleet	Lower Heyford Parish Council
PR-B-0005	Peter	Jay	
PR-B-0006	Ian	East	
PR-B-0007	James	Philpott	
PR-B-0008	Bilham	Woods	
PR-B-0009	Colin and Gillian	Watts	
PR-B-0010	Tina	Davies	
PR-B-0011	Simon	Marsh	The Battlefields Trust
PR-B-0012	Alan	Joy	
PR-B-0013	Bernadette	Evans	
PR-B-0014	Rev George	Fryer	
PR-B-0015	Moira	Speakman	
PR-B-0016	Anne	Hine	
PR-B-0017	Fay	Plumb	
PR-B-0018	Anumod	Gujral	
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting
PR-B-0020	Dr Bridget and Mr	Atkins and Clarke	
PR-B-0021	Kenneth	Porter	Cropredy Parish Council
PR-B-0022	L	Brennan	
PR-B-0023	Frances	Cotton	
PR-B-0024	Carolyn and Benjamin	Capel	
PR-B-0025	P F	Green	
PR-B-0026	Mr and Mrs A	Drury	
PR-B-0027	Shirley	Steventon	
PR-B-0029	Sonia	Morgan	
PR-B-0030	Mr and Mrs M	Pearce	
PR-B-0031	Todd	Huffman	
PR-B-0032	Damian and Sharon	Hill	
PR-B-0033	Henry	Munday	
PR-B-0034	Mark	Ashe	
PR-B-0035	Victoria	Sayell	
PR-B-0036	David	Blowers	
PR-B-0037	Clifford	Jones	
PR-B-0038	Ernest	Edgar	
PR-B-0039	Susan	Cooper	
PR-B-0040	Karl	Bushell	
PR-B-0041	David	Pratt	
PR-B-0042	Vivien	Armstrong	
PR-B-0043	Simon	Dacombe	Thames Valley Police
PR-B-0044	Janet	Moore	
PR-B-0045	Mark	Ford-Langstaff	
PR-B-0046	Caroline	Thompson	
PR-B-0047	Steve and Julia	Cross and Taylor	
PR-B-0048	C L	Goldsworthy	
PR-B-0049	John	Mildenhall	
PR-B-0050	Anne	Prince	
PR-B-0051	A M	George	
PR-B-0052	S	Kerry	
PR-B-0053	Joan	Arthur	
PR-B-0054	John	Penny	
PR-B-0055	Cynthia	Hall	
PR-B-0056	S	Virrill	
PR-B-0057	Matthew	Taylor	Aitchison Rafferty
PR-B-0058	Anthony	Hall	
PR-B-0059	Celia	Walton	
PR-B-0060	Sue	Mackrell	Bicester Town Council
PR-B-0061	Mr and Mrs R	Gynes	
PR-B-0062	S	Fisher	
PR-B-0063	Mr and Mrs P	Duffy	
PR-B-0064	Mrs P S	Rice	
PR-B-0065	Kathryn	Gould	
PR-B-0066	Ros	Avery	
PR-B-0067	M	Beesley	
PR-B-0068	Anne	Pearce	
PR-B-0069	Richard L	Eddy	
PR-B-0070	Sheila	Nichols	
PR-B-0071	Norma	Stallard	
PR-B-0072	G	Tasker	
PR-B-0073	Mrs M	Sammons	
PR-B-0074	Dr S	Bhandare	
PR-B-0075	Philip V F	Kavanagh	

Rep No.	First Name	Surname	Organisation
PR-B-0076	Melanie	Green	
PR-B-0077	Mrs	Patten	
PR-B-0078	Anthony	Churchill	
PR-B-0079	David and Susan	Cantwell	
PR-B-0080	Lee	Hewlett	
PR-B-0081	Linda	Beattie	
PR-B-0082	Felicity	Emptage	
PR-B-0084	Mrs B	Wright	
PR-B-0085	Denise	Greenspan	
PR-B-0086	Richard and Stephen	Danbury	
PR-B-0087	Danby and Sandy	Bloch	
PR-B-0088	Dr M A	Fraser	
PR-B-0089	John and Sue	Jenkins	
PR-B-0090	Louise	Gregory	
PR-B-0091	Eleanor	Mace	
PR-B-0092	Allen	Souch	
PR-B-0093	Mr and Mrs	Guest	
PR-B-0094	Tatiana	Iseborn	
PR-B-0095	Rachael	McTegart	
PR-B-0096	Philip P	Skipp	
PR-B-0097	M	Eastley	
PR-B-0098	Mr and Mrs D M	Steffens	
PR-B-0099	Jane	Wilson	
PR-B-0101	A	Pigram	
PR-B-0102	Lucy	Moore	
PR-B-0103	Kelly	Williams	
PR-B-0104	Terence G	Denton	
PR-B-0105	Mr and Mrs	Grant	
PR-B-0106	Vassilis	Karatzios	
PR-B-0108	Nikrouz	Soheili	
PR-B-0109	Edwin	Southern	
PR-B-0110	Drs Victoria and Guy	Slater and Harrison	
PR-B-0111	Mrs J	Hall	
PR-B-0114	Sandra	Whitfield	
PR-B-0115	Helen and David	Allen	
PR-B-0116	D	Ives	
PR-B-0117	Mrs L	Ives	
PR-B-0118	A J	Cooper	
PR-B-0119	C A	McCall	
PR-B-0120	E	Tonkin	
PR-B-0122	A	Dyer	
PR-B-0123	Alison	Ingram	
PR-B-0124	Mary and Paul	Layland	
PR-B-0125	Mr and Mrs	Dixon	
PR-B-0126	Michael	Gardner	
PR-B-0127	D	Richens	
PR-B-0128	Mr and Mrs A	McMullen	
PR-B-0129	R and J	Morgan	
PR-B-0130	James	Walton	
PR-B-0131	S	Mason	
PR-B-0132	D J and M J	Pretty and Brind	
PR-B-0133	Miss L E	Jackson	
PR-B-0134	V N	Smith	
PR-B-0135	CG and RW	Lewis	
PR-B-0136	Matthew and Anne	McNeile	
PR-B-0137	Katie	Butler	
PR-B-0138	Mrs Denise	Buick	
PR-B-0139	K and P	McCarthy	
PR-B-0140	Jan and Andy	Hodgson	
PR-B-0141	A	Hadaway	
PR-B-0142	Michael C	Warmington	
PR-B-0143	Mrs C	Wilkins	
PR-B-0144	M and J	Dabney	
PR-B-0145	Jo and Giles	Charrington	
PR-B-0146	Craig	Williams	
PR-B-0147	Carl G L	Smith	
PR-B-0148	Mrs J E	Stedman	
PR-B-0149	Linda and Derek	Foster	
PR-B-0150	Patrick and Julia	Marcks	
PR-B-0151	Prof John	Batchelor	
PR-B-0152	Henrietta	Batchelor	
PR-B-0153	Paul	Goulding QC	
PR-B-0154	Hannah	Hale	

Rep No.	First Name	Surname	Organisation
PR-B-0156	Val	Colby	Berrys on behalf of Cancer Research UK
PR-B-0157	Jon	Waite	Kemp and Kemp on behalf of Newcore Capital Management LLP
PR-B-0158	Jon	Waite	Kemp and Kemp on behalf of Mewslade (Eastern) Ltd
PR-B-0159	Jon	Waite	Kemp and Kemp on behalf of Sheehan Group of Companies
PR-B-0160	Dr Matthew	Cheetham	Summertown Health Centre
PR-B-0162	Robert	Lawrence	South Newington Parish Council
PR-B-0163	Wendy and John	Castle	
PR-B-0165	Stuart	Dunlop	
PR-B-0166	Mark	Webb	
PR-B-0167	Francis	Josephs	
PR-B-0168	Paula	Staples	
PR-B-0169	Colin	Carrit	
PR-B-0170	Andrea	Johnson	
PR-B-0171	Peter	Worth	
PR-B-0172	A	Platt	
PR-B-0173	Janet	Persson	
PR-B-0175	Mr D and Mrs S	Rudd	
PR-B-0176	Robert	McGurrin	Woodstock Action Group
PR-B-0177	Nick	McEwen	
PR-B-0178	Craig and Melanie	Carter	
PR-B-0179	Mr and Mrs	Pickard	
PR-B-0180	Dr Ben	Allen	
PR-B-0181	Diane and Darryl	Bates-Brownsword	
PR-B-0182	Jon	Spinage	
PR-B-0183	Cathy	Spinage	
PR-B-0184	Roger	Prince	
PR-B-0185	Terrence	Yeatman	
PR-B-0186	Paul	Walker	Oxford Bus Company
PR-B-0187	Christine	Brooks	
PR-B-0188	Hilary and Gordon	Lord	
PR-B-0189	Sarah	Baughan	
PR-B-0190	Mr and Mrs	Dowler	
PR-B-0191	Xiaohui	Wu	
PR-B-0192	Christopher and Shirle	Jarvis	
PR-B-0193	D J	Wintersgill	
PR-B-0194	Philip	Hine	
PR-B-0196	Christopher	Jarvis	
PR-B-0197	Dr Margaret	Barrett	
PR-B-0198	Trevor	Cusi	
PR-B-0199	Anne	Davies	Piddington Parish Council
PR-B-0200	John and Elizabeth	Gittings	
PR-B-0201	Dr Catherine	Grebenik	
PR-B-0202	Ian	Gordon	
PR-B-0203	John	Hayes	
PR-B-0204	Peter	Beasley	
PR-B-0206	Andrew	McCallum	
PR-B-0207	Susan	Robertson	
PR-B-0208	David	Wintersgill	
PR-B-0209	Patrick and Julia	Jennings	
PR-B-0210	Catherine	Henderson	
PR-B-0213	Linda	Browning	
PR-B-0214	Dr Michael and Mrs	Foster	
PR-B-0215	Neil	Roberts	
PR-B-0216	Mrs Patricia	Yendle	
PR-B-0217	Synetta	Robinson	
PR-B-0218	Mrs Barbara	Sharlott	
PR-B-0219	V	Masey	
PR-B-0220	Joy	Barrett	
PR-B-0221	J V	Barber	
PR-B-0222	Malcolm	Axtell	
PR-B-0223	P M	Vandermin	
PR-B-0224	Rev Peter	Hewis	
PR-B-0226	Melanie	Dempster	
PR-B-0227	M J	Moore	
PR-B-0228	S	Newell	
PR-B-0229	Julia	Long	
PR-B-0230	Colin	Goodgame	
PR-B-0231	Mr and Mrs	Nutbrown	
PR-B-0232	Mrs Marjorie	Kilby	
PR-B-0234	Prof Roger	Davies	
PR-B-0235	Bruce	Tremayne	
PR-B-0236	R	Hearn	
PR-B-0237	J A	Burt	

Rep No.	First Name	Surname	Organisation
PR-B-0238	D A	Burt	
PR-B-0239	Mrs P R	Buls	
PR-B-0240	Mrs Carole	Walton	
PR-B-0241	Richard	Walton	
PR-B-0243	Michael	Harris	
PR-B-0244	Steve	Taberner	
PR-B-0245	Mr R	Sawala	
PR-B-0246	Fiona	Gibson	
PR-B-0247	E	Lewis	
PR-B-0248	Liam	King	
PR-B-0249	S	Jones	
PR-B-0250	Mr and Mrs R	Wheeler	
PR-B-0251	Kevin	Bezant	
PR-B-0252	Amanda	Platt	
PR-B-0253	Harry	Platt	
PR-B-0254	Samantha	Keates	
PR-B-0255	Andrew	Platt	
PR-B-0256	Mrs Anne	Sharp	
PR-B-0257	J C	Webb	
PR-B-0259	Andrew and Andrea	West	
PR-B-0260	Chris	Pack	
PR-B-0262	Peter and Christine	Stevenson	
PR-B-0264	Prof Adrian and Mrs	Sutton and White	
PR-B-0265	Susan	Ganter	
PR-B-0266	J M	Titchmarsh	
PR-B-0267	Carole	Pack	
PR-B-0268	Mrs Margaret	Seume	
PR-B-0270	Patricia	Cove	
PR-B-0271	Katrin	Magorrian	
PR-B-0272	Charlotte	Evans	
PR-B-0273	Julia	Middleton	
PR-B-0274	Rob	Chambers	
PR-B-0275	Mr and Mrs PB	Jeffreys	
PR-B-0276	D	Bloomer	
PR-B-0277	Alison	Weston	
PR-B-0278	Colin	Fisher	
PR-B-0279	Anne	Todd	
PR-B-0280	John	Weston	
PR-B-0281	Sandra A	Taylor	
PR-B-0282	Richard	Taylor	
PR-B-0284	Marilyn	Marshall	
PR-B-0285	Michael	De Selincourt	
PR-B-0286	A	Mayes-Baker	
PR-B-0287	Peggy	Edgington	
PR-B-0289	David	Wells	
PR-B-0292	Kim Wah	Lee	
PR-B-0293	N	Blake	
PR-B-0294	KP	Lloyd	
PR-B-0296	Patricia	Campbell-Meikle John	
PR-B-0297	SJ	Wickson	
PR-B-0298	John	Wakefield	
PR-B-0299	John	Sullivan	
PR-B-0300	B	Eastgate	
PR-B-0301	B	Pickard	
PR-B-0302	Beth	Morgan	
PR-B-0303	Mark	Butler	
PR-B-0304	Sherene	Butler	
PR-B-0305	A	Eastgate	
PR-B-0306	C	Mills	
PR-B-0307	L	Brooks	
PR-B-0308	Kasey	Butler	
PR-B-0309	Simon and Sue	Parker	
PR-B-0310	David	Surman	
PR-B-0311	John	Edwards	
PR-B-0312	Imran	Rahman	
PR-B-0313	Paul	Davies	
PR-B-0314	Claire	Brandon	
PR-B-0315	LP	Passant	
PR-B-0316		Holt	
PR-B-0317	Tom	Daggitt	
PR-B-0318	S	Ward	
PR-B-0319	AC	Marchant	
PR-B-0320	E	Holdak	

Rep No.	First Name	Surname	Organisation
PR-B-0321	Adrian	White	
PR-B-0322	Amy	White	
PR-B-0323	Martin	Long	
PR-B-0324	Kim	Taplin	
PR-B-0325	Arthur Jeremy	Hilton	
PR-B-0326	D	Nolan	
PR-B-0327	June	Hackney	
PR-B-0329	E	Mason	
PR-B-0330	Wendy	Manners	
PR-B-0331	Margaret	Duffield	
PR-B-0332	SG	Warburton	
PR-B-0333	David and Joanne	Phillips	
PR-B-0334	J	Watts	
PR-B-0335	June	Simnett	
PR-B-0336	JB	Weston	
PR-B-0337	P	Abraham	
PR-B-0338	Susan	Hooker	
PR-B-0339	David E	Sawyer	
PR-B-0340	Susan	Booker	
PR-B-0341	S and P	Cranfield	
PR-B-0342	E	Hughes	
PR-B-0343	RC	Brown	
PR-B-0344	Mr and Mrs Anthony	Stewart	
PR-B-0345	R	Norrie	
PR-B-0346	Grace	Sim	
PR-B-0347	Peter	Mackintosh	
PR-B-0348	Rosalind	Franklin	
PR-B-0349	C	Ripps	
PR-B-0350	Malcolm	Cook	
PR-B-0351	Barbara	Cook	
PR-B-0352	Alan A	Green	
PR-B-0354	Kieran	Brooks	
PR-B-0355	John	Warland	
PR-B-0356	M	Sims	
PR-B-0357	Mrs Y	Amner	
PR-B-0358	GP	Goddard	
PR-B-0359	JE	Goddard	
PR-B-0360	Philippa	Burrell	
PR-B-0361	M and V	Pratley	
PR-B-0362	Maura	Cordell	
PR-B-0363	Mr and Mrs BV	Port	
PR-B-0364	LG	Kennell	
PR-B-0365	Gillian	Thurling	
PR-B-0366	J	Franklin	
PR-B-0367	Jennifer	Colegrove	
PR-B-0368	S	Willoughby	
PR-B-0369	B	May	
PR-B-0370	Robin and Wendy	Cowley	
PR-B-0371	David	Thurling	
PR-B-0372	Joanne	Collett	
PR-B-0373	Michael	Crowther	
PR-B-0374	Mr and Mrs E	Varney	
PR-B-0375	Mr and Mrs C	Hodgkins	
PR-B-0376	Christine	Howard	
PR-B-0377	MJ	Kelly	
PR-B-0378	Karen	Keene	
PR-B-0379	George	Wakefield	
PR-B-0380	C	Shenton	
PR-B-0382	S	Shenton	
PR-B-0383	Mrs M G	Kibby	
PR-B-0384	AJ	Andrews	
PR-B-0385	N	Payne	
PR-B-0386	Annabel	Kastiek	
PR-B-0387	Heather	Bishop	
PR-B-0388	PW	Harvey	
PR-B-0389	Paul	Mackilligin	
PR-B-0390	Lee	Pickard	
PR-B-0391	L	Boodell	
PR-B-0392	MR	Ryan	
PR-B-0393	R	Quinnell	
PR-B-0394	Marie	Griffin	
PR-B-0396	Annabelle	Mundy	
PR-B-0398	Michael	Darke	

Rep No.	First Name	Surname	Organisation
PR-B-0399	Harry	Mundy	
PR-B-0401	Chris	Digweed	
PR-B-0402	Alison	Digweed	
PR-B-0403	Lindsay	Gregory	
PR-B-0404	Caroline	Gregory	
PR-B-0405	Philip	Kilby	
PR-B-0406	FA	Williams	
PR-B-0407	Helen	Newman	
PR-B-0408	Ian	Howdill	
PR-B-0409	Emma	Mundy	
PR-B-0412	Stephen	Youngman	
PR-B-0413	Mary	Merrills	
PR-B-0418	HW	Mitchell	
PR-B-0419	BM	Brown	
PR-B-0420	B	Haxton	
PR-B-0422	Ruth	Davies	
PR-B-0423	J	Davies	
PR-B-0424	Danny	Griffin	
PR-B-0425	L	Sullivan	
PR-B-0426	Ash V	Smith	
PR-B-0427	Philip A	Rawlins	
PR-B-0428	Yvonne	Bunn	
PR-B-0429	C	Andrews	
PR-B-0430	Peter	Clayton	
PR-B-0431	Gary	Bateman	
PR-B-0432	I	Andrews	
PR-B-0434	R	Hardwick	
PR-B-0435	PB	Johnson	
PR-B-0436	Elaine	Simonds	
PR-B-0437	AP	Applegarth	
PR-B-0440	N	Carr	
PR-B-0441	Roy	Furniss	
PR-B-0442	Irina	Bystron	
PR-B-0443	Mr P J	Ibson	
PR-B-0444	David	Norris	
PR-B-0445	V	Truby	
PR-B-0446	M	Truby	
PR-B-0447	Laura, John, Benito	Wainwright	
PR-B-0448	Mr and Mrs A	Thompson	
PR-B-0449	E and N	Morris	
PR-B-0450	R and B	Davies and Fenemore	
PR-B-0451	M and C	Orr	
PR-B-0452	MI	Reed	
PR-B-0453	Marion J	Wakeling	
PR-B-0454	Roger	Panaman	
PR-B-0455	Michael John	Wilton	
PR-B-0456	DJC	Lyke	
PR-B-0458	Laurance and Faith	McKeever	
PR-B-0459	H and C	Wardrop	
PR-B-0460	Paul	Spokes	
PR-B-0461	Mr and Mrs J S	Holland	
PR-B-0462	Mr and Mrs R	Bullock	
PR-B-0463	Mary	Lunn	
PR-B-0464	Simon	Hedges	
PR-B-0465	Howard and Joan	James	
PR-B-0466	David	Smith	
PR-B-0467	NT and R	Simpson	
PR-B-0469	Paula	Hastings	
PR-B-0471	N	Carrier	
PR-B-0472	Harry	Carrier	
PR-B-0473	Ken	Marsland	
PR-B-0474	John	Grain	
PR-B-0475	Keith	Nicholson	
PR-B-0477	RP	Nicholson	
PR-B-0478	B	Seymour	
PR-B-0479	M	Beaker	
PR-B-0480	MC	Seymour	
PR-B-0481	KI	Fong	
PR-B-0482	DP	Hamill	
PR-B-0483	Peter	Venables	
PR-B-0484	Graham	Clark	
PR-B-0486	Andrew and Jane	Coggins	
PR-B-0487	Lisa	Barnwell	

Rep No.	First Name	Surname	Organisation
PR-B-0488	Martin James	Hastings	
PR-B-0489	Brett	Barnwell	
PR-B-0490	E A	Kane	
PR-B-0491	Stephen	Hewer	
PR-B-0492	Mr and Mrs B	Higgins	
PR-B-0494	Ross	Poulter	
PR-B-0495	S	Kenny	
PR-B-0496	Robert	Bruce	
PR-B-0497	A	Womack	
PR-B-0498	Ora	Sapir	
PR-B-0499	KD and ML	Cooke	
PR-B-0500	David	Callicott	
PR-B-0501	Fiona	Garratt	
PR-B-0502	Robert B	Sim	
PR-B-0503	Edith	Sim	
PR-B-0504	Ann	Martin	
PR-B-0505	Kim	Martin	
PR-B-0506	J	Nelson	
PR-B-0507	WLH	Horlick	
PR-B-0508	Tina	Callicott	
PR-B-0509	Cllr Emilie	Walton	
PR-B-0510	VJ	Goodall	
PR-B-0511	Patricia	Shaw	
PR-B-0512	Alan and Sylvia	Osborn	
PR-B-0513	Joan	Davies	
PR-B-0514	MR	Cooper	
PR-B-0515	P	Foyle	
PR-B-0516	Douglas	Roberts	
PR-B-0517	Pamela M	Cooper	
PR-B-0518	Anthony	Morris	
PR-B-0519	Lucy	Loveridge	
PR-B-0520	Dawn	Glatz	
PR-B-0521	LJ	Holstead	
PR-B-0522	F	Lambert	
PR-B-0523	Peter	Druce	
PR-B-0525	Ronald	Phipps	
PR-B-0526	MD	McLean	
PR-B-0527	H	Steele	
PR-B-0528	Anthony F	Bennell	
PR-B-0529	Karen	Brading	
PR-B-0530	T	Blake	
PR-B-0531	D	Burridge	
PR-B-0532	Pat	Hawtin	
PR-B-0533	Sara	Buck	
PR-B-0535	Maureen	Gale	
PR-B-0536	Jane, Elizabeth, Kate	Rendle	
PR-B-0537	Margaret	Holstead	
PR-B-0538	J	Fossey	
PR-B-0540	Linda	Nicholls	
PR-B-0541	Sheila	Churchill	
PR-B-0542	Helen	Bristow	
PR-B-0543	Benito	Wainwright	
PR-B-0544	Sally	Markham	
PR-B-0545	Kelvin	Markham	
PR-B-0546	Trevor	Campbell	
PR-B-0547	Gwen	Young	
PR-B-0549	William C	Gills	
PR-B-0550	Dawn	Williams	
PR-B-0552	Mary-Louise	Riley	
PR-B-0553	P	Blackman	
PR-B-0554	H	Williams	
PR-B-0555	P	Wyatt	
PR-B-0556	F	Salter	
PR-B-0557	Mr and Mrs	Bushnell	
PR-B-0558	Mr and Mrs D	Stuart	
PR-B-0559	Nicholas	Kubat	
PR-B-0560	Mr and Mrs	Nash	
PR-B-0561	Margaret	Bishop	
PR-B-0562	Mr and Mrs	Fennymore	
PR-B-0563	Susan	Rivers	
PR-B-0564	Maxine and Seamus	Ryan	
PR-B-0565	Amanda	Roberts	
PR-B-0566	J	Cook	



Rep No.	First Name	Surname	Organisation
PR-B-0567	Gerald	Hunt	
PR-B-0568	Malcolm	Blackshaw	
PR-B-0569	C	Williams	
PR-B-0570	Roberta J	Lailey	
PR-B-0571	Carla	Skinner	
PR-B-0572	Christina	Bailey	
PR-B-0573	George A	Lailey	
PR-B-0574	Julia	Wiseman	
PR-B-0575	Matthew	Keates	
PR-B-0576	M	Jackson	
PR-B-0578	J	Cooper	
PR-B-0580	GM	Waddle	
PR-B-0581	C	Fenn	
PR-B-0582	Lee and Dawn	Palmer and Young	
PR-B-0583	Marion	Jones	
PR-B-0584	Rita	White	
PR-B-0585	CD	Millward	
PR-B-0586	Roger	Pounds	
PR-B-0587	P	Bennett	
PR-B-0589	EA	Bristow	
PR-B-0590	Clive A	Bristow	
PR-B-0593	G	Thomas	
PR-B-0594	D	Thomas	
PR-B-0597	N	Dresdon	
PR-B-0598	EA	Dresden	
PR-B-0602	Nadine	Wyatt	
PR-B-0604	Lucy	Pilgrim	
PR-B-0605	Diana	Cinlott	
PR-B-0606	P	Merrill	
PR-B-0607	Tom	Pilgrim	
PR-B-0608	RH	Ryder	
PR-B-0609	Philip	Williams	
PR-B-0610	Anne	Lewis	
PR-B-0611	Anne	Clifton	
PR-B-0612	Anthony	Thompson	
PR-B-0613	P	Bradley	
PR-B-0615	Susan	Pfinder	
PR-B-0616	Rosemary	Keen	
PR-B-0617	Stephen	Connolly	
PR-B-0618	Elizabeth	Solopova	
PR-B-0619	J	Ashley	
PR-B-0621	Annabel	Henderson	
PR-B-0622	Ian	James	
PR-B-0623	J	Casey	
PR-B-0624	Stuart and Phyllis	Holcroft	
PR-B-0625	Christopher	Rogers	
PR-B-0626	Mr and Mrs	Taylor	
PR-B-0627	Charles	Isles	
PR-B-0628	Anna	Isles	
PR-B-0629	Ann	Crane	
PR-B-0631	AT	Ryan	
PR-B-0634	Graham	Hillsdon	
PR-B-0635	Julie	Hillsdon	
PR-B-0637	Prof Martin LG	Oldfield	
PR-B-0638	HA	Downie	
PR-B-0639	Diane	Downie	
PR-B-0640	Walter E	Game	
PR-B-0641	J	Willoughby	
PR-B-0643	L	Allen	
PR-B-0645	Stephanie	White	
PR-B-0646	Ruth M	Sargent	
PR-B-0647	Prof IL	Sargent	
PR-B-0648	Patricia	Perisi	
PR-B-0651	JL	Hall	
PR-B-0653	Peter	Webber	
PR-B-0655	Christina Mary	Shirley	
PR-B-0656	Mary G	Shirley	
PR-B-0658	Susan	Oldfield	
PR-B-0659	PK	Cove	
PR-B-0660	Denise	Mckillop	
PR-B-0661	Mr and Mrs	Messenger	
PR-B-0662	Stephen John and	Bird	
PR-B-0663	KD	Liversage	

Rep No.	First Name	Surname	Organisation
PR-B-0664	Maxine	House	
PR-B-0665	M	Thorne	
PR-B-0666	Ann	Chandler	
PR-B-0667	Mrs P	Webb	
PR-B-0668	BJ and W	Bower	
PR-B-0669	John and Marion	Dennis	
PR-B-0670	Mary	Phipps	
PR-B-0671	David	Phipps	
PR-B-0672	Grace MM	Kurn	
PR-B-0673	Joyce M	Morris	
PR-B-0674	Rita E	Ahern	
PR-B-0675	Elaine	Titchmarsh	
PR-B-0676	John F	Morris	
PR-B-0677	Lesley E	Sims	
PR-B-0678	Mrs H G	Kibby	
PR-B-0680	Dr John	Maddicott	
PR-B-0681	Dr Hilary	Maddicott	
PR-B-0682	Felicity	Peacock	
PR-B-0683	Robert	Perry	
PR-B-0684	Rosemary A	Phelps	
PR-B-0685	Peter G	Phelps	
PR-B-0686	Chris H	Adams	
PR-B-0687	A	Johnston	
PR-B-0688	Barbara	Perry	
PR-B-0689	Bernard E	Braley	
PR-B-0692	Rachel	Watmough	
PR-B-0694	John and Joyce	Washburn	
PR-B-0695	Mark	Bale	
PR-B-0698	Bob	Watmough	
PR-B-0699	Andrew	Clark	
PR-B-0700	Diana	Clark	
PR-B-0701	Ray and Janet	Phipps	
PR-B-0702	Nigel	Clark	
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw
PR-B-0705	Nick	Small	Stagecoach
PR-B-0706	Edmund	Smith	Carter Jonas LLP
PR-B-0707	Susan	Blackshaw	
PR-B-0708	Robin Stafford	Allen	
PR-B-0709	Dr E J	Williamson	
PR-B-0710	Selwyn	Phillips	
PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council
PR-B-0712	Sonya	Willoughby	
PR-B-0713	Tim	Baldwin	
PR-B-0715	Wendy	Manning	
PR-B-0718	David	Bird	
PR-B-0719	Albert	Prior	
PR-B-0720	Mr and Mrs	Head	
PR-B-0721	Pauline	Kearney	
PR-B-0722	A	Mayes-Baker	
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited
PR-B-0724	Christine	Daley	
PR-B-0725	Andrew	Cove	
PR-B-0728	Verity	Westgate	
PR-B-0729	Tamara	Lucas	
PR-B-0730	Katherine	Jones	Savills on behalf of Thames Water plc
PR-B-0731	Ioana	Davies	
PR-B-0732	Tony	Lowe	
PR-B-0734	David A	Homer	
PR-B-0736	Kieran	Ward	
PR-B-0737	Paul	Clarke	
PR-B-0738	Martin	Smail	
PR-B-0739	G	Gelder	
PR-B-0740	Richard and Linda	Jurd	
PR-B-0741	Jane	Jackson	
PR-B-0742	Keith and Hilary	Prince	
PR-B-0743	John	Tremlett	
PR-B-0744	Geoff	Herbert	
PR-B-0745	Dr Ian	Scargill	Oxford Green Belt Network
PR-B-0746	Adrian	White and 79 others	Petition with 80 signatories
PR-B-0747	George A	Doucas	
PR-B-0748	Marcus	Bunning	
PR-B-0749	Dr and Mrs M	Wallace	
PR-B-0750	Niels	van Kuijk	

Rep No.	First Name	Surname	Organisation
PR-B-0751	Dr Katrin	Kiessling	
PR-B-0752	Keeley	Middleditch	
PR-B-0753	Laura	Claridge	
PR-B-0754	Philippa Jane	Nelson	
PR-B-0755	Martin	Palmer	
PR-B-0756	Keith	Dancey	
PR-B-0757	Martin	Palmer	
PR-B-0758	Stephen	Anderson	
PR-B-0759	R L	Davies	
PR-B-0760	Dr K N	Robinson	
PR-B-0761	Nick	Trendell	
PR-B-0762	Elizabeth	Moore	
PR-B-0763	Giles and Rachel	Woodforde	
PR-B-0764	Steven	Daggitt	
PR-B-0765	Layla	Vidal-Martin	NLP Nathaniel Lichfield and Partners on behalf of Taylor Wimpey
PR-B-0766		Hutchinson	
PR-B-0767	Sian	Robbins	Kilner Planning
PR-B-0768	Jane	Leech	
PR-B-0769	Debbie	Jones	Bidwells on behalf of City of Oxford Charity
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd
PR-B-0771	Mr G R and Mrs J E	Thompson	
PR-B-0772	Roger	Howes	
PR-B-0773	Annabelle	Cummings	
PR-B-0775	Yasmin	Ramzan	
PR-B-0776	Anthony	East	
PR-B-0777	Mark	Longworth	Ambrosden Parish Council
PR-B-0778	Alan	Brown	
PR-B-0779	David C	Hinde	Hinde Law Ltd
PR-B-0780	Paula	Hastings	
PR-B-0781	Lindsay	Gregory	
PR-B-0782	Andrew and Emma	Mundy	
PR-B-0784	Rosie	Cotterill	Turley on behalf of Bovis Homes
PR-B-0785	David	Orman	
PR-B-0786	Jane	Olds	Caversfield Parish Council
PR-B-0787	Corinne	Hill	Shenington with Alkerton Parish Council
PR-B-0788	Tom	McCulloch	Community First Oxfordshire
PR-B-0789	Lynne	Whitley	Yarnton Parish Council
PR-B-0790	RF	Kendal	
PR-B-0791	Elizabeth	Platts	
PR-B-0792	Christine	Lea	
PR-B-0793	Philip	Morley	North Oxford Golf Club
PR-B-0794	Prof Michael	Collins	
PR-B-0795	David and Sonia	Simmons	
PR-B-0796	David	Tighe	
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group
PR-B-0798	Sue	Holmes	Oxford Brookes University
PR-B-0799	Ian	Sheppard	
PR-B-0801	Janet	Stott	
PR-B-0802	Peter J	Frampton	Framptons on behalf of db Symmetry
PR-B-0803	Andy	Carey	
PR-B-0804	Barrie and Linda	Teasdale	
PR-B-0805	Tamara	Frishberg	
PR-B-0807	Justin	Scroggie	
PR-B-0808	Chris	Robbins	
PR-B-0809	Karen	Selway	
PR-B-0810	Jane E	Curran	
PR-B-0811	Laurence	Carey	
PR-B-0812	Tim	Stott	
PR-B-0814	Andrew	Evans	
PR-B-0815	Daniel	Whitley	
PR-B-0816	Lynne	Whitley	
PR-B-0818	Robin	Grimston	
PR-B-0819	Tim	Green	The Harbord Road Area Resident Association
PR-B-0820	Liam	Ryder	Gladman Developments Ltd
PR-B-0821	Alan and Suzanne	Mclvor	
PR-B-0822	Nikki	Lewis	
PR-B-0824	Judith	Skipp	
PR-B-0825	Simon	Joyce	Strutt and Parker on behalf of Mrs A Darbishire
PR-B-0826	Alan	Dobson	
PR-B-0827	Paul	Staniforth	
PR-B-0828	Roger	Smith	Savills on behalf of Croudace Homes
PR-B-0829	Fergus	Campbell	Oxfordshire Clinical Commissioning Group
PR-B-0830	Nigel	Buttler	

Rep No.	First Name	Surname	Organisation
PR-B-0831	Natasha	Eliot	Oxford Preservation Trust
PR-B-0832	Richard	Hills	
PR-B-0833	Cas	Lester	
PR-B-0834	Eleanor	Williamson	
PR-B-0835	EJ	Williamson	
PR-B-0836	Alan	Graham	
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP
PR-B-0838	David	Jackson	Savills on behalf of University of Oxford, Christ Church, Exeter, Magdalen, Merton and St John's
PR-B-0839	Mark	Rose	Define on behalf of William Davies Ltd
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd
PR-B-0841	Darren	Bell	David Lock Associates on behalf of Hallam Land Management Ltd
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd
PR-B-0843	Chris	Skinner	
PR-B-0844	Peter J	Frampton	Framptons on behalf of EP Barrus
PR-B-0845	David	Stalder	
PR-B-0846	James C	Bridon	
PR-B-0847	Richard	Cutler	Bloombridge LLP
PR-B-0848	Rob	McLennan	Rob McLennan Planning on behalf of Mr RF Kendall
PR-B-0849	Caroline	Briden	
PR-B-0850	Wendy	Smith	
PR-B-0853	Lorna	Bennett	
PR-B-0854	Jan	Stalder	
PR-B-0856	David	Smith	
PR-B-0857	Mark	Christodoulou	
PR-B-0858	John and Barbara	Redfern and Burton	
PR-B-0859	Gary	Page	
PR-B-0860	David W	Stewart	
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC
PR-B-0862	Peter	Nicholson	
PR-B-0863	David and Dawn	White	
PR-B-0864	Clive and Annie	Bristow	
PR-B-0865	J and D	Burford	
PR-B-0866	Matt	Todd	
PR-B-0868	Jennifer	McFadden	
PR-B-0869	Peter	Hainsworth	
PR-B-0870	Stewart	Patience	Anglian Water Services Ltd
PR-B-0871	Patricia	Redpath	
PR-B-0872	Pat and Nigel	Waters	
PR-B-0873	Jenyth	Worsley	
PR-B-0875	Gavin and Sarah	Smith	
PR-B-0876	David	Heathfield	Chiltern Railways
PR-B-0877	David	Flavin	Oxfordshire County Council
PR-B-0878	Jane	Olds	Wendlebury Parish Council
PR-B-0879	Francis W	Kirkham	JW Kirkham Will Trust
PR-B-0880	Rhiannon	Davies	
PR-B-0881	James Kenneth	Jutton	
PR-B-0882	Julia	Trowles	
PR-B-0883	Peter	Trowles	
PR-B-0885	Margaret C	Williamson	
PR-B-0886	Ivor	Davies	
PR-B-0887	Paul	Buckley	
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust
PR-B-0889	Helen	Priestley	
PR-B-0890	Chris	Dicks	
PR-B-0891	Katherine	Simpson	
PR-B-0892	Richard	Simpson	
PR-B-0893	Louis	Borucki	
PR-B-0894	Wendy	Price	
PR-B-0895	Dr Alison and Dr Simon	Street	
PR-B-0896	Lucy and Richard	Miles	
PR-B-0897	Rob	Lawrence	
PR-B-0898	Trevor and Helen	Langrish	
PR-B-0899	Julia	Cameron	
PR-B-0900	Rachel	Woods	
PR-B-0901	Caroline	Steel	
PR-B-0902	Vanessa	Pinder	
PR-B-0903	Josephine	Allen	Upper Heyford Parish Council
PR-B-0904	Jill	Grain	
PR-B-0905	Theresa	Goss	Bloxham Parish Council
PR-B-0906	Steve and Anne	Handsley	
PR-B-0907	Alison	Forfar	
PR-B-0908	Mark	Limbrick	Defence Infrastructure Organisation
PR-B-0909	Mark	Lowen	

Rep No.	First Name	Surname	Organisation
PR-B-0910	Ken	Pelton	
PR-B-0911	Andrew	Smith	Hampton Gay and Poyle Parish Meeting
PR-B-0912	David	Mason	
PR-B-0913	Helen	Marshall	CPRE Oxfordshire
PR-B-0915	Michelle and Anthony	Tallack	
PR-B-0916	Helen	Newman	
PR-B-0917	Omattage G Kumar	Perera	
PR-B-0918	Casey	Orman	
PR-B-0919	Prof Daphne	Hampson	
PR-B-0920	Audrey	Fairgrieve	
PR-B-0921	Paul	Weston	
PR-B-0922	Sarah	Smith	Rapleys LLP on behalf of Pandora Trading Ltd
PR-B-0923	Keerpa	Patel	South Oxfordshire District Council
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd
PR-B-0926	Dr Eric	Sidebottom	
PR-B-0927	Dr Hilary	Bridge	
PR-B-0928	Stephanie	White	
PR-B-0929	Rosie	Lodwick	
PR-B-0930	Philip	Marsh	Knights on behalf of Philip King Homes and Oxford City Charity
PR-B-0931	Jane	Olds	Fringford Parish Council
PR-B-0933	Peter	Bateman	Framptons on behalf of the Donger Family
PR-B-0934	Chris	Gaskell	Scottish and Southern Electricity Networks
PR-B-0935	David	Lock	David Lock Associates on behalf of Gallagher Estates
PR-B-0936	Tim	del Nevo	Friends of Cutteslowe and Sunnymead Park
PR-B-0937	Philip	Rawle	Greenlight Developments
PR-B-0938	H John	East	
PR-B-0939	Lynne	Tighe	
PR-B-0941	Valerie	Wells	
PR-B-0942	Freda	Horne	
PR-B-0943	Christopher	Perry	
PR-B-0944	David	Stone	
PR-B-0945	Helen	Manias	
PR-B-0946	Sarah	Karatzios	
PR-B-0947	Norman	Davies	
PR-B-0948	Tim	del Nevo	
PR-B-0949	Peter	Monk	Banbury Civic Society
PR-B-0950	Mr S and Mrs T	Lloyd and Atley	
PR-B-0951	Dennis	Price	
PR-B-0952	Cllr Carmen	Griffiths	
PR-B-0956	Mark	Recchia	Banbury Town Council
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group
PR-B-0958	Richard	Meadows	Easington Sports Football Club
PR-B-0959	Cllrs Neil and Maurice	Prestidge and Billington	
PR-B-0960	M	O'Mahoney	
PR-B-0962	Dr Judith A	Webb	
PR-B-0963	Mr and Mrs	Shepherd	
PR-B-0964	Vickesh	Rathod	Carter Jones LLP on behalf of Mr Henry Teare
PR-B-0966	E	Nicholson	
PR-B-0967	Eileen	Bloomer	
PR-B-0968	Susan D	Stock	
PR-B-0970	Ken	Martin	Noke Parish Meeting
PR-B-0973	Jonathan	Harbottle	Land and Partners Ltd
PR-B-0974	Belinda	Skinner	
PR-B-0975	Andrew	Lintott	
PR-B-0976	Nigel and Tracy	Payne	
PR-B-0977	John	Amor	
PR-B-0978	JM	Parker	
PR-B-0979	Peter	Finbow	
PR-B-0980	John and Pamela	Appleton	
PR-B-0981	Joyce	Ruiz	
PR-B-0982	Rosa	Cadd	
PR-B-0983	Suzanne	Morris	
PR-B-0984	Jane	Burrett	
PR-B-0985	Peter	Collins	Islip Parish Council
PR-B-0986	Paul	Robinson	
PR-B-0987	Mr and Mrs	Boyle	
PR-B-0989	Peter	Jeffreys	
PR-B-0990	Brenda	Purves	
PR-B-0992	Martin and Pamela	Palmer	
PR-B-0993	Angela	Kelly	
PR-B-0994	Jamie	Smith	
PR-B-0995	Adam	Brightmore	
PR-B-0996	Lucy	Smith	

Rep No.	First Name	Surname	Organisation
PR-B-0997	George	Thomas	
PR-B-0998	Lisa	Coulling	
PR-B-0999	Steve	McCurdy	
PR-B-1000	Kim and Ann	Martin	
PR-B-1001	Margaret	Draisey	
PR-B-1002	Chris and Sue	Beach	
PR-B-1003	Simon	Turner	Launton Parish Council
PR-B-1004	Stephen N	Skinner	
PR-B-1005	SP and SA	McQuillan	
PR-B-1006	Ruth	Powles	Kirtlington Parish Council
PR-B-1007	Keith	Watson	
PR-B-1008	Patricia	Watson	
PR-B-1009	Gillian	Forrest	
PR-B-1010	Richard	Pye	
PR-B-1012	Calum	Miller	
PR-B-1013	Dominic	Woodfield	Bioscan (UK) Ltd
PR-B-1014	Norma	Hunter	
PR-B-1015	Daniel	Hatcher	Rosconn Group
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd
PR-B-1018	Jon	Waite	Kemp and Kemp on behalf of Woodstock Town Council
PR-B-1019	Jon	Waite	Kemp and Kemp on behalf of Manor Oak Homes
PR-B-1020	Jon	Waite	Kemp and Kemp on behalf of Manor Oak Homes
PR-B-1021	Jon	Waite	Kemp and Kemp on behalf of Manor Oak Homes
PR-B-1022	Jon	Waite	Kemp and Kemp on behalf of W Lucy and Co.
PR-B-1023	John	Hunter	
PR-B-1024	Andrew	Hornsby-Smith	
PR-B-1025	John and Margaret	Braithwaite	
PR-B-1026	Brian	Simonds	
PR-B-1027	Jonathan	Porter	Archstone Projects Ltd
PR-B-1028	Amanda and Michael	Roberts and Graham	
PR-B-1029	Jane	Verdon	
PR-B-1030	Jonathan	Harbottle	Land and Partners Ltd
PR-B-1031	JF and MA	Goodwin	
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford
PR-B-1033	Matthew	Symons	Hollins Strategic Land
PR-B-1034	Anita	Spencer	Sibford Ferris Parish Council
PR-B-1035	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford and Blenheim Palace
PR-B-1036	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments
PR-B-1038	Mrs Margaret	Sidebottom	
PR-B-1039	Igor Niladri	Dyson	
PR-B-1040	Robert	Dyson	
PR-B-1041	Debbie	Payne	
PR-B-1042	Peter	Robbins	
PR-B-1043	Ruth	Matthews	
PR-B-1045	Nicole	Evans	
PR-B-1046	William	Hodgson	
PR-B-1048	Wasim	Mohammad	
PR-B-1049	Maria	Page	
PR-B-1050	James	Wright	
PR-B-1051	Michael and Kate	Hopcraft	
PR-B-1052	Andrew	Mundy	
PR-B-1053	David	Hemingway	
PR-B-1054	Bharat and Jankee	Badiani	
PR-B-1055	Philippa	Mullineux	
PR-B-1056	Simon	Parker	
PR-B-1057	Julie	Walters	
PR-B-1058	Kim	Bennell	
PR-B-1059	Allan	Anderson	
PR-B-1060	Nicola A	Forsythe	
PR-B-1061	Eileen	Anderson	
PR-B-1062	Danielle	Greenspan	
PR-B-1063	Jeptha John Hammond	Rowan-Hull	
PR-B-1064	Karen and Tony	East	
PR-B-1065	J	Bevis	
PR-B-1066	AR	Currell	
PR-B-1067	A	Ioannides	
PR-B-1068	Louise	Crone	
PR-B-1069	JP	Lyes	
PR-B-1070	Darren	Rea	
PR-B-1071	Rachel	Rea	
PR-B-1072	Peter	Gaskell	

Rep No.	First Name	Surname	Organisation
PR-B-1073	Susan	Simms	
PR-B-1074	Donna	Resek	
PR-B-1075	Judith	Kleinman	
PR-B-1076	Jana	Gnappova	
PR-B-1077	Alyson	Bateman	
PR-B-1078	Samantha	Perera	
PR-B-1079	JW	Fresen	
PR-B-1080	Mr and Mrs	Horne	
PR-B-1081	Lynn	Pilgrim	
PR-B-1082	Nicholas Edward	Mullineux	
PR-B-1083	Susan	Knox	
PR-B-1085	Susan M	Rugg	
PR-B-1086	Clare	Boddington	
PR-B-1087	Colin	Homans	
PR-B-1088	Bryan	Rugg	
PR-B-1089	Dave	Bevis	
PR-B-1090	Richard and Karen	Walecki	
PR-B-1091	Mark	Bailey	
PR-B-1093	Christine	Arthur	
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council
PR-B-1095	Val	Russell	Bodicote Parish Council
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes
PR-B-1097	Caroline	Hayes	
PR-B-1098	Michael	Bott	
PR-B-1099	Alan	Storah	Oxford City Council
PR-B-1100	Katherine	Andrews	
PR-B-1101	Catherine	Dobson	
PR-B-1102	James and Kate	Hamilton	
PR-B-1103	Margaret	Homans	
PR-B-1104	Lawrence Michael	Colvin	
PR-B-1105	Norman and Janet	Bates	
PR-B-1106	Dr Anne	Johnson	
PR-B-1107	Susi	Peace	
PR-B-1108	Tom	Hockaday	
PR-B-1109	Keith	Johnston	
PR-B-1110	Iain	Johnson	
PR-B-1111	Pat	Clissold	
PR-B-1115	Vicky	Aston	Sport England
PR-B-1117	Georgina	Tibbs	Barton Willmore on behalf of Bellway Homes Ltd and Archstone Projects Ltd
PR-B-1118	Susan	Doucas	
PR-B-1119	Bob	Hessian	Weston on the Green Parish Council
PR-B-1120	Dr Ben	Knighton	
PR-B-1121	Rebecca	Mickleem	Natural England
PR-B-1122	Paul and Anne	Webb	
PR-B-1123	Paul	Mayhook	
PR-B-1124	Chris	Thornton	Ardley with Fewcott Parish Council
PR-B-1125	Bruce	Cummings	
PR-B-1126	Jamie	Lewis	Hunter Page Planning on behalf of M and G Real Estate
PR-B-1127	David	Betts	
PR-B-1128	Tim	Edgington	
PR-B-1129	Michael and Jo	Collett	
PR-B-1130	Mr and Mrs	Bray	
PR-B-1131	Gillian	Hopcroft	
PR-B-1132	Linda	Ward	Kidlington Development Watch
PR-B-1133	Philip	Towler	
PR-B-1134	Neil	McKendrick	
PR-B-1135	Terence and Patricia	Moss	
PR-B-1136	Giles	Lewis	
PR-B-1137	Jill	Drake	
PR-B-1138	Rhian	Pye	
PR-B-1139	Ken	Martin	
PR-B-1140	Catherine	Richenburg	
PR-B-1141	Christopher	Villiers	
PR-B-1142	Alan	Lodwick	
PR-B-1143	Dr Pamela	Roberts	
PR-B-1144	Martin	Lipson	Mid-Cherwell Neighbourhood Plan Forum
PR-B-1145	Richard	Bennett	
PR-B-1146	DJ	French	Deddington Development Watch
PR-B-1147	Joan	Tossell	
PR-B-1148	Terry	Tossell	
PR-B-1149	Charles	King	
PR-B-1150	Rob	Ellis	
PR-B-1152	Helen	Pattison	

Rep No.	First Name	Surname	Organisation
PR-B-1153	Roger	Carter	
PR-B-1154	Jim	Spencer	
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council
PR-B-1156	Robert	de Newtown	ENGAGE Oxford
PR-B-1157	Nicola and Giles	Lewis	
PR-B-1158	Elizabeth	Leckie	
PR-B-1159	Tamsin	Leckie	
PR-B-1160	Christopher	Hardman	Wolvercote Neighbourhood Forum
PR-B-1161	Janet	Warren	
PR-B-1162	Roger	Bellamy	Hornton Parish Council
PR-B-1163	Catherine	Arakelian	
PR-B-1164	Ian	Drury	
PR-B-1165	Caroline	Johnson	
PR-B-1166	Jane	Hennell	The Canal and River Trust
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands
PR-B-1168	Gwyn	Bevan	
PR-B-1169	Simon	Clark	
PR-B-1170	Matthew	Brock	
PR-B-1171	Mark	Rowan-Hull	
PR-B-1172	Atul K	Patel	
PR-B-1174	Ellis	Davies	
PR-B-1175	Clare	Cooper	
PR-B-1176	Laura	Pritchard	
PR-B-1177	Sandra and Richard	Tyrrell	
PR-B-1178	Bryony	Thomas	
PR-B-1179	Andrew	Clark	
PR-B-1180	RA	Humphreys	Humphreys and Co Solicitors on behalf of Oxford Programs Ltd
PR-B-1181	Heidi	Lancaster	
PR-B-1182	Alison	Noel	
PR-B-1183	Annie	Kotak	
PR-B-1184	Noresh	Kotak	
PR-B-1185	Claire	Blake	
PR-B-1186	Christina	Miskin	
PR-B-1187	Nigel	Homent	
PR-B-1188	Carol	Matheson	
PR-B-1189	Bella	Kotak	
PR-B-1190	Fiona	Thomas	
PR-B-1191	Simon	Eaton	
PR-B-1192	Robert	Selway	
PR-B-1193	Lucy	McCurdy	
PR-B-1194	John	Woodward	
PR-B-1195	Laurence	Clark	
PR-B-1196	Elaine	Fullard MBE	
PR-B-1197	George	Purves	
PR-B-1199	Nick	King	
PR-B-1200	Katie	Holt	
PR-B-1201	Nigel	Timms	
PR-B-1202	Gaynor	Thorpe	
PR-B-1203	Su	Cheetham	
PR-B-1204	Ruth	Smith	
PR-B-1205	Karen	Jackson	
PR-B-1206	Carol	Broadbent	
PR-B-1207	Douglas and Louise	Lloyd	
PR-B-1208	Hilary	Hastings	
PR-B-1209	Rupert	Page	
PR-B-1210	Tina	Merry	
PR-B-1211	Natasha	Smith	
PR-B-1212	Penelope	Henderson	
PR-B-1213	Fleur	Hodgson	
PR-B-1214	Richard	Arthur	
PR-B-1215	Malini	Perera	
PR-B-1216	Christine	Lodge	
PR-B-1218	Maureen	Rosenberg	
PR-B-1219	SP	Weston	
PR-B-1220	Heddwen	Hewis	
PR-B-1221	Martin	Perisi	
PR-B-1222	Alexis	Livadeas	
PR-B-1223	Judith	Johnson	Environment Agency
PR-B-1224	Theresa	Goss	Adderbury Parish Council
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm
PR-B-1227	Richard	Silvester	
PR-B-1228	Juliet	West	ICOMOS-UK



Rep No.	First Name	Surname	Organisation
PR-B-1229	Henry	Brougham	
PR-B-1230	T M M	Green	
PR-B-1231	Prof J M	Baker	
PR-B-1232	Mark	Schmull	Nathaniel Litchfield and Partners on behalf of The Church Commissioners
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt
PR-B-1234	Hywel	Morse	Sworders on behalf of the Beecroft Family
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies
PR-B-1237	Deborah	Wright	
PR-B-1238	Chris & Kathryn	Rogers & Bryan	
PR-B-1240	Suzanne	Willson-Higgins	
PR-B-1241	Beverley	Kwan	
PR-B-1242	G	Thompson	
PR-B-1243	Kazimiera	Kantor	
PR-B-1245	Jason and Petra	Tyrell	
PR-B-1246	Christine	Kennell	
PR-B-1247	Mark	Turner	
PR-B-1248	Christine	Clark	
PR-B-1249	Andy	Cove	
PR-B-1251	Susan	Silvester	
PR-B-1252	Philip	Boxall	
PR-B-1253	Jon and Michelle	Mason	
PR-B-1254	Philip	Redpath	
PR-B-1255	Kezia	Sheppard	
PR-B-1256	Nicola	Mallows	Gresswell Environmental Trust
PR-B-1257	Charles	Fletcher	
PR-B-1258	Hilary	Fletcher	
PR-B-1259	Mircea	Popa	
PR-B-1260	Elizabeth	Sheppard	
PR-B-1261	Sarah	Pyne	Indigo Planning on behalf of McKay Security Services PLC
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group
PR-B-1263	Katie	Silvester	
PR-B-1264	Drs	Slater and Harrison	
PR-B-1265	Kathleen	Hayes	
PR-B-1266	Linda	Ward	
PR-B-1267	Ian	Hudspeth	
PR-B-1268	Garry	Lancaster	
PR-B-1272	S G	Wakeling	
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council
PR-B-1270	P and H	Stoddart	
PR-B-1271	Rebecca	Hodgson	
PR-B-1274	Andrea	Duffy	
PR-B-1275	Dagmar	Carr	
PR-B-1276	John	Carr	
PR-B-1277	Roger and Eileen	Henman	
PR-B-1278	Helena	Boyce	
PR-B-1279	Neil	Bennett	
PR-B-1280	Peter	Offord	Banbury and North Oxon Ramblers
PR-B-1281	G M J	Taylor	
PR-B-1282	John	McArthur	
PR-B-1283	Julian	Philcox	JP Planning Ltd on behalf of Mr N Wingfield
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes
PR-B-1285	Jeffrey	Wright	
PR-B-1286	Gary	Crone	
PR-B-1287	Tenley	Soanes	
PR-B-1288	Maurice	White	
PR-B-1289	Berwyn	Jones	
PR-B-1290	John	Perris	
PR-B-1291	Kumudu	Perera	
PR-B-1292	Christine	Bower	
PR-B-1293	Diane	Perry	
PR-B-1294	Giles	Hughes	West Oxfordshire District Council
PR-B-1295	Natasha	Blackmore	Sheldon Bosley Knight on behalf of the Wright Family
PR-B-1296	Graciela Inglesias	Rogers	
PR-B-1297	Simon	Handy	Strutt and Parker LLP on behalf of Dairystock Ltd
PR-B-1298	James	Jocelyn	
PR-B-1299	Clive	Sherriff	
PR-B-1300	Julia	Hammett	
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust
PR-B-1302	Clare	Creese	
PR-B-1303	Steve	Gerrish	
PR-B-1304	Tim	Wakeman	
PR-B-1305	Cllr Polly	Foster	Fritwell Parish Council

Rep No.	First Name	Surname	Organisation
PR-B-1306	Frank	Vreede	
PR-B-1307	Victoria	Campbell	
PR-B-1308	Alaric	Rose	
PR-B-1309	Kate	Miklaszewska-Gorczyca	
PR-B-1310	Tara	Prayag	
PR-B-1311	Keith E	Stratford	
PR-B-1312	Carl	Parker	
PR-B-1313	Helen	Broxap	
PR-B-1314	Nicole and Eugene	Brooks and Griffin	
PR-B-1315	Joel	Phipps	
PR-B-1316	Christian	Gilliam	
PR-B-1317	Rachel	Walton	
PR-B-1318	Laura	Walton	
PR-B-1319	Mr and Mrs	Unwin	
PR-B-1320	Vassilis	Athanassoglou	
PR-B-1321	Catherine R	Mundell	
PR-B-1322	Judy	East	
PR-B-1323	Karen	Suter	
PR-B-1324	Katie L	Stratford	
PR-B-1325	Richard	Lodge	
PR-B-1326	Jan and Chris	Lacey and Plant	
PR-B-1327	John	Pilgrim	
PR-B-1329	Jaimie	Pattison	
PR-B-1330	N M	O'Mahoney	
PR-B-1331	Fred	Jones	
PR-B-1332	Edward	Bradley	
PR-B-1333	Zoe	Christodoulou	
PR-B-1334	Jenny	Betts	
PR-B-1335	Natalie	Usher	
PR-B-1336	Patricia	Stokes	
PR-B-1337	Marcus	Lloyd	
PR-B-1338	Philip	Camp	
PR-B-1339	Dr Christopher	Wedge	
PR-B-1340	Sophia	Argyris	
PR-B-1341	Olga Lascano	Choperena	
PR-B-1342	Laura	Precious	Quod on behalf of Albion Land
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd
PR-B-1344	Jonathan	Harbottle	Land and Partners Ltd
PR-B-1345	Nick	Alston	Bilfinger GVA on behalf of Oxford Aviation Services Ltd
PR-B-1346	Neil	Tiley	Pegasus on behalf of the Dorchester Group
PR-B-1347	Zahra	Alrashed	Nathaniel Litchfield and Partners on behalf of Kenley Holdings
PR-B-1348	Prof Ephrat	Tseëlon	
PR-B-1350	Dr Autumn	Rowan-Hull	
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates
PR-B-1353	P	White	
PR-B-1354	James	Macnamara	Lower Heyford Parish Council
PR-B-1355	James	Macnamara	Parish councillor/individual
PR-B-1356	Mrs Dee	Bailey	
PR-B-1357	Dianne	Jones	
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group
PR-B-1359	Kate	Berney	
PR-B-1360	Alexandra	Berney-Stewart	
PR-B-1361	Margaret and Alan	Crick and Trump	
PR-B-1362	Mary	Whitby	
PR-B-1363	Nick	Southern	
PR-B-1364	Elaine	Boswell	North Newington Parish Council
PR-B-1365	John	Wass	

## Erratum – February 2018

The summary for representation number PR-B-0088 in the original consultation statement was incomplete. The complete summary is set out below.

Question No.	Site Specific	Comments
1		<p>No. An extra 4,400 homes is based on a notional requirement relating to a forecast unmet need within Oxford city. The so-called ‘unmet need’ does not relate to current need but to a forecast need, which in turn requires the creation of new jobs within the city of Oxford (as the 4,400 homes relates to Oxford’s unmet need, not other parts of the County, the jobs must therefore relate to Oxford city). A notional requirement is not sufficient grounds for making an exception to the removal of green belt land. An extra 4,400 houses north of the city is not sustainable and will mean that:</p> <ul style="list-style-type: none"> <li>• open countryside in the green belt will be sacrificed;</li> <li>• High grade agricultural land currently used for food production will be lost;</li> <li>• natural habitats and biodiversity will be destroyed;</li> <li>• traffic problems and therefore pollution will get much worse;</li> <li>• schools and health services will be even more stretched (note that 4,400 additional homes suggests the need for four additional primary schools and one additional secondary school);</li> <li>• countryside walks and views will be lost;</li> <li>• our quality of life will suffer, air, noise and light pollution will increase.</li> </ul>
2		<p>No. The ‘needs’ are based on forecast not actual requirements and relate to imagined job creation within Oxford city, not other parts of the County. In any case, it is surely a requirement that infrastructure be upgraded first before any additional housing (at this scale) be proposed to meet actual requirements. The direction of travel, literally, is towards Oxford and it is not accepted that existing infrastructure, whether roads, public transport, schools or hospitals, are able to even meet current, never mind planned needs. Oxford City Council need to do more to contain housing within the city boundaries and/or without destroying green belt land or swallowing villages over five miles away. In effect, the logical approach is to await the publication of the (which would, in effect, mean waiting for the completion of the Oxford Local Plan 2036 prior to finalising the Cherwell Local Plan. Oxford City Council has previously been informed (Oxfordshire Growth Board, Dec 2015) that it will need to ensure that it (and its neighbouring authorities) have contingencies in place in the event that sufficient Green Belt land in Oxford is not released. It would be highly desirable to see these contingencies publicised prior to the finalisation of Cherwell’s revised Local Plan.</p>
3		<p>The short time given to this consultation has meant an answer to this question has not been possible.</p>
4		<p>One might observe that the review of the Local Plan arises from the imposition of additional housing on Cherwell, not from Cherwell’s own vision, but from the Growth Board. Therefore, in one sense, a vision is a misrepresentation of the situation. The draft vision makes clear that the Plan relates to ‘new balanced communities’. The vision should make clear</p>

		<p>that the identity of existing communities will be preserved; and be explicit that the Green Belt is not available for development as part of this vision. The vision should make clear that 'necessary infrastructure' is required to be in place before largescale housing developments. The vision should seek firstly to provide support to Oxford City Council in identifying sites for development within the City itself. The provision of housing out with the City should be based on actual, evidence-based requirements not loose forecasts of future job creation (which may not necessarily be within the City anyway). If a proportion of Oxford's actual unmet housing need is to be addressed then the vision should make clear how the development of new housing will be restricted to those who are required to work within the City (rather than e.g. resulting in housing for London commuters). Quote provided from an email from Nicola Blackman MP dated 6 Jan 2017.</p>
5		<p>No inherent objection to the duty of councils to work together. However, the objective would be better expressed as, "To work with Oxford City Council and Oxfordshire County Council in delivering a commensurate contribution to meeting Oxford's actual unmet housing needs by 2031 through firstly infrastructure upgrades and appropriate 'brownfield' developments whilst avoiding developments on Green Belt land, to which Cherwell attaches great importance."</p>
6		<p>No. The projected economic growth is unrealistic and it would be unfortunate if, for example, Green Belt land should be removed on the basis of mistaken economic projections.</p>
7		<p>In principle, yes but only so long as the previous objectives have been amended to avoid Green Belt developments and a final figure based on actual requirements. However, there needs to be clear definitions of: 'substantively' (by definition this must be &gt;50%); 'affordable' (i.e. genuinely affordable for those earning ~£30,000 rather than £70,000); and there must be a means of ensuring that new housing is only available to Oxford workers (i.e. not to those commuting to London or elsewhere – this is intended as Oxford's unmet housing need).</p>
8		<p>The objective should be reworded to make clear that a) transport upgrades need to be implemented first prior to any housing developments; b) any housing contribution needs to be take account of not only transport strategy but also strategies for education, health, environment and local plans (including Green Belt use). There is already an infrastructure funding shortfall within Oxfordshire. Meeting an unmet need should not increase this shortfall (though do not see how that would be possible unless the housing numbers were radically reduced).</p>
9		<p>Object strongly to development in the Oxford Green Belt. The proposed developments will lead to:</p> <ul style="list-style-type: none"> <li>• Unrestricted sprawl of large built-up areas, both Oxford and Kidlington;</li> <li>• Coalescence of Kidlington, Begbroke and Yarnton;</li> <li>• Encroachment on the countryside and its enjoyment;</li> <li>• Loss of the setting and special character of villages that surround Oxford;</li> <li>• Discouraging Oxford City and Cherwell from developing brown field sites and other sites within existing urban areas.</li> </ul> <p>The Green Belt around Kidlington, Begbroke and Yarnton includes high</p>

		grade agricultural land required for food production as well as many well-used footpaths and 'green spaces'. The Green Belt also protects the historic city of Oxford, as well as the surrounding villages, from the effects of over-development. Understand that Green Belt is a permanent designation and that Government guidance states that housing development is not a reason for releasing Green Belt land. The Government's Manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld.
10		Size threshold must, by definition, preclude arguments for 'infilling' where the development is proposed on Green Belt land.
11		General comment relating to Sites 20, 23, 24 34, 48, 51, 74: The short time given to this consultation has meant comments are only provided to sites in the vicinity of Begbroke. Green Belt (and especially higher grade (1-3a) agricultural land) developments should be avoided and sites meeting these criteria should be withdrawn. Under Cherwell's own Local Plan Begbroke East is designated a category two village (and Begbroke West lies within the Green Belt itself). The only permitted development is limited infilling. Paragraph C.264 of the adopted Local Plan Part 1 referenced. It is quite clear that the sites proposed surrounding Begbroke could not possibly be considered 'infilling' (the site size threshold, by definition, precludes 'infilling'). Would note that sites surrounding Begbroke, the consultants who developed the SA Report state that these sites are served by a 'premium bus route' (S3). The S3 is often delayed (and crowded) both into and out of Oxford (due to traffic congestion); runs only every 20-30 minutes; and provides no nightly service. In its current form the A44 should not be considered a premium bus route. Development of these sites would also negatively impact road congestion and pollution. Whilst it may be the case that individual parcels of land do not impact significantly on flooding risk, no consideration has been given to the overall impact of development across the search areas on flood risk (e.g. reducing absorption; increasing run-off).
13		No comment.
14		The short time given to this consultation means no answer is possible to this question.
15		The short time given to this consultation means no answer is possible to this question.
16		Object strongly to development in the Oxford Green Belt for reasons given in answer to Question 9. The proposal to develop in the Green Belt is based on theoretical, working assumptions about the growth in jobs in Oxford. Think that there are alternatives to housing development in the Green Belt including making better use of previously developed land in Oxford, mixed use within the City (an opportunity was lost in the development of the Westgate Centre, for example; or the release of the Greyhound Stadium), and using some proposed employment sites in the city for housing instead. Have provided comments on individual sites but the quality of the SA Report is disappointing with various mistaken assumptions made (e.g. what constitutes a 'premium' bus route; lack of recognition of loss of countryside paths as a result of the proposed developments) together with erroneous data.
17		The short time given to this consultation means no answer is possible to this question.

18		Believe it is unreasonable to concentrate the theoretical unmet need of Oxford's housing in only two search areas. The building of 4,400 houses in a relatively small area, within the Green Belt, is entirely disproportionate to the existing settlements (Kidlington, Yarnton and Begbroke in particular). The prevention of coalescence of settlements is a key function of the Oxford Green Belt. The aim of the development should emphatically not be to create a 'greater Oxford' commuter conurbation that removes the distinct identities of the existing villages; destroys a large proportion of the Green Belt, including high graded agricultural land; and which will have a clear detrimental impact on the environment, road congestion, pollution, as well as removing the enjoyment of the countryside from the residents of both Oxford and the affected villages. With better transport networks it is entirely possible for Oxford's actual unmet need, should it materialise, to be better distributed throughout the county. If commuters can now live in Kidlington and commute to London, then they should equally be able to live (for example) in Upper Heyford and commute to Oxford.
19		The short time given to this consultation means no answer is possible to this question.
20		The short time given to this consultation means no answer is possible to this question. Comments on individual sites have been provided in question 11.
21		The short time given to this consultation means no answer to this question is possible.
22		The short time given to this consultation means no meaningful answer is possible to this question.
23		The short time given to this consultation means no meaningful answer is possible to this question.
24		The short time given to this consultation means no meaningful answer is possible to this question.
General	PR20	The consultants identify the theoretical capacity of this site as 8,731 homes. This is rather ridiculous given the existing use of the site (and the existing plan to develop the technology park, to which the consultants make no reference). If 'theoretical capacity' has any meaning at all within the SA report then in theory Cherwell could use 50% of the defined site and meet the requirement for 4,400 homes without consideration of any other site. This is Green Belt land and should be removed as an option for housing development. Development of this scale will have adverse impact on biodiversity, the countryside, road congestion and pollution and adjacent conservation areas and existing villages. This site is categorised as highly graded (2-3) agricultural land, the development of which would remove a source of food production.
General	PR23	This is Green Belt land and should be removed as an option for housing development. Development of this site at the scale proposed would negatively impact the countryside; alter the identity of Begbroke; result in coalescence of Begbroke and Kidlington; and increase road congestion and pollution. The scale of the proposal is entirely disproportionate to the size of Begbroke village (which comprises fewer than 350 dwellings (pop. 783)). Together with Site 24 this site contributes to the gap between Kidlington to the east and Begbroke to the west, and is largely open, arable farmland. The site therefore plays a strong role in preventing the

		merging of the two settlements, as any encroachment by either settlement would be likely to result in a significant physical and visual reduction in the gap. The land is substantively grade 3 agricultural land on which development should be avoided.
General	PR24	This is Green Belt land and should be removed as an option for housing development. Development of this site would degrade the countryside (impacting negatively on biodiversity); unalterably change the identity of the village of Begbroke; in effect merging Begbroke with Kidlington; and impact on road congestion and pollution. The scale of the proposal is entirely disproportionate to the size of Begbroke village (which comprises fewer than 350 dwellings (pop. 783). Together with Site 23 this site contributes to the gap between Kidlington to the east and Begbroke to the west, and is largely open, arable farmland. The site therefore plays a strong role in preventing the merging of the two settlements, as any encroachment by either settlement would be likely to result in a significant physical and visual reduction in the gap. The field is high grade agricultural land (substantively grade 2). Each year the field produces arable crops (rape, barley, wheat) mostly for human consumption (the wheat is provided under contract to Warburtons, for example). Cherwell has a responsibility to preserve not only the Green Belt generally but actively support agricultural land specifically.
General	PR34	This is Green Belt land and should be removed as an option for housing development. Development of this site at the scale proposed would negatively impact the countryside; alter the identity of Begbroke and Yarnton; and increase road congestion and pollution. This is actively farmed grade 2 agricultural land and, in common with site 24, for example, should be prioritised for agricultural use.
General	PR48	This is Green Belt land and should be removed as an option for housing development. Development of this scale will adversely impact the countryside and biodiversity; road congestion and pollution; and risk a negative impact on the identities of Begbroke and Yarnton. The scale of the proposal is entirely disproportionate to the size of Begbroke village (which comprises fewer than 350 dwellings (pop. 783). This particular site is located within the Begbroke (West) Conservation Area and includes areas of archaeological interest (and priority). The site is also grade 3 agricultural land and actively farmed.
General	PR51	This is Green Belt land and should be removed as an option for housing development. In common with Site 20 the consultants propose a theoretical but in practice ridiculous housing capacity of 9,440 dwellings (though under objective 8 this figure inexplicably increases to 11,540 dwellings). If a proportion of these dwellings were proposed (perhaps meeting Cherwell's entire theoretical Oxford unmet housing allocation), the development would have adverse impact on the countryside and biodiversity (the ancient woodland of Begbroke Wood in particular); road congestion and pollution; and unalterably change the identities of Yarnton and Begbroke (the development being entirely disproportionate to both villages). The site is highly graded (3), actively farmed agricultural land.
General	PR74	This site is first described as relatively small and yet apparently with a capacity for 219 dwellings and then (under objective 8) as a 'fairly large site' accommodating 220 dwellings. In either case the proposal is entirely disproportionate to the existing size of Begbroke village (which comprises

		fewer than 350 dwellings (pop. 783)). As with a number of other sites the land is high grade agricultural land (2-3) and as such should be prioritised for farming, not housing development.
General		Dissatisfied with the short consultation period provided, especially given the large amount of documentation that should be read and understood in order to provide a meaningful response. Clearly, a significant amount of time (and presumably funding) has been allocated to the development of the Review by Cherwell District Council. It is a shame that a reasonable amount of time and support could not be provided to residents to enable full attention to be given to the outputs and documentary evidence, and consequent responses. Even the formatting of the Representations Word document acted as an impediment to progress.



## Summary of Representations

June 2017

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1307	Victoria	Campbell		1	A		An extra 4,400 houses north of the city is not sustainable. Am particularly concerned by Option A. Kidlington would almost double in size which is unsuitable and contrary to the Kidlington Master Plan. Traffic issues will increase, at peak times on public transport from Kidlington to Oxford can take up to an hour. Cycling is dangerous due to inadequate cycle lanes. Schools and health services become more stretched. It is difficult to get a doctors' appointment now, Kidlington does not have the services that it needs. GB sacrificed, walks and views that are precious to the residents will be lost, as there is no park in Kidlington these areas are used. Natural habitats will be lost. Flooding will increase with the loss of GB. Quality of life will suffer, air, noise and light pollution will increase. GB allows pollution from the significant local traffic congestion to disperse to some extent. This would become concentrated if the Kidlington Gap is filled in.
PR-B-0944	David	Stone		1	A, B		No, do not accept this as an appropriate figure for Cherwell's proportion to meet Oxford's unmet housing need. The number of houses mostly preferred by CDC on areas A and B is unsustainable and unsound. The inappropriate and unnecessary destruction of GB will result in destruction of wildlife habitats, leading to coalescence of Oxford and Kidlington, extensive urban sprawl and complete traffic gridlock. Excessive levels of pollution and traffic congestion exist in the area, and Oxfordshire County Council's new improved traffic options cannot be taken seriously given limited capacity constraints and increased demand. Oxford needs to find alternative means to accommodate students thus releasing affordable housing. Building to the north of Oxford will increase congestion and demand from commuters accessing London through Oxford Parkway. The figures produced are based on optimistic aspirations that take no account of Brexit. Additional planned developments, such as at Barton Park, Eynsham and at the Northern Gateway need to be taken into account. Oxford has almost full employment and there must be exponential constraints to realise a balanced community and a sensible sustainable future for the well being of all residents. Opportunities exist to capitalise in the northern and eastern areas of Cherwell in conjunction with developments for the Oxford – Cambridge Expressway to realise the new “Silicon Valley” to drive enterprise and employment uptake.
PR-B-1139	Ken	Martin		1	A, B		No, the argument is flawed. If Oxford's unmet housing need is for affordable housing, that means all 4,400 in Cherwell. No developer will take on this project without substantial government subsidy. It has been widely stated in staffed exhibitions that only 35% will be affordable that would mean building 12,600 homes to create 4,400 affordable homes. If the main target areas are A and B then the new homes will satisfy London's housing needs.
PR-B-1133	Philip	Towler		1	A,B		No, it is far too high to be sustainable, particularly as areas A and B are favoured by CDC and are wholly or partially in GB. As Oxford City is only willing to commit to 4% of its housing needs it is failing to engage meaningfully with the planning process. It should bear more of the burden, prioritising brownfield sites within the city boundaries, thus reducing strain on the transport infrastructure. CDC should resist the demands and insist on GB preservation.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	1			Consider that 4,400 homes is excessive housing requirement for CDC, this being the second highest in the county and requiring the potentially highly damaging release of Green Belt land. Whilst accept that Oxford is constrained by the Green Belt, Yarnton is also within the Green Belt. The preservation of the GB around Yarnton has been critical in maintaining their rural setting and preventing their coalescence into what would otherwise become a sprawling dormitory conurbation around the City of Oxford. Do not accept that the preservation of the GB immediately around Oxford should be achieved by sacrificing the preservation of open land within the GB around the surrounding rural settlements, which would be contrary to the GB as set out in the NPPF on the need to prevent settlements from merging into one another and safeguarding the countryside from encroachment. Want to preserve the historic setting of the listed Manor House and Gardens, This development would cause significant harm to the heritage assets, the protection of which must be accorded significant weight in the planning process. NPPF states that such harm should not be permitted unless there are substantial over-riding public benefits. The development of this site would prejudice the effective operation of their educational campus, which plays a significant role in supporting the educational and research functions of the City. Also concerned regarding flooding issues on Church Lane.
PR-B-0862	Peter	Nicholson		1			Objects to the 4,400 apportionment to Cherwell. Has provided a detailed comment on the role of the OGB, LEP, SHMA and ONS in his representation.
PR-B-0966	E	Nicholson		1		A, B	No it is not, it is utterly wrong for CDC to accept this scale of house building on behalf of Oxford City. It is based on theoretical predictions from the SHMA which are likely to be exaggerated and inaccurate. The report disagrees with official Government ONS statistics about housing need in Oxfordshire and has altered official statistics with bespoke methodology to produce high figures. This figures comes on top of 22,840 houses to be built in Cherwell by 2031 as stipulated in the Adopted Local Plan. This would come at a huge and dangerous cost to the landscape, transport infrastructure, wildlife and natural resources as well as increased flood risk. Many of the sites lie in the GB and it's unacceptable for Oxford City to allow quality of life for people outside their jurisdiction to be ruined.
PR-B-1076	Jana	Gnappova		1		PR20, PR24	No, the decision to build 4,400 homes on the GB is unacceptable and inappropriate. See general comments
PR-B-0754	Philippa Jane	Nelson		1		PR27, PR14	No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, leaving a small area between the banks of the Cherwell and Stratfield Bank. Increased risk of flooding. Natural habitats have already suffered. Sites PR27 and PR14 important sites for birds. Quality of life impacted. 4,400 is based on dubious calculations. Relies on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. It is the residents of outlying areas who will pay the price.
PR-B-1057	Julie	Walters		1		PR34	No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase the A34 at Peartree from Frieze Way and the A44 is dreadful. To build on site PR34 will only add to this. Schools and health services become more stretched, three weeks to get an appointment. GB sacrificed, walks, views behind The Moors would be lost. Habitats lost. Quality of life will suffer, air, noise and light pollution will increase. Retail in Kidlington is poor, need to develop its centre. 4,400 is based on dubious calculations. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1058	Kim	Bennell		1		PR34	No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase the A34 at Peartree from Frieze Way and the A44 are dreadful. To build on site PR34 will only add to this. Schools and health services become more stretched, three weeks to get an appointment. GB sacrificed, walks, views behind the Moors would be lost. Habitats lost. Quality of life will suffer, air, noise and light pollution will increase. Retail in Kidlington is poor, need to develop it's centre. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-0799	Ian	Sheppard		1		PR38, PR50	The rep has given reasons as to why sites PR38 and PR50 should not be proposed. Considerations have not been taken for GB, increased traffic, the current improvements to the area have not improved. Destroy the countryside and biodiversity. Flood plan to which development will greatly increase in this area and within North Oxford. No provision for additional amenities. The development will greatly affect the outlook and character of Cutteslowe Park, its needs protecting.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	1			Yes
PR-B-0029	Sonia	Morgan		1			4,400 new houses is not sustainable as it will increase congestion, schools and health services will be further stretched and GB and open countryside, with views and walks, lost forever. The quality of life for residents of Kidlington will suffer with increased air, noise and light pollution. Development near the A34 is of particular concern with regards to particulate pollution which has serious health risks. The 4,400 number is based on questionable calculations.
PR-B-0033	Henry	Munday		1			The figure of 550 houses apportioned to Oxford should be subtracted, then the balance divided equally between the 4 districts. Cherwell's figure would be 3,575 homes. Employment must be created in other districts to reduce traffic and the need for housing around Oxford.
PR-B-0036	David	Blowers		1			4,400 homes is too many, it is not sustainable and traffic problems will increase. Services will be stretched and GB with its natural habitat and walks will be lost. Quality of life will suffer due to air, noise and light pollution.
PR-B-0037	Clifford	Jones		1			4,400 homes is not appropriate. Local infrastructure and services are already stretched, in particular schools and the health services. Congestion will be exacerbated, air, nose and light pollution will increase and the GB purposes will be breached. The calculations for this number rely on assumptions.
PR-B-0039	Susan	Cooper		1			The problem in Oxford is serious so this number sounds plausible.
PR-B-0046	Caroline	Thompson		1			An extra 4,400 homes is not sustainable, and I believe the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-0055	Cynthia	Hall		1			The Oxford Times reported, December 2016, that 4,400 homes lie empty in the county, which should be utilised. There should be no building on GB.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	1			Yes. Refers to URBEDs Wolfson Economic Prize winning report. The report's recommendation to expand satellite market towns of Bicester, Didcot and their surroundings is therefore reflected by the apportionment for housing for Cherwell and South Oxfordshire.
PR-B-0060	Sue	Mackrell	Bicester Town Council	1			Given the considerable development already planned for southern part of the district, a further 4,400 appears to be excessive. If CDC have to accommodate such a number they should be built as close as possible to the City to avoid impact on the existing road network, especially the A34.

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PR-B-0078	Anthony	Churchill		1			No, an extra 4,400 houses north of the city is not sustainable. Traffic problems will get worse and schools and health services stretched. GB will be destroyed along with walks, views and natural habitat. Quality of life will suffer as air, noise and light pollution increases. The 4,400 is based on criticised calculations and the A34 struggles with existing volumes.
PR-B-0081	Linda	Beattie		1			An extra 4,400 homes is not sustainable, and I believe the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-0082	Felicity	Emptage		1			An extra 4,400 homes is not sustainable, and I believe the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-0119	C A	McCall		1			No, Oxford needs to demonstrate the real need for houses as services and infrastructure are under such pressure.
PR-B-0120	E	Tonkin		1			This is a heavy addition to the existing villages and object due to the increase in traffic on already busy roads especially into Oxford.
PR-B-0122	A	Dyer		1			No, zero should be the amount.
PR-B-0150	Patrick and Julia	Marcks		1			An extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-0151	Prof John	Batchelor		1			An extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-0152	Henrietta	Batchelor		1			An extra 4,400 homes is not sustainable, and believes the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-0153	Paul	Goulding QC		1			No. It is too high. The number for Cherwell is disproportionately high compared to other Oxfordshire Districts. There is a particular imbalance between Cherwell and Oxford. Cherwell's number should be lower, and Oxford's higher. 4,400 for Cherwell is unrealistic, unsustainable and would be to the serious detriment of the character of the District and damaging to the Green Belt.
PR-B-0154	Hannah	Hale		1			An extra 4,400 homes is not sustainable, and believes the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-0156	Val	Colby	Berrys on behalf of Cancer Research UK	1			Agree that a 'minimum' housing requirement of 4,400 is appropriate. This represents an additional 20% of Cherwell's housing needs. The further refined apportionment of the Growth Board work should be informed by the availability and suitability of deliverable sites.
PR-B-0169	Colin	Carrit		1			Believe 4,400 homes is entirely appropriate for Cherwell, we are one County and one Community. We look to Oxford as our County town and the citizens of Oxford look to Cherwell and the other Districts for recreation and leisure. It is therefore essential that the wider Districts respect and observe the duty to cooperate with the City's housing need.
PR-B-0171	Peter	Worth		1			Have to trust that the work by the council officers is correct with regards to the number of homes required. House prices are ridiculously high due to a shortage so more homes are required.

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PR-B-0175	Mr D and Mrs S	Rudd		1			An extra 4,400 homes is not sustainable, and believes the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-0181	Diane and Darryl	Bates-Brownsword		1			An extra 4,400 homes is not sustainable, and believes the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-0184	Roger	Prince		1			No, the figure comes from the SHMA which was prepared without any public consultation and contains many questionable assumptions. They rely on predictions of unrealistically high jobs growth around Oxford and assumes that this will require a large influx of people into the county. As the SHMA was put together by private consultants working on behalf of property developers, it is reasonable to take the view that figures are likely to be biased in favour of the developers. The SHMA was not subjected to any independent validation although an independent planning expert has concluded that the estimated figures are likely to be "grossly overstated". Consequently, I cannot accept that the SHMA reflects the housing needs of either Oxford City or Cherwell or that the figure of 4400 is the appropriate requirement.
PR-B-0185	Terrence	Yeatman		1			An extra 4,400 homes is not sustainable, and believes the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-0186	Paul	Walker	Oxford Bus Company	1			Oxford Bus Company provides 95% of operated mileage in the district since Oxfordshire County Council withdrew all funding for services from July 2016. It is evident that the vast majority of travel demands arising from these sites to the city. Main desire is that new developments are serviceable by all transport modes including the bus, which can sustain viable commercial bus operation reducing reliance on public subsidy once 'kick-start' funding for new developments ceases.
PR-B-0201	Dr Catherine	Grebenik		1			An extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-0209	Patrick and Julia	Jennings		1			No, this needs to be adequately substantiated before irreversible environmental damage (more traffic, pollution and to the greenbelt) is inflicted. Cherwell's proportion to support Oxford's needs should be lower. Your Partial Review document highlights that the majority of jobs and economic activity is in the Headington and Cowley area. In line with any strategy that seeks to minimize strain on roads, public transport and the environment it makes sense that a greater proportion of the homes should be located close to the areas, or with direct lines of access from the south and east of Oxford to where jobs are located.
PR-B-0213	Linda	Browning		1			An extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations. Traffic problems have already increased with the arrival of Water Eaton rail station. Schools and health services will be further stretched, made worse by the crisis in the NHS with shortage of doctors and nurses. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing. With the new railway station the area will become a London suburb with high property prices.
PR-B-0222	Malcolm	Axtell		1			An extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations which rely on high growth in jobs. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.

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PR-B-0234	Prof Roger	Davies		1			No, 4,400 new houses in Kidlington and Yarnton will radically alter the character of these communities and increase the population by 40%. Transport infrastructure and services which are already stretched will be overwhelmed.
PR-B-0238	D A	Burt		1			No, the figure of 4,400 homes is an estimate which has been heavily criticised as being unreliable. Roads into Oxford are already congested, extra traffic would add to this and increase air and noise pollution. There would be unsustainable pressure on schools and health services and walks which are essential for the health and well being of people would be lost.
PR-B-0240	Mrs Carole	Walton		1			No, 4,400 houses is not appropriate in one village. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing. Kidlington has already seen a rise in traffic since Water Eaton Park and Ride and Oxford Parkway were built. There is no mention of any new development being eco-friendly like that at Bicester.
PR-B-0241	Richard	Walton		1			No, 4,400 houses is not appropriate in one village. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing. Kidlington has already seen a rise in traffic since Water Eaton Park and Ride and Oxford Parkway were built. There is no mention of any new development being eco-friendly like that at Bicester.
PR-B-0260	Chris	Pack		1			No, 4,400 houses is unsustainable. Education, health and social services will struggle to cope and traffic problems increase. Open countryside with walks and views will be lost along with natural habitats
PR-B-0262	Peter and Christine	Stevenson		1			If Oxford is unable to meet its housing requirements it needs to amend its plans for correlating employment and housing. Unless a requirement is imposed to create a significant proportion of starter homes it will simply provide homes for commuters and do little to alleviate housing needs.
PR-B-0267	Carole	Pack		1			No, that amount of houses is not sustainable. It will have an enormous impact on services such as health, police and education and increase traffic problems whilst damaging the countryside.
PR-B-0447	Laura, John, Benito	Wainwright		1			No, it is an inflated figure produced by the development lobby in the form of the SHMA, with all its vested interests. The SHMA drawn up in 2014 needs revision following Brexit as it is likely to see fewer jobs, therefore demand for houses. The SHMA is not objective and is now discredited as an objective instrument to base housing projections.
PR-B-0637	Prof Martin LG	Oldfield		1			No, it is too high. Oxford City's figures are unrealistically high for Cherwell compared to their 550. Oxford should curtail its rampant growth and seek to disperse development to villages and towns outside the GB. There is no discussion of brownfield sites in Oxford or the number of unoccupied houses.
PR-B-0641	J	Willoughby		1			No, It would seem an unfairly large proportion of overall need in Oxford.
PR-B-0643	L	Allen		1			No. This rep has provided a detailed and lengthy objection to the allocation of this number of houses, and the accuracy of assumptions and information on which the consultation is based. It is critical of Oxford City's recent use of land and questions North Oxford as a suitable location when employment is centred to the east and south of the city. Transport infrastructure would be need to be in place as existing systems are inadequate and recent improvements had little effect. The time allowed for comment on this review was too short and the Christmas period unreasonable.
PR-B-0648	Patricia	Perisi		1			Object strongly to the proposed development of 4,400 houses on GB, which should be protected. Have lived in Kidlington 80 years and do not want to see my village joined to Oxford and lose its character. The development will destroy the countryside and wildlife and bring chaos to the area. Traffic is already heavy and the doctors surgery at capacity.

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PR-B-0653	Peter	Webber		1			Believe Oxford City needs to thoroughly explore all possibilities within Oxford to satisfy its own housing needs, before anything else. Attention is drawn to a recent planning application for 45 flats in William Morris Close that was rejected within its boundaries.
PR-B-0655	Christina Mary	Shirley		1			No, far too many for a village this size.
PR-B-0656	Mary G	Shirley		1			No, it is far too many for the area. Traffic gridlock would be created and the wildlife needs to be considered.
PR-B-0658	Susan	Oldfield		1			No, it is not. Oxford city has scope for meeting its own housing needs within its boundaries. It could use brownfield sites, unoccupied buildings and build close to its ambitious industrial and business developments.
PR-B-0670	Mary	Phipps		1			An extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations which rely on high growth in jobs. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-0671	David	Phipps		1			An extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations which rely on high growth in jobs. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-0673	Joyce M	Morris		1			Do not consider 4,400 homes sustainable as there are already considerable traffic problems on the A4166 through Kidlington and on roads leading to Oxford. It would result in the destruction of many walks and natural habitats that provide pleasure and health benefits to local people.
PR-B-0676	John F	Morris		1			The assumption of a large growth of jobs in Oxford, as justification for extra housing, is not convincing. Am aware of the need to maintain the city's historic centre but there are many surrounding areas within the city which could be improved, where there is good bus services and short routes. Oxford needs to sort out its own housing problems as building outside the city will increase traffic and have a negative impact within Oxford. The GB which separates Kidlington and Oxford is an essential feature of the environment and must be maintained.
PR-B-0680	Dr John	Maddicott		1			No, this figure is much too high and based on dubious calculations and assumptions of job growth in Oxford .It would lead to a huge increase in the volume of traffic around Kidlington along with the Northern Gateway. This would bring with it pollution which is being linked to health issues for children. A large slice of GB would be lost with consequential damage to the environment, recreational facilities and wildlife. There is land within Oxford which could be developed such as Southfield golf course and brownfield sites.
PR-B-0681	Dr Hilary	Maddicott		1			No. The figure of 4,400 is derived from the SHMA who were not an independent organization but a group heavily involved with the developers. Its finding need proper scrutiny and should be challenged. Although everyone accepts that affordable housing is needed they are likely to go to London commuters. Oxford City's plans for the Northern Gateway and technology park off Langford Lane will increase pressure on housing it should therefore consider using Grenoble Road for housing rather than employment. The City Council needs to find areas for housing within the city to solve the problems created by its own policies. A development on this scale around Kidlington will increase congestion causing gridlock in the city and increase pollution. GB will be destroyed and vital agricultural land that can supply food for the future will be lost.
PR-B-0682	Felicity	Peacock		1			An extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.



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PR-B-0695	Mark	Bale		1			An extra 4,400 homes is not sustainable, and I believe the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	1			Such a requirement would be approx a 20% increase in the number of houses required in the 2014 SHMA. Given the lack of infrastructure and the impact on the countryside, such additional houses would not be sustainable and therefore would run counter to the NPPF. The additional homes up to 2031 is based on assumptions of high jobs growth which, given the effects of BREXIT may be proven false. It would be prudent of the Council to retain its current number of homes for the Plan period and to undertake a review in five or six years. This should not put a halt on infrastructure projects which may be required as such investment is already required in order to ensure that the 22,840 homes are catered for.
PR-B-0705	Nick	Small	Stagecoach	1			The evidence suggests that this is likely to be a broadly appropriate figure. However, the evidence is relatively high level and detailed testing of site capacity will be dependent on a number of factors, including urban design, dwelling mix, density and tenure. Given the difficulty of identifying deliverable potential within the City boundary, it would seem unreasonable and insufficiently well-evidenced to set this figure as an absolute cap.
PR-B-0710	Selwyn	Phillips		1			It is questionable if Oxford and Oxfordshire have the same needs. Are mixing national requirements with local needs. Cherwell should not be providing housing at this level. Population growth is not a solution for demographic change.
PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	1			Decision already taken and agreed with Oxford Growth Board - basis of agreement appears to be reasonable
PR-B-0712	Sonya	Willoughby		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-0728	Verity	Westgate		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-0729	Tamara	Lucas		1			No. Where is the data to support this. An extra 4400 houses north of the City is not sustainable and will mean that open countryside in the green belt will be sacrificed; countryside walks and views will be lost; natural habitats will be destroyed; quality of life will suffer; noise and light pollution; traffic problems will get worse; schools and health services will be more stretched.
PR-B-0731	Ioana	Davies		1			No. Far too great a number. Increased traffic and added pressure on schools and health centres would be terrible. GB will be damaged, views and walks destroyed. Increased pollution. Oxford need to meet their own unmet housing by utilising land that has been considered for commercial and business development.
PR-B-0736	Kieran	Ward		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations. Relies on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.

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PR-B-0739	G	Gelder		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed which can not be replaced. Walks, views and habitats lost. Dwindling wildlife and bird populations. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-0740	Richard and Linda	Jurd		1			No. Simply lead to traffic problems, look at Witney and Bicester with delays caused by building extra homes. Schools and health services become more stretched, it takes 2 weeks to see a doctor. GB sacrificed. Walks and views which is a major reason for living in Oxfordshire and habitats would be lost. Quality of life will suffer, air, noise and light pollution will increase.
PR-B-0742	Keith and Hilary	Prince		1			No. Excessive number of house for one region to absorb, where is the supporting evidence that there is a requirement for this. CDC already providing homes why take on another district's quota. Congestion will increase on already overloaded roads like at a "Garden Village" at Eynsham. The medical profession will be under more immense pressure. Kidlington's residents quality of life needs to be considered.
PR-B-0743	John	Tremlett		1			Yes. Strongly support the policy of building houses in the greater Oxford area to support its growing prosperity.
PR-B-0745	Dr Ian	Scargill	Oxford Green Belt Network	1			Object to the SHMA figure of 4,400, which are hugely exaggerated based on high estimates of job growth put forward by Ox LEP to support their bid for funding. CDC should wait to see if the forecast materialises before destroying GB or other areas of countryside. Also consider that it will not be possible to build all these additional houses. Problems related to the capacity of the building industry and market saturation are likely to occur. Think that in addition to being unnecessary and undesirable, the proposed levels of house building are undeliverable. Furthermore, it is based on increasing employment in Oxford, therefore fundamentally unsustainable and damaging to Oxford as an attractive location. It will also be damaging to the environment and quality of life of the communities in the OGB. Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford.
PR-B-0746	Adrian	White and 79 others	Petition with 80 signatories	1			Do not agree that 4,400 is an appropriate additional housing requirement for Cherwell to meet Oxford's needs for reasons set out in their representation in detail.
PR-B-0749	Dr and Mrs M	Wallace		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations relies on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-0750	Niels	van Kuijk		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations. Relies on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-0751	Dr Katrin	Kiessling		1			No hard data provided to support 4,400 homes. Oxford could do more to meet their specific needs. Go higher, use brownfield sites and the use of empty buildings, ref to Oxford Mail article that 4,000 empty houses existing around Oxford. Building for rental specifically allocated for low income professionals in the health system and education and to be kept occupied by such professionals only.

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PR-B-0752	Keeley	Middleditch		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. Its not acceptable to wait nearly 5 weeks for a doctors appointment, it will get worse. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . Relies on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-0755	Martin	Palmer		1			It iss important that Kidlington does not become part of Oxford City by being helpful. The environments of each are different and by building on land that separates then would be a disaster. Separation is required to allow them to operate in their own interests and on supporting each other in providing work.
PR-B-0756	Keith	Dancey		1			Absolutely not. This rep strongly objects to the question having concerns for traffic, air and noise pollution, schools, health services, open countryside, GB, wildlife, lost habitats (quoting The State of Nature 2016 Report) and quality of life. The rep has quoted Oxfordshire Strategic Housing Market Assessment and has many questions. Negative comments towards the SHMA. Oxford is dumping its share onto Kidlington. Rep refers to the freedom of movement and population increase.
PR-B-0756	Keith	Dancey		1			The rep strongly objects to the question and has quoted the Oxfordshire Strategic Housing Market Assessment. Clearly not meeting Kidlington's housing needs, this can not happen. Oxford is dumping its share onto Kidlington.
PR-B-0756	Keith	Dancey		1			Yes. The proposals are unsustainable. Have there been considerations to the water supply, waste, minerals, greenhouse gas emissions, job's, school's, hospital's and public transport. What happens after 2031?
PR-B-0756	Keith	Dancey		1			Objection to the destruction of GB between Oxford and Kidlington. Government guidance has stated that "unmet housing need" is not a valid reason for building on GB. Conservative Manifesto mentions that GB would be safe. These proposals threaten the integrity of the Conservative Party.
PR-B-0756	Keith	Dancey		1			Objection to any building on the GB between Oxford and Kidlington. Government guidance has stated that "unmet housing need" is not a valid reason for building on GB. Conservative Manifesto mentions that GB would be safe. Building on GB destroys beautiful unspoilt countryside. Oxford's proposed growth is a scam only in the interest of developers.
PR-B-0757	Martin	Palmer		1			You have no policy for developers to complete all the houses for which permission might be granted. Developers will not build if the price they get drops. Civitas report that in the ten years up to 2015 there were 774,485 more permissions granted in England than new homes started, demonstrating that developers deliberately hold back building homes - once they have received planning consent - in order to maintain high prices. The whole thing, from the SHMA to uncontrolled immigration, is a scam in favour of land owners and developers to maximise profits.
PR-B-0757	Martin	Palmer		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . Relies on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. The locations are close to Oxford Parkway, making it a commuter target keeping house prices high, what's happened to affordable housing?
PR-B-0759	R L	Davies		1			No. 4,400 houses in Kidlington and Yarnton will radically change the character. Transport and services are already over stretched. Two week waiting time now at the doctors, this along with other services will become overwhelmed with the extra population in these areas.

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PR-B-0762	Elizabeth	Moore		1			Strongly objects to the apportionment of 4,400 homes around Kidlington is unjustified and destructive to their communities. However, supports the proportional contribution from Cherwell towards meeting housing need, most specifically for affordable housing. Has provided a more detailed statement on the impacts of size and scale of the potential development around Kidlington would have on the existing infrastructure, services and facilities, including questioning the Growth Board figures in the representation.
PR-B-0764	Steven	Daggitt		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations. Relies on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-0765	Layla	Vidal-Martin	NLP Nathaniel Lichfield and Partners on behalf of Taylor Wimpey	1			Note that, in the absence of SODC's agreement, the OGB apportionment does not meet Oxford's unmet need in full. This could potentially mean that other Authorities around Oxford may need to make greater provision to meet this unmet need.
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	1			The figure has been derived from a careful evaluation of Oxford's housing need and the options for accommodating it, including the SHMA (2014); the Oxford Spatial Options Assessment (Sept 2016) and the Oxford Growth Board (Sept 2016). Consider that the 4,400 apportionment to CDC is both justified and that the District has the capacity to accommodate these dwellings.
PR-B-0776	Anthony	East		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations. Relies on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. The locations are close to Oxford Parkway, making it a commuter target keeping house prices high, what's happened to affordable housing?
PR-B-0779	David C	Hinde	Hinde Law Ltd	1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-0782	Andrew and Emma	Mundy		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations. Relies on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-0786	Jane	Olds	Caversfield Parish Council	1			The Parish believes that Oxford should be accommodating its own housing and re-thinking its policy of putting employment before housing.
PR-B-0796	David	Tighe		1			No, the figure is far too large. Oxford should prioritise housing needs rather than employment adopting a more robust policy on housing density. Therefore being able to accommodate housing in its own boundaries.

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PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	1			Planning for housing need, and for employment sites and the essential transport infrastructure to provide connectivity should be carried out on a strategic basis, taking account of the economic region of Oxford. Planning for the functional region across 6 separate authorities, on a fragmented and uncoordinated basis is patently neither efficient nor effective, but is a symptom of the administrative boundaries which are now obsolete in not reflecting the realities of the economic region. However, given the current circumstances in which the Oxfordshire Local Authorities have been unable to coordinate their activities in ways which have been achieved in other regions, accept that the contribution of 4400 houses within the Cherwell District Council administrative area is appropriate.
PR-B-0801	Janet	Stott		1			No, the figure of 4,400 is too large, based on assumptions of growth in employment in and around Oxford. Oxford City to prioritise land for housing rather than employment. Adopt a robust policy on housing density, accommodating a much larger proportion of its proposed housing need within its own boundaries. The proposed garden village outside Eynsham in West Oxfordshire will provide substantial housing in a more sustainable setting, with schools, community centres etc.
PR-B-0807	Justin	Scroggie		1			No it is not. Unfair that the proposed homes are intended to meet the needs of Oxford and not Kidlington. The figure of 4,400 based on the premise Oxford is to experience a rise in jobs. Ignores that Oxford contains a huge number of empty properties and land to be built upon. Increase in air pollution with extra cars, effecting local health. Schools and health services under more pressure. Kidlington ceases to be a village, GB built on which can not be recovered, creating an urban only generation.
PR-B-0808	Chris	Robbins		1			Doubtful about the precise figure, suggestion that the SHMA influenced by vested interests. Evident that Oxford City has some level of unmet need which provisions should be made in Cherwell. At the present time this is the only available quantification of that need, and as such am prepared to accept it on a provisional basis.
PR-B-0809	Karen	Selway		1			No. Further areas within Oxford need to be considered like Peartree Park and Ride. For Oxford City to build 550 homes is unacceptable. Kidlington specifically if 4,400 houses are permitted traffic problems will increase, schools like Gosford Hill are already overstretched and health services will not be able to cope. GB lost and natural habitats destroyed. The figure of 4,400 calculated prior to Brexit decision 3years ago. Our economic situation will be changing, can the figures be recalculated.
PR-B-0812	Tim	Stott		1			No, the figure of 4,400 is too large, based on assumptions of growth in employment in and around Oxford. Oxford City to prioritise land for housing rather than employment. Adopt a robust policy on housing density, accommodating a much larger proportion of its proposed housing need within its own boundaries. The proposed garden village outside Eynsham in West Oxfordshire will provide substantial housing in a more sustainable setting, with schools, community centres etc.
PR-B-0819	Tim	Green	The Harbord Road Area Resident Association	1			4,400 homes is overstated as a result of underlying assumption that there will be very large growth in Oxford's employment. Have provided a detailed response in their representation.
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	1			4,400 homes should be regarded as the minimum housing requirement. This is because a) The total figure of 15,000 homes is only a working assumption agreed by the Growth Board. This figure may increase as work progresses on the Oxford City Local Plan; b)If South Oxon is unwilling to accommodate its full share of Oxford's unmet need it will be necessary for the balance to be redistributed between the other Oxfordshire Districts including Cherwell. There needs to be sufficient flexibility to provide for contingency to ensure the need is met in full.

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PR-B-0821	Alan and Suzanne	Mclvor		1			No. Figure is exaggerated because it is based on an assumption that there will be very large growth in employment in Oxford. Oxford has virtually full employment Oxford City should not zone land for employment, whilst expecting the surrounding DC to meet its housing needs. City should prioritise land for housing, build more densely and accommodate their own needs. Oxford already congested this will increase. Air and noise pollution will also increase. The document indicates that majority of jobs are based in Headington and Cowley. Building houses near to Kidlington would add strain to the roads, environment and public transport.
PR-B-0825	Simon	Joyce	Strutt and Parker on behalf of Mrs A Darbishire	1			Yes. Whilst agreeing with the figure of 4,400 homes, do not agree with the potential allocations set out in para 2.37 of the Options Paper that all these homes could be accommodated within the Oxford GB. Developing land immediately to the north of Oxford is likely to result in coalescence between Kidlington and the City and further sprawl of Oxford which would conflict with three of the five key purposes of the GB. It is considered that the exceptional circumstances required to alter the GB do not exist. Consequently greater consideration should be given to the land in sustainable locations outside the GB such as the land at Launton. (site plan provided).
PR-B-0826	Alan	Dobson		1			Not convinced that Oxford could not accommodate at least some of these within its own boundaries. Have reservations about these proposals meeting Oxford's greatest need which is for affordable housing. Can see the development sucking in relatively well-off people from Outer London who see the attractions of commuting via Chiltern Railways.
PR-B-0827	Paul	Staniforth		1			No. If this target were met Oxford would still have a housing need of similar size or greater. The City must live with the consequences of its own magnetism. If it is given an easy way out of its present problems then yet more people will be attracted to it and the problem will regenerate itself, resulting in yet more urban sprawl. There will be repeated demands to consume the countryside and destroy the homes of wildlife to the impoverishment of both village and city dwellers. Oxford will expand to fill the space available for its occupation. The GB is there partly to prevent Oxford from swallowing up the surrounding villages. If current planning restraints must be overridden in a doomed attempt to meet Oxford City's housing needs they should be overridden in Oxford. If that necessitates the replacement of old, energy-inefficient buildings by high-rise blocks of small flats, so be it. Easier in the future to replace high-rise build by low-rise than to convert built-up land back to agricultural land.
PR-B-0830	Nigel	Buttler		1			Housing need is for Oxford, more homes should be provided in and around the vicinity of Oxford, not in the Banbury area. Oxford's unmet requirements, therefore more appropriate to be in areas much closer to Oxford. Additional homes in the Banbury area would put a strain on the locality in finding suitable sites, particularly in the Banbury area, with its existing infrastructure.
PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	1			Accepts that there is a need for more housing, but considers that the 4,400 may not be the correct number. Suggest that Cherwell must start with an assessment of how to create the new balanced communities that are well connected to Oxford, are of exemplar design and are supported by the necessary infrastructure etc. From this assessment should then flow an understanding of how many houses can be accommodated within Cherwell District. OPT's view is that it is not possible for Cherwell District Council to commit to numbers of houses to be provided without such assessment.
PR-B-0832	Richard	Hills		1			No – many more will be needed, given the lack of development around Oxford spanning several decades. But 4,400 new homes will make a difference and must be built without delay. Also, given that it is likely that fewer homes will be delivered than planned, should aim to over-deliver, to maximise the chances of sorting the housing crisis.

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PR-B-0833	Cas	Lester		1			Don't believe so. Building 4,400 houses north of the city is not sustainable. The area does not have the infrastructure to support them. The 4,400 is based on calculations which have been heavily criticised since they were made public. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. These assumptions need to be re-examined before an irreversible and destructive housing policy is implemented.
PR-B-0834	Eleanor	Williamson		1			No. The vast number is entirely inappropriate for Cherwell. This rep provides a lengthy objection to the proposals.
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	1			Whilst generally supportive of the work of the OGB clients identify that the 2014 SHMA specifies that the housing requirement is between 1200-1600 dwellings per annum, equating to 24,00-32,000 over the period of the Plan with a midpoint of 28,000. The OGB has however, taken its starting point as 25,000. In light of the shortfall the conclusions of the OGB should be regarded as a minimum requirement for each of the adjoining districts and not an 'up to' figure.
PR-B-0838	David	Jackson	Savills on behalf of University of Oxford, Christ Church, Exeter, Magdalen, Merton and St John's Colleges	1			Whilst generally supportive of the work of the OGB clients identify that the 2014 SHMA specifies that the housing requirement is between 1200-1600 dwellings per annum, equating to 24,00-32,000 over the period of the Plan with a midpoint of 28,000. The OGB has however, taken its starting point as 25,000. In light of the shortfall the conclusions of the OGB should be regarded as a minimum requirement for each of the adjoining districts and not an 'up to' figure.
PR-B-0839	Mark	Rose	Define on behalf of William Davies Ltd	1			CDC should be planning to provide a minimum of 4,400 homes. The rep goes on to refer to the SHMA, the Oxford Local Plan and the Options Consultation process. It concludes by stating that CDC should undertake a comprehensive assessment of the potential of the rest of the District to accommodate a greater proportion of the unmet need based upon the strategy in the adopted Local Plan. A higher level of provision would provide flexibility to accommodate for any shortfalls in the District or the wider HMA.
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	1			Yes
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	1			This is a long rep which outlines the work of the Oxfordshire Growth Board and the local plan approaches of the other districts in Oxfordshire. It is recognised that SODC does not agree with the apportionment and the effect of this will need to be considered. Would the remaining districts be required to meet a greater proportion or will there be a review of the approach to apportionment and the assumptions that underlie it.
PR-B-0847	Richard	Cutler	Bloombridge LLP	1			Yes. But would be helpful to split the 4,400 in order to identify what can be delivered before 2021 as Oxford's unmet need is current and pressing. A strategy with early delivery avoids any 5 year housing land supply questions/challenges and provides time to tackle the very challenging set of constraints close to Oxford. The rep outlines these constraints. It then goes on to discuss in some detail the merits, or otherwise, of siting University related development around Oxford Parkway.
PR-B-0848	Rob	McLennan	Rob McLennan Planning on behalf of Mr RF Kendall	1			The figures were produced without adequate public consultation or notice for the public to respond before being 'signed off' by the Growth Board, which is considered as an undemocratic process and severely undermines the Local Plan process since it presents Councils with a 'fait-accompli' as regards housing numbers to be planned for which may not be soundly based. Disagree with the 4,400 homes for Cherwell for economic growth in Oxford. Have provided a detailed statement in the representation.
PR-B-0856	David	Smith		1			How the projections are calculated are not disclosed. If the figure of 28,000 is correct, then 4,400 for Cherwell is not unreasonable, taking into consideration the commitment to 22,810 units by 2031. If the shortfall is due to the increased commercial development within the city, this needs to be reviewed when the matter of the projected unmet need is addressed.

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PR-B-0857	Mark	Christodoulou		1			Objection to build 4,400 new houses north of Oxford. The figures are based on assumptions that are no longer valid, given the recent decision to leave the EU, this needs re-assessed to confirm the true numbers required. Urge CDC to get this recalculated as a matter of urgency. Disingenuous of Oxford City to claim it can not accommodate its own share when it is able to construct business parks on a whim. If housing is such a priority Oxford City need to build houses with the supporting infrastructure such as schools and medical centres. Then only build business parks, rather than white elephants, with no houses near by. Kidlington's house will be sold to London commuters not serve Oxford or Kidlington.
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	1			No, the PC does not agree, and considers the scale of the proposed development is untested and unjustified. It will have a major impact on the GB, environment and transport infrastructure within the Parish and the surrounding area. Detailed comments are made on the methodology and findings of the Oxford Growth Board. Specific reference is made to the assumption that 3 areas within the GB (land North of Oxford, land at Begbroke and land SE of Kidlington) can provide this level of housing and are most suitable. The assessments were at a very high level, lacking detail and taking little account of local impacts. View is that given the potential impacts which are considered further in other parts of our response, 4,400 homes is too high and a much lower figure should be considered.
PR-B-0866	Matt	Todd		1			Without time to research this fully, would not quibble over the exact figure. Building on GB and spoiling the Oxfordshire countryside must be considered a restraint on any figure. Less priority to building for future development, look at the current needs. If this is based on new developments, question this need with reference to the Northern Gateway which has huge flaws especially concerning transport infrastructure.
PR-B-0868	Jennifer	McFadden		1			Strongly considered 4,400 houses far too great for this area, site PR50 is vast. Difficult to find justification for the sheer scale proposed in the 157 page document. Assumptions that Oxford will have growth with employment, figures are unconvincing. Northern Gateway development creating the employment angle, looking to Cherwell to accommodate the workers. Impact would be immense with Kidlington and Oxford becoming one large city. The village concept would become ludicrous, rep quotes from page 12 of the plan with reference to the Kidlington village concept.
PR-B-0869	Peter	Hainsworth		1			There is no reason for thinking that the need will be as large as this. What need there is should be containable within Oxford borders if sites are properly identified and controlled. Above all expansion on this scale on the edge of Oxford will make impossible demands on infrastructure for example transport arrangements.
PR-B-0871	Patricia	Redpath		1			No. Remains no proven need for the numbers provided over and above Cherwell's allocation even within the City boundary. This high number is causing much controversy within communities. 4,400 homes in the area is three times the size of Woodstock. The delivery is unsustainable and the infrastructure can not cope. Creative thinking within Oxford to resolve this issue as Cherwell has already done its own bit.
PR-B-0873	Jenyth	Worsley		1			There is no evidence that so many houses will be needed. Oxford should build more houses on brownfield land and keep them within its own boundaries.
PR-B-0877	David	Flavin	Oxfordshire County Council	1			Agree with the apportionment proposed for Cherwell. Suggest that new development should be on key transport corridors.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	1			No - 4,400 which equates to 20,000 people is too many houses for Cherwell. Oxford should do more to accommodate within its own boundaries. There is already unprecedented growth in Banbury and Bicester and more housing within the District will damage the environment around towns and put more pressure on services and facilities that are under strain.



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PR-B-0880	Rhiannon	Davies		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-0881	James Kenneth	Jutton		1			How can you justify the figure of 4,400 homes? Can you rely on the assumption of very high growth in jobs around Oxford requiring many people to move into the county. How can you be sure that these homes would not be bought up by London and other commuters?
PR-B-0882	Julia	Trowles		1			No. Calculations based on assumptions of a high growth rate in jobs, which can not be achieved. The figure and calculations has been criticised and needs to be reviewed. Strongly disagree with Oxford's proportion for unmet housing.
PR-B-0883	Peter	Trowles		1			No. Calculations based on assumptions of a high growth rate in jobs, which can not be achieved. The figure and calculations has been criticised and needs to be reviewed. Strongly disagree with Oxford's proportion for unmet housing.
PR-B-0887	Paul	Buckley		1			The number is too high, partly based on Oxford's needs and their natural evolution up to 2031, which has been amplified by their predicted employment growth, which depends on future planning decisions made by Oxford City with the priority they give to land for houses versus employment. The SHMA assumes that employment growth will replicate what various employers in Oxford wish for without consideration to sustainability the consequences in terms of housing required. Destruction of GB and increased commuter traffic. This is an unacceptable approach. Sustainability consequences of housing required should be central to any planning decisions to provide building for further employment in Oxford. If this were the case, Oxford's future 'unmet housing need' would definitely be lower than the SHMA predicts.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	1			The most appropriate quantum is difficult to judge without reviewing all the information. Recognise that Oxford City is constraint and has limited opportunities to meet its housing needs whilst at the same time retaining sufficient open space for people and wildlife. Having said this are very concerned about the quantum of development proposed in Cherwell District and Oxfordshire as a whole.
PR-B-0890	Chris	Dicks		1			No, Oxford's figure of 550 is too low. Am not in favour of losing green spaces within Oxford as it retains the city's character however many opportunities have been lost to provide homes, such as the Westgate development. The former Royal Mail site, the Northern Gateway and Osney Mead need to be considered. Priority needs to be given to housing local people as well as students. If Oxford's business needs can only happen at the expense of the GB, this is not grounds for "exceptional circumstances" and alternative sites such as Milton Park should be considered.
PR-B-0891	Katherine	Simpson		1			No. Extra 4,400 houses north of the city is not sustainable the existing infrastructure already unable to cope. Roads not able to cope in rush hour. Schools at full capacity and not offered places in their catchment area. Health services have long waiting times. Object strongly to the building on open countryside. GB has a purpose to protect from urban sprawl and is not to be built upon. Wildlife and natural habitats lost. Quality of life will suffer and air, noise and light pollution will increase. 4,400 is based on dubious calculations. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.

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PR-B-0892	Richard	Simpson		1			No. Extra 4,400 houses north of the city is not sustainable the existing infrastructure already unable to cope. Roads suffer like Preatree roundabout. Schools at full capacity and not offered places in their catchment area. Health services have long waiting times. Object strongly to the building on open countryside. GB has a purpose to protect from urban sprawl and is not to be built upon. Wildlife and natural habitats lost. Quality of life will suffer and air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-0895	Dr Alison and Dr Simon	Street		1			Yes but with reservations. To favour starter homes and to minimise traffic congestion. Clear from the SHMA that an average 5,000 homes are needed per year across Oxfordshire to make up for the fewer houses being built. Providing affordable housing for the young. Such figures justifies these numbers according to perceived economic growth areas. For this reason housing would need to be as close as possible to potentially high areas of employment. Would not support 4,400 homes in Cherwell if this were to lead to 4,400 extra cars travelling on already busy roads towards Oxford.
PR-B-0896	Lucy and Richard	Miles		1			The figure seems an inappropriate amount for Cherwell to meet Oxford's unmet housing need, the reason is due to Oxford's resistance to build on GB, the burden shouldn't be passed on to build on GB. Option A would lead to merging of Begbroke, Yarnton and Kidlington, resulting in urban sprawl into Oxford and the and identity and character.
PR-B-0897	Rob	Lawrence		1			The figure is excessive because of the following reasons. Significant stress on local infrastructure. Damage villages rural character and is contrary to the NPPF and Local Plan. Fallen unfairly on Cherwell compared to other Oxfordshire districts. Oxford need to address and do more to meet their own needs. Inadequate transport links. SHMA is flawed the figure is too high and the figure does not take into account the impact of Brexit.
PR-B-0902	Vanessa	Pinder		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-0904	Jill	Grain		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. Should provide affordable homes for those who already work here.
PR-B-0905	Theresa	Goss	Bloxham Parish Council	1			4,400 is disproportionately high when compared to Cherwell's assessed need of 22,800. It is difficult to have confidence that the assessed need truly reflects Oxford's need. Concern regarding South Oxfordshire's apportionment not being taken up by them. Oxford should take greater proportion by increasing densities and creative use of brownfield sites. Also, impact of Brexit should be considered.
PR-B-0906	Steve and Anne	Handsley		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched at a time when services for children and elderly are being cut, putting many at risk. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.

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PR-B-0907	Alison	Forfar		1			Oxford should look to use all its own land especially brownfield before asking other areas to support their needs. Building in surrounding areas will increase traffic and increase air pollution which is detrimental to the health of the population in Cherwell. Inadequate public transport and to get into Oxford by public transport you have to drive a distance to get onto a bus or train.
PR-B-0909	Mark	Lowen		1			Insufficient evidence to justify 4,400 homes being built in Cherwell and Oxford's assertion that they need to increase employment will lead to the need for more housing. If there is a crisis Oxford City should build houses before commercial development such as the Northern Gateway. There has been inadequate and poorly publicised consultation with Kidlington residents, who feel the decision has already been made without any consideration to Kidlington. There is no acknowledgement of the upheaval 10,000 extra people would create to the community cohesion and schools. Roads are already congested, journey times long and the Rapid Transit Lines suggested are little more than aspirations unlikely to take place, or be in place for development. There are no exceptional circumstances to justify building on the GB and driving from outside the GB to Oxford takes only fractionally longer than from within due to congestion. The vast majority of employment sites are to the south, east and west of the city, building to the north doesn't provide the opportunity to walk or cycle to work.
PR-B-0910	Ken	Pelton		1			No. The question attempts to presuppose the answer. There is no evidence Oxford has an unmet housing need. There are not a large number of people living on the streets, there are unfortunately some. Oxford could accommodate for this need, which would be closer to the source of jobs and be far more sustainable. Large employers in Oxford are the public sector, this is not the sector that should be increasing employment. It needs to be focused on companies that are growing who would be better placed on business parks within reach of Oxford, but there is no need to be within the City or on the surrounding GB. Housing for the employees can be dispersed over a wide area of Oxfordshire and surrounding counties and if this is the case the existing and new transport infrastructure has the chance of coping.
PR-B-0911	Andrew	Smith	Hampton Gay and Poyle Parish Meeting	1			The 4,400 homes would be in areas A and B. Kidlington would see major growth and into the Green Belt. It will destroy the current independent identities and histories of these settlement
PR-B-0912	David	Mason		1			No it seems disproportionately high compared to other District Councils including Oxford itself. The numbers are based on out of date information. Not clear what the effect of Brexit has but housing demand is slowing and the rate of demand will decrease.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	1			Fundamentally disagrees with the 4,400 homes because it relies on the Oxfordshire Strategic Housing Market Assessment (SHMA) which is deeply flawed, significantly over-estimates housing numbers and is out of date. It is based on a strategy of rapidly increasing employment within Oxford City which is unnecessary and potentially highly damaging. It is not supported by an adequate spatial strategy that takes into account the environmental, social and economic capacity of the county as a whole. The level of housing proposed is not deliverable or sustainable. Have provided a very detailed statement in response to this question inn their representation on The Oxfordshire SHMA, Employment growth in Oxford, Lack of a democratic and coherent spatial strategy, The level of housing proposed is not delivered or sustainable.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	1			SODC have refused to meet the required provision set out by the Growth Board. This leaves an unmet need of 4950, which may have to be met by the adjacent districts. Consider that a number of sites could be brought forward to meet the shortfall, in addition to the Cherwell allocation.

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PR-B-0926	Dr Eric	Sidebottom		1			No the figure is too large. It is based on assumptions that there will be a large employment growth in and around Oxford. There is no need for Oxford to zone land for employment while expecting other districts to meet their unmet housing needs. Oxford needs to prioritise land for housing and not employment with a robust policy for housing then they would be able to build a larger proportion within their own boundaries.
PR-B-0928	Stephanie	White		1			Objects to building in the Green Belt because it would lead to unacceptable destruction of the Green Belt, which CDC has undertaken to protect. Most Oxfordshire residents have said they wish to retain it; Even more pressure on local infrastructure: local roads, schools and health services are already overstretched; Creation of one congested, urban sprawl, joining Oxford to Woodstock is likely to solve Oxford City's housing problems and would be used as a dormitory for London commuters; Loss of their villages' character, identities and ancient historical settings; and Loss, for ever, of their adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0929	Rosie	Lodwick		1			Very strongly objects to the 4,400 homes in Cherwell to meet Oxford's needs is not appropriate. The question is fallacious, it is an attempt to deceive the reader into thinking the premises of the plan, the acceptance of the Growth Board's decision to apportion 4,400 homes, is fait accompli. Yet, the Plan explicitly states that the decision has been made. Has provided more detailed response in her representation.
PR-B-0931	Jane	Olds	Fringford Parish Council	1			Cherwell has clearly met its needs, it seems unfair that Cherwell has to help make good Oxford's lack of earlier planning.
PR-B-0933	Peter	Bateman	Framptons on behalf of the Donger Family	1			The methodology and evidence used to calculate Oxford's needs is out of date. It will therefore not be robust or fully accord with Para 158 of the Framework. New population data will exist and therefore the 4,400 figure may not be correct at the time of examination. The assessment of the urban capacity of Oxford should also be up to date. In addition there does not appear to be a county wide IDP to underpin the overall 15,000 homes for the City. Spreading the growth around the County without having a County wide IDP in place is unsound.
PR-B-0935	David	Lock	David Lock Associates on behalf of Gallagher Estates	1			Consider that CDC is well placed to take growth as proposed, and could potentially take more.
PR-B-0937	Philip	Rawle	Greenlight Developments	1			The 4,400 homes figure significantly underplays the contribution that Cherwell must make in meeting, in part, Oxford's unmet housing needs. The rep assesses a range of variables to demonstrate why the figure is substantially below that which Cherwell must accommodate. Greenlight Developments position is that Cherwell's requirement should be at least 6,540 dwellings (based on a 30% apportionment of the full, objectively assessed housing needs).
PR-B-0939	Lynne	Tighe		1			No the figure is too large it is based on assumptions that there will be a large employment growth in and around Oxford. There is no logical reason for Oxford to zone land for employment while expecting other districts to meet their unmet housing needs. Oxford needs to prioritise land for housing and not employment with a robust policy for housing then they would be able to build a larger proportion within their own boundaries.
PR-B-0948	Tim	del Nevo		1			Objection to the lack of consultation to this planning document for residents of North Oxford. No notice of the Cutteslowe Park exhibition and knowledge was spread by word of mouth after the event. Another consultation must be held. Do not agree with the number of houses proposed for Oxford. Seems far too high. Disagree with what appears to be the continual enlargement of Oxford. Soon becoming larger and less historic City just like so many others. Why is larger better.

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PR-B-0949	Peter	Monk	Banbury Civic Society	1			Welcomes the opportunity to comment on this consultation paper. The introductory paragraphs give the impression that Cherwell is not convinced that the City is doing its utmost to provide for the needs of the City, but are using the 'Duty to Co-operate' as a means to get others (e.g. the District Councils) to fulfil their obligations on behalf of the City. This may be argued as unfair but, notwithstanding the 'Critical Friends' report to the Growth Board, prima facie there are many undeveloped areas within the City's boundary and the city should be required to publish a schedule of ALL undeveloped land within the City boundary, private and public, green and brown, with an indication of how this land is to contribute to alleviating the City's difficulties. This is NOT to say that some must be retained to provide public open space to the accepted criteria or retained for future employment related development. There is no reason why private and/or public sports grounds and golf courses should not be relocated to outside the City boundary within the 'Green Belt'. Green space is as important to residents of the surrounding Districts as it is to those in the City.
PR-B-0956	Mark	Recchia	Banbury Town Council	1			Agrees with 4,400. It finds that the Strategic Constraints identified for Options G, Junction 10 M40, Options H are appropriate.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	1			4,400 homes is likely to have a significant effective on Sustainability Objective 9 (historic environment). Are minded to support a lower figure. Have provided a more detailed statement in their representation covering issues like SHMA, Table 5.3 of Spatial Options Paper, etc.
PR-B-0959	Cllrs Neil and Maurice	Prestidge and Billington		1			Agree that 4,400 is appropriate for Cherwell, however, they consider that there are problems that need resolving before the houses are built. Would like to be kept up to date when it comes to resolving the issues that they have identified in response to this question. They are: <ul style="list-style-type: none"> <li>* Public transport and road upgrades needed to mitigate the impact of the additional 4,400 homes in the area.</li> <li>* New Schools and upgrading existing Schools to accommodate the additional capacity.</li> <li>* NHS services in the Cherwell area will need increased capacity, the Horton Hospital is used by the whole of the District and needs to be protected from being downgraded</li> <li>* Mitigation measures including areas of tree planning to mitigate against the loss of green space and impact on habitat.</li> <li>* Benefits in way of funding from Oxfordshire County Council and Oxford City Council for accommodating a larger proportion of the City's growth in the District.</li> </ul>
PR-B-0960	M	O'Mahoney		1			Objects to the 4,400 homes on sustainability grounds. Considers that it will increase traffic problems, schools and healthcare will be even more stretched, open countryside in the GB will be sacrificed, countryside walks and views will be lost, natural habitats will be destroyed, and his quality of life will suffer, air, noise and light pollution will increase. Also considers that the 4,400 is based on dubious calculations which have been heavily criticised since they were made public. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-0963	Mr and Mrs	Shepherd		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems have already increased with the new station this will get worse with the amount of houses. Schools and health services become more stretched. GB is sacrificed and Kidlington will become an extension of Oxford City, this is not why we moved here. Walks, views and habitats will be lost. Quality of life will suffer with an increase to air, noise and light pollution. 4,400 is based on dubious calculations. Rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county and be able to get to their place of work. Kidlington will not cope with the extra traffic. Talks about workplace car park levy's and what vehicles can go into Oxford, it is questionable about the strategy and job growth in Oxford. The high cost of living makes it difficult to recruit in all public sectors. It is not acceptable to build in an area already full.

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PR-B-0967	Eileen	Bloomer		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-0970	Ken	Martin	Noke Parish Meeting	1			The housing requirement of 4,400 highly questionable and hugely exaggerated. They are based on very high estimates of jobs growth put forward by Oxfordshire LEP to support its bids for external funding. In Cherwell's analysis much of the pressure is coming from the rental sector for student housing. The vast majority do not want to live outside the city centre for practical reasons. It would be far better to utilise the brownfield sites already identified for industrial and commercial development within Oxford for appropriate housing and can be focussed towards high density, smaller homes which is characteristic to City Centre and not Rural homes.
PR-B-0973	Jonathan	Harbottle	Land and Partners Ltd	1			Yes. If SODC cannot accept all of the recommended contribution then other districts including Cherwell may have to increase the requirement from 4,400.
PR-B-0983	Suzanne	Morris		1			The figure of 4,400 is based on assumptions of very high growth in employment in and around Oxford, the figure is too large. There is no logical reason for Oxford to zone land for employment while expecting other districts to meet their unmet housing needs. Estimate of Oxford's unemployment rate from April 2014 to March 2015 is 3.7%, this is below the national average of 6%. Oxford needs to prioritise land for housing and not employment with a robust policy for housing then they would be able to build a larger proportion within their own boundaries.
PR-B-0984	Jane	Burrett		1			This number is very large. If Cherwell can not meet its own housing and employment targets would it still be required to assist Oxford City or would Cherwell's needs take priority? Bicester is already in full development, requiring major infrastructure and is closely monitored by CDC. South Oxfordshire does not accept their quota, so will this be forced onto the other districts and will this be equal. CDC should not agree to accept anymore.
PR-B-0996	Lucy	Smith		1			An extra 4,400 houses north of the city is not sustainable. Traffic problems increase, unable to see a strategy outlined. Schools and health services become more stretched. Where would a school be placed and waiting times for doctors are horrendous. GB sacrificed, walks, views and habitats lost. Losing the area above The Moors is heart-breaking. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-0997	George	Thomas		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-0998	Lisa	Coulling		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems increase, the roads are in bad conditions as it is especially the old Bicester Road near the new cemetery. Schools and health services become more stretched, have had to wait up to seven weeks for a doctors appointment. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-1003	Simon	Turner	Launton Parish Council	1			Its a fait accompli!

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PR-B-1005	SP and SA	McQuillan		1			No rational for accepting this specific number. The case has not been proven for the need for unmet housing. Again there's no rational that CDC to accept this while SODC have chosen not to accept additional homes.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	1			Support, but this must be maximum. Wish that Oxford City would take more of the load.
PR-B-1015	Daniel	Hatcher	Rosconn Group	1			4,400 is consistent with the OGB recommendation. Given that the SODC apportionment was not agreed and that the working assumption is 15,000 dwellings, consider that an element of flexibility should be accommodated in the figure to be adopted by CDC.
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	1			This figure has not been consulted on before and there is no indication as to how or why it was arrived at. Cherwell District is well placed to accommodate Oxford's growth. It has excellent direct rail connections. There is a very strong justification for accommodating growth at suitable locations along these lines to encourage residents to use the train. These features mean that Cherwell is able to accommodate more than its proportionate amount of Oxford's unmet needs and there is certainly capacity to accommodate at least 6,000 homes in locations well connected to Oxford and the main employment foci to the south of Oxford. In addition, it could be that part of the number allocated to South Oxfordshire should be reassigned to Cherwell. Council is urged to review this issue via the Growth Board and resolve the position before the Submission of the Plan, otherwise it will be a potentially fatal issue for the Plan Review at Examination.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	1			Aware that SODC is distancing itself from its apportionment of the Oxford City unmet housing need. This is an important issue which needs resolving. Do not disagree that 4,400 is a reasonable portion for Cherwell to take, if South Oxfordshire does not commit to providing for its fair share (4,950 homes).
PR-B-1024	Andrew	Hornsby-Smith		1			Disagrees with the 4,400 apportionment, but accepts them only as a provisional figure for two reasons. (1) demand for employment at Northern Gateway may not be as rapid as envisaged due to the effects of Brexit on the wider economy; therefore release of housing land should be monitored in the medium term after 5 years. (2) LTP strategy for three new Park and Rides to replace the Pear Tree Park and Ride, which would potentially release land for 1500 homes within city boundaries. Therefore it should be a condition for accepting the additional replacement Park and Ride spaces. Discusses white land at Northern Gateway in more detail.
PR-B-1030	Jonathan	Harbottle	Land and Partners Ltd	1			If South Oxfordshire cannot accept all of the recommended contribution to the unmet need, then other districts including Cherwell may have to increase the requirement from 4,400 in order to address the unmet need in full.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	1			The 4,400 figure does not represent the fully objectively assessed need established through the SHMA. It would be preferable and place the plan in a more robust position to provide for the full housing need and make the plan less vulnerable to challenge. The under provision should be noted from the outset. If the figure is to remain at 4,400 units this should serve as a minimum level of development. Some contingency should be provided for any under provision in South Oxfordshire or elsewhere.
PR-B-1033	Matthew	Symons	Hollins Strategic Land	1			It has demonstrated that the Partial Review should plan for more than 4,400 because of South Oxfordshire Council's refusal to contribute at the level required by the Oxfordshire Growth Board. Have provided more detailed information in their submitted representation

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PR-B-1036	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford	1			Promoting land at Yarnton for Merton College. Suggest that Cherwell should be seeking to provide significantly more than 4,400 dwellings across the district in order to meet Oxford's need. The SA has considered a significantly more than 4,400 scenario, which is welcomed. Notwithstanding that the assessment of only the 4,400 home scenario forms the subject of the Transport and Sustainability Appraisal. Suggest that Cherwell should increase its housing provision to 5000+ to take account of potential constraints to development and a shortfall as a result, which would negate potential shortfalls in other districts (SODC). 5000+ would be appropriate with 4,400 as a minimum figure. Suggest that given the circumstances with SODC it is necessary to have a contingency in place within the revised Cherwell Local Plan Part 1 to take account of SODC's continued resistance to OGB figures. On this basis the 4,400 should be reviewed.
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	1			Reference is made to the on going work of Oxford City Council and the Growth Board. The comments conclude that on the basis of the evidence provided, it is clear that the working figure of 15,000 is not an agreed figure for the true amount of need, which Oxford City now anticipates to be 22,000. On this basis it is clear that the apportionment is likely to be increased and therefore the figure of 4,400 for Cherwell DC can only be treated as a minimum in order to ensure the soundness of the plan.
PR-B-1038	Mrs Margaret	Sidebottom		1			No this figure is too large. Do not accept the assumptions on which the figure is based. Do not accept that there will be a very large growth in employment in and around Oxford. The calculations are spurious. Oxford has virtually full employment no reason for Oxford to zone land for employment, whilst expecting the surrounding DC to meet its housing needs. Oxford should prioritise land for housing, build more densely and accommodate their own needs within their own boundaries.
PR-B-1039	Igor Niladri	Dyson		1			No. Cherwell is being pressurised into this. The unmet housing need comes from a wish to grow population and to drive the economic growth. Regardless of the damage to the environment, heritage and social benefits. Sustainable is not an appropriate word describing development on any existing GB. Consideration should be given to previously developed land, be affordable and house the current population first.
PR-B-1040	Robert	Dyson		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. It seems that it is about building houses at the lowest cost to be sold at the highest to gain and highest profit. It will save the issue in the area but bring in a new population who will commute to London. It seems that the 4,400 was obtained by seeing how much could be squeezed into the GB and then making that the assessment of need.
PR-B-1046	William	Hodgson		1			Object to Kidlington and Oxford being joined by a dormitory housing block that attracts commuters to London. 4,400 is a soulless mass that in no way could be called a village community. The figure is too large. Oxford should accommodate a much larger proportion of its proposed housing need within its own existing city boundaries.
PR-B-1049	Maria	Page		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-1052	Andrew	Mundy		1			No. Extra 4,400 houses north of the city is not sustainable. The roads around Kidlington, Yarnton and Begbroke are already an issue at peak times this would add to the problem. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.



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PR-B-1053	David	Hemingway		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-1054	Bharat and Jankee	Badiani		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-1055	Philippa	Mullineux	Dragon School Pre-Prep	1			An extra 4,400 houses north of the city is not sustainable and will mean that: open countryside in the green belt will be sacrificed, against planning policy - traffic problems will get much worse - schools and health services will be even more stretched - countryside walks and views will be lost - natural habitats will be destroyed - our quality of life will suffer, air, noise and light pollution will increase - in areas, the historic environment will be unduly affected. The 4,400 is based on dubious calculations, which have been heavily criticised since they were made public. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. The provision of these houses does not constitute 'very special circumstances'(NPPG para 34), as it relates to potential future employment that is not needed in Oxford. The proposals are not designed to principally address the affordable housing crisis, and it would be sleight of hand to suggest that it was.
PR-B-1056	Simon	Parker		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-1064	Karen and Tony	East		1			No. An extra 4,400 houses north of the city is not sustainable. The roads around Kidlington are already heavily congested and often reach gridlock. The roads are dangerous without any extra traffic and the train link has increased rather than reduced the volume. The health service in Kidlington is stretched along with the parking. The local schools are full, class sizes huge and teachers pushed to the limit. Building on green land will reduce the much needed space for children and teenagers. The countryside is well used for recreation, for health, its views and wildlife. The fields pinpointed for development flood regularly during winter and high rain. More traffic and houses will cause pollution and in turn health problems. Quality of life will suffer and will encourage anti-social behaviour. The 4,400 is based on dubious calculations, that rely on assumptions of job growth and there does not appear to be a demand for houses. Object to GB being considered for development, previously developed land in Oxford and proposed employment sites should be considered. It is difficult to find the consultation details on the website and they are long and difficult to read. Holding the public exhibition in Kidlington over the Christmas period was unreasonable.
PR-B-1065	J	Bevis		1			No. An extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.

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PR-B-1068	Louise	Crone		1			No of course not. Almost doubling the size of a village is ridiculous. The roads are already congested with lengthy journey times before adding another 9,000 cars. The infrastructure is not in place, in particular doctors are at capacity. Our beautiful countryside with its walks will be destroyed and wildlife driven away. These new houses will not be for our children but people moving into the area, the only people to benefit will be the developers and landowners.
PR-B-1069	JP	Lyes		1			No. 4,400 homes is not appropriate. The number is based on a biased and flawed report which of it's own admission is "to be treated with caution in looking at the need for affordable housing" Whilst the report has been accepted as the basis for the whole strategy, it has not been subject to a truly independent review.
PR-B-1073	Susan	Simms		1			No. An extra 4,400 homes is not sustainable, and the figure is based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-1079	JW	Fresen		1			No an extra 4,400 homes is not sustainable. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-1080	Mr and Mrs	Horne		1			No an extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-1081	Lynn	Pilgrim		1			An extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing. The figure relies on assumptions regarding job growth but Oxford and Kidlington are areas of high employment and do not need creation of jobs. There are unoccupied houses within the city and Oxford has its own golf course, ancient meadow and GB. Why are Kidlington's assets of less importance? This rep provides a list of suggested sites for development including the Northern Gateway and Pear Tree Park and Ride site. It also suggests flaws in the SHMA findings and reasons why Oxford can't meet its housing needs.
PR-B-1082	Nicholas Edward	Mullineux		1			An extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-1085	Susan M	Rugg		1			An extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-1088	Bryan	Rugg		1			An extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-1089	Dave	Bevis		1			An extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations which make assumptions about job growth. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.

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PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	1			Disappointed that there is continuous endorsement of Oxford's housing need. Oxfordshire Growth Board's apportionment for Cherwell is questioned. Oxford has a responsibility to meet its need as fully as it can, and the general principle should be that any perceived need is met where it arises. Concerned about increased commuter traffic. Aim for a 'Rapid Transit Network' is laudable, but feel it will inevitably lag far behind the building of houses if it materializes at all.
PR-B-1095	Val	Russell	Bodicote Parish Council	1			As this housing is for Oxford, considerably more homes should be apportioned to Oxford itself, rather than the 550 stated. It is Oxford's unmet housing need. 4,400 additional homes will put a strain on Cherwell in respect of finding suitable site locations, ensuring there is appropriate infrastructure, etc.
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	1			A long and comprehensive response which in summary states that it must first be assessed whether the 15,000 Growth Board figure is an appropriate target. Oxford City SHLAA 2014 identifies a housing supply of 10,212 homes from 2011-2031. However, with an OAN of 28,000 the shortfall equates to c.18,000 as a minimum. The shortfall increases to 22,000 when referring to the higher range identified in the OAN, which is the identified need. Therefore 22,000 should be the minimum benchmark set, and subsequently reapportioned between the districts. Sites will need to be identified to accommodate a greater level of development than 4,400 new homes.
PR-B-1097	Caroline	Hayes		1			This figure is too large and is based on assumptions that do not stand up to scrutiny.
PR-B-1098	Michael	Bott		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. The sites are close to Oxford Parkway making it attractive for commuters and keep property prices will be high. The Government is keen to provide affordable housing, it is therefore nonsensical to choose such a high priced location.
PR-B-1099	Alan	Storah	Oxford City Council	1			Welcomes Cherwell's acceptance of the apportionment and agrees that 4,400 homes is appropriate.
PR-B-1100	Katherine	Andrews		1			No, an extra 4,400 houses is not appropriate and based on calculations which have been criticised publically. The infrastructure for these new jobs including housing should be in an area which has adequate space and amenities. Strongly believe that GB should remain to protect the over-development of Oxford and provide a flood plain for the areas that flood regularly. Local amenities are already stretched such as the doctors and additional traffic would add to the traffic problems. Am concerned that natural local habitats and wildlife will be destroyed.
PR-B-1101	Catherine	Dobson		1			No, this figure is vastly exaggerated and based on assumptions that growth in employment will occur. This figure needs substantiating. Oxford should strive to accommodate a much larger proportion and insist on affordable houses when granting permission for development. Priority should be given to land for houses before employment. Consideration needs to be given to schools, this would be needed for the Barton development.
PR-B-1102	James and Kate	Hamilton		1			The number of proposed houses published in the SHMA needs revisiting as there has been significant changes since then. A new government, Brexit and the promise of a railway line between Oxford and Cambridge.
PR-B-1104	Lawrence Michael	Colvin		1			4,400 homes is only appropriate if these homes are either grouped as one, two or three new villages each with their own schools and NHS surgery. Or distributed into existing settlements in such a way that the population increase is no more than 10%.

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PR-B-1105	Norman and Janet	Bates		1			An extra 4,400 homes is not sustainable, and the figures are based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-1108	Tom	Hockaday		1			No, this number is too high. The development already planned in Cherwell cannot be increased by another 4,400 houses. There is a huge opportunity for Oxford to grow and retain its historic character by releasing GB especially to the south of the city. There are substantially greater and more sensible options in South Oxfordshire and their apportionment should be higher.
PR-B-1109	Keith	Johnston		1			The document states that 'the urban capacity of Oxford is as yet unconfirmed.' This appears to undermine an 'unmet need' of 15,000 homes, thus making any subsequent apportionment unsafe. Given the challenges in accommodating CDC plan of 22,840 new homes in the 20-year period 2011 – 2031 to further absorb 4,400 additional homes for Oxford City is disproportionate. The development of the Northern Powerhouse and results of the EU referendum will change economic forecasts. 4,400 new homes around Kidlington, Yarnton and Begbroke would change the individual, identifiable characters of each village.
PR-B-1110	Iain	Johnson		1			No. Groups such as the Oxford GB network and CPRE have disputed this figure. The jobs growth estimate for Oxford is very high. Even with the planned University business parks the job growth is unlikely. Also, a high proportion of any new housing in Oxford is not bought by people working in Oxford.
PR-B-1111	Pat	Clissold		1			No, Cherwell has already agreed to build 23,000 new homes, another 4,400 is an increase of almost 20% which is too high.
PR-B-1119	Bob	Hessian	Weston on the Green Parish Council	1			Questions the validity of the figures of housing requirement is calculated and it is suggested that the figure is an overestimate. More effort is needed to identify properties within Oxford City by Oxford City Council to reduce housing need.
PR-B-1123	Paul	Mayhook		1			Although extra housing needs to be found somewhere, 4,400 houses north of the city is too many. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed.
PR-B-1126	Jamie	Lewis	Hunter Page Planning on behalf of M and G Real Estate	1			Needs to be seen as a minimum figure. The figure of 4,400 homes is an appropriate minimum figure to consider and assess within the boundaries of the district. It should not be regarded as a ceiling figure.
PR-B-1127	David	Betts		1			An extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing. Whilst housing is required, the number provided by the SHMA needs revisiting following the EU referendum and likely scaled down figure for transport infrastructure from the Local Growth Fund. Oxford needs to look within the city and exhaust all possibilities for example Southfield Golf Course which is not in GB. There will be opportunities on Park and Ride sites if they are relocated and employment land in the Northern Gateway should be revisited.
PR-B-1132	Linda	Ward	Kidlington Development Watch	1			Object to the 4,400 homes for Cherwell. Question the figure and its reliance on evidence it is based on. Seriously concerned of the impact this can have on Kidlington in all respects. Have provided a detailed statement in the representation.
PR-B-1134	Neil	McKendrick		1			An extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.

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PR-B-1136	Giles	Lewis		1			Strongly objects to 4,400 houses for Cherwell especially as this threatens to lead to incursions on the GB. The `needs` are really `wants` articulated by the Oxford Growth Board and the Oxford Local Enterprise Partnership, with enthusiastic backing from landowners and developers; therefore based on assumptions around future business growth within the City. Has provided a detailed statement setting out all concerns and reasons why development in the GB would not be acceptable.
PR-B-1140	Catherine	Richenburg		1			No, it is far too many and believe the figure to be based on dubious assumptions about the expansion of Oxford. Traffic problems will increase, and schools and health services will be stretched. GB will be eroded and urban sprawl created. SODC has not agreed to its apportionment and CDC should do the same.
PR-B-1142	Alan	Lodwick		1			This rep provides a detailed objection based on the SHMA being fundamentally flawed. Reference is made to the Local Plan Part 1 and lack of evidence that the SHMA has been independently tested or validated. Specific reference is made to many people involved including MP Tony Baldry. The housing numbers are undeliverable and not sustainable.
PR-B-1143	Dr Pamela	Roberts		1			No. 4,400 houses is an excessive number for CDC to take especially when it has committed to build 22,800 houses as part of its Local Plan and is more than other districts. The numbers are based on discredited analysis and are an overestimate of local growth needs. There is financial uncertainty arising from Brexit and changing global markets, therefore employment growth estimates on which housing is based are not robust. Oxford City needs to increase its housing density and undertake urban regeneration by building on brownfield or derelict sites.
PR-B-1145	Richard	Bennett		1			No, 4,400 is excessive. Agree a requirement must be met but this figure is not appropriate.
PR-B-1146	DJ	French	Deddington Development Watch	1			Objects to the 4,400. This is undemocratic and severely undermines the Local Plan process since it presents district councils with a fait accompli as regards housing numbers. The figures are unrealistic and exaggerated. They are based not on existing need but on the need that would be generated by notional job creation targets which may, or may not, be achieved. This falls short of a robust evidence base. Concur with the concerns summarised in para 2.44. Have doubts on whether Oxford is maximising the opportunities for home building on brownfield sites that would benefit from regeneration and affordable homes. For instance, should not the regeneration of the Osney Mead industrial estate focus on more high density housing to maximise land use ? 550 homes is not an adequate housing contribution by Oxford. The comment about Cherwell having further housing potential because it was considered that the district was "one of the least constrained districts due to its strong relationship with Oxford" makes little sense without further context.
PR-B-1147	Joan	Tossell		1			No, this plan is based on a flawed and out of date review. The figure reached by the SHMA was based on a review that was not truly independent as part of the property advice was for the developers as well as the public sector. According to the Office for National Statistics there were 4,300 residents in the city seeking employment between July 2015 and 2016. If Oxford business employed a significant number of these, the housing requirement would fall
PR-B-1148	Terry	Tossell		1			No, this plan is based on a flawed and out of date review. The figure reached by the SHMA was based on a review that was not truly independent as part of the property advice was for the developers as well as the public sector. According to the Office for National Statistics there were 4,300 residents in the city seeking employment between July 2015 and 2016. If Oxford business employed a significant number of these, the housing requirement would fall
PR-B-1152	Helen	Pattison		1			There is a need for affordable housing and the GB should be more rigorously questioned. However it is wrong to ask the districts to supply 50% of the houses. If Oxford wants growth it need to address the issue in a more creative way because it may never be able to meet its needs.
PR-B-1154	Jim	Spencer		1			Yes, given this is district wide it should be attainable.

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PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	1			Objects to an extra 4,400 north of the City. Traffic problems will deteriorate, Schools and health services will be even more stretched. Begbroke residents enjoy walking and the benefits that arise with open countryside because they do not wish to live in a town. They fear that their quality of life will suffer together with wildlife with increased air, noise and light pollution. The calculations of 4,400 are unfounded, relying on assumptions of very high growth in jobs around Oxford requiring many people to move into the country. The people who live in Begbroke and work elsewhere have not been accounted for. What is the definition of home in the context of this consultation? There are currently 4400 empty homes in Oxfordshire - why build more?
PR-B-1157	Nicola and Giles	Lewis		1			No, the extra 4,400 homes is based on predicted growth with backing from landowners and developers. It is an assumption rather than actual needs so therefore does not represent the exceptional circumstances to overturn GB policy. It does not take into account the undetermined effects of Brexit, the needs are really wants articulated by the OxLEP whose mission is driving economic growth. The assumptions on job growth are unrealistically high and to plan for an eventuality that might not happen is an inefficient use of resources and would require such infrastructure as a new hospital. An extra 4,400 homes is not sustainable, traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats and historic landscapes destroyed. High grade agricultural land used for food production will be sacrificed. Quality of life will suffer, with air, noise and light pollution increasing
PR-B-1158	Elizabeth	Leckie		1			No, Cherwell should take fewer than the 4,400 houses apportioned to them. Oxford's housing needs have been overestimated due to assumptions of very high jobs growth and Oxford City should take more than the 550 apportioned to themselves. Brownfield sites such as Pear Tree should be used as well as sites reserved for science and business parks. GB is a precious resource and the suggestion by SHMA 2014 and Oxford's Housing Strategy that housing outside the city will not be as expensive is unlikely to be valid. Areas in the GB close to Oxford Parkway will be attractive to London commuters making houses neither affordable or likely to be bought by Oxford workers. Cherwell's apportionment should be spread throughout the district and not concentrated around Kidlington. Such an increase in one area is unsustainable, unfair and will damage community cohesion.
PR-B-1159	Tamsin	Leckie		1			Cherwell should take fewer than the 4,400 houses apportioned to them. Oxford's housing needs have been overestimated due to assumptions of very high jobs growth and Oxford City should take more than the 550 apportioned to themselves. Brownfield sites such as Pear Tree should be used as well as sites reserved for science and business parks. GB is a precious resource and the suggestion by SHMA 2014 and Oxford's Housing Strategy that housing outside the city will not be as expensive is unlikely to be valid. Areas in the GB close to Oxford Parkway will be attractive to London commuters making houses neither affordable or likely to be bought by Oxford workers. Cherwell's apportionment should be spread throughout the district and not concentrated around Kidlington. Such an increase in one place is unsustainable, unfair and will damage community cohesion.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	1			No. If the need is in Oxford, then building further away will only exacerbate current transport problems including parking, access to sufficient services and facilities
PR-B-1163	Catherine	Arakelian		1			No, there is no need for Cherwell to meet Oxford's unmet housing needs and it is not an 'exceptional circumstance' for encroaching on the GB. It is premised on economic growth which runs counter to current trends and if the growth board believes 35,000 houses will be needed they should have a more imaginative scheme i.e. a new town. There may be room within the Oxford ring road to accommodate a significant number of houses for example the Pear tree interchange if it is relocated.

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PR-B-1165	Caroline	Johnson		1			This number of homes is inappropriate and based on estimates made by Oxford City and the LEP of future employment growth. The figures are highly ambitious and are likely to prove to be incorrect. These proposals would make changes to the GB and would be irrevocable so should only be considered when the employment levels have been proven. The construction rates proposed are undeliverable and the location of these houses would encourage London commuting and thus would not achieve its objective.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	1			Agree with the total of 14,850 apportionment. However, not sensible for Cherwell to confirm their apportionment at 4,400 until it is known what numbers South Oxon will take and where the remainder will be apportioned. At this stage 4,400 should represent a minimum requirement for Cherwell.
PR-B-1174	Ellis	Davies		1			An extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations. There are existing traffic problems and details are unclear on how traffic issues will be addressed. Local bus services have been cut when there is a greater need for them. Schools and health services are currently stretched and additional housing will increase the issue. GB will be sacrificed when there is no justified reason for it and walks and views will be lost. Natural habitats will be destroyed and agricultural land which may be needed for food production, post Brexit, will be lost. Quality of life will suffer, with air, noise and light pollution increasing. Development of industry and business in the city of Oxford where there is effectively full employment will cause more people to move into the area to the detriment of other cities.
PR-B-1175	Clare	Cooper		1			No. An extra 4,400 homes north of the city is not sustainable, and believe the figure to be based on dubious calculations reliant on growth in jobs. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-1176	Laura	Pritchard		1			No. An extra 4,400 homes north of the city is not sustainable, and believe the figure to be based on dubious calculations reliant on growth in jobs. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-1177	Sandra and Richard	Tyrrell		1			No. Question the need for such a large development when there is a much publicised aging population. If it is based merely on people moving to the area for work then work should be sited in areas of unemployment. An extra 4,400 houses north of the city would increase traffic problems and stretch schools, emergency services and health services further. GB with walks and views will be lost, along with natural habitats. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-1180	RA	Humphreys	Humphreys and Co Solicitors on behalf of Oxford Programs Ltd	1			4,400 homes is an excessive housing requirement for Cherwell District, being the second highest in the county and requiring the potentially highly damaging release of Green Belt land. Only 550 homes are proposed within Oxford itself. The preservation of the GB around rural settlements, such as Yarnton, has been critical in maintaining their rural setting and preventing their coalescence into what would otherwise become a sprawling dormitory conurbation around the City of Oxford. This would contravene the purposes of the GB as set out in the NPPF.
PR-B-1181	Heidi	Lancaster		1			CDC is working to meet its own housing needs with plans such as the garden town near Bicester and should not have the burden of Oxford's needs as well. Too much development will put a strain on services and change the rural feel of the district.

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PR-B-1182	Alison	Noel		1			The figure of 4,400 homes is far too many and based on assumptions of large employment growth in and around Oxford. Brexit has to be taken into account as it may reduce the population. Oxford has virtually full employment and business growth will increase pressure on housing and roads. Infrastructure is already over capacity and pollution levels are exceeding European 2017 levels. If Oxford were to prioritise land for housing rather than employment and adopt a more robust policy on housing density, it could accommodate a much larger proportion of its proposed housing need within its own boundaries.
PR-B-1186	Christina	Miskin		1			No. An extra 4,400 homes is not sustainable. Believe the figure to be based on dubious calculations and reliant on assumptions about growth in jobs. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-1187	Nigel	Homent		1			No. An extra 4,400 homes is not sustainable. Believe the figure to be based on dubious calculations and reliant on assumptions about growth in jobs. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-1188	Carol	Matheson		1			Do not consider this to be an appropriate number for CDC, it is too large and based on assumptions and flawed thinking. It fails to consider the needs of affected villages and their residents, the traffic issues in Kidlington or the environmental impact of a large development. It disregards GB, removes agricultural land and increases the risk of flooding in Oxford. It flies in the face of the Local Plan Policy ESD14 which seeks to prevent coalescence and ESD13 that seeks to secure the enhancement of the character and appearance of the landscape, particularly in urban fringes. Oxford City and the Growth Board need to update their information and review the proposals.
PR-B-1192	Robert	Selway		1			No. It's unacceptable for Oxford City to only be building 550 and areas within Oxford need further consideration including Pear Tree Park and Ride site. With Kidlington specifically, 4,400 houses would increase traffic problems and schools and health services would not be able to cope. Valuable GB would be lost and natural habitats destroyed. The figures need updating and recalculating following the Brexit decision.
PR-B-1207	Douglas and Louise	Lloyd		1			No. An extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations reliant on growth in jobs. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-1213	Fleur	Hodgson		1			No, do not believe it is necessary to build 4,400 homes on GB around Kidlington, Yarnton and Begbroke. It is not sustainable, and believe the figure to be based on dubious calculations and assumptions about the growth in jobs. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-1216	Christine	Lodge		1			No. An extra 4,400 houses north of Oxford is not sustainable. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing. The figures are based on dubious calculations reliant on high growth in jobs around Oxford. The improved rail links are likely to attract London commuters and therefore the houses won't be affordable to local people
PR-B-1221	Martin	Perisi		1			No. See general comments



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PR-B-1224	Theresa	Goss	Adderbury Parish Council	1			Accepts the need to accommodate Oxford's unmet need but are concerned that all Oxford's neighbouring Districts should share this responsibility so CDC will not be overloaded. Feel that Vale and South Oxon should be considered for more potential sites and that agreement be obtained from South Oxon to their apportionment. Oxford City should also be pressed to reconsider the apportionment of housing they are able to provide. The Parish would not support any further apportionment of housing to CDC area.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	1			This is a detailed response which describes the work of the OGB, the view of SODC and sets the Local Plan Part 1 context for the Partial Review. It concludes by stating that 4,400 homes is not the appropriate housing requirement until the OGB apportionment of the total of 14859 dwellings is confirmed by all the relevant councils. In the absence of such confirmation the appropriate figure ought to be 4965 (about a third of the total of Oxford's unmet housing need).
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	1			Consider this figure should be adopted as a minimum given South Oxfordshire not accommodating unmet need. The 2007 Oxfordshire SHMA was reviewed and updated in 2012 to focus on Cherwell only, but did not take in to account figures from the 2011 census, which would have provided a more up-to-date and factual basis on which to make a number of the key projections contained within the SHMA. It is also noted that no work has been done on updated population projections at District-level, which could potentially open the Local Plan Part 1 Partial Review and Local Plan Part 2 to challenge.
PR-B-1227	Richard	Silvester		1			No, this seems an excessive number of new homes based on a questionable assumption that there will be a large growth in jobs in and around Oxford where full employment levels already exist.
PR-B-1229	Henry	Brougham		1			The figure of 4,400 is ultimately based on pre-Brexit assumptions of economic growth which are probably no longer valid. The figure should be reviewed and the consultation based on such a review.
PR-B-1230	T M M	Green		1			No, 4,400 homes is not an appropriate housing requirement. The Partial Review documents indicate that outside the city centre the majority of jobs are based in Headington and Cowley. Development at Kidlington would therefore add to the strain on the roads, the environment and public transport. The roads around North Oxford are extremely overcrowded already.
PR-B-1231	Prof J M	Baker		1			No. 4,400 homes is too large a figure. It assumes, without proper justification, that there will be very large growth in employment in the Oxford area.
PR-B-1232	Mark	Schmull	Nathaniel Litchfield and Partners on behalf of The Church Commissioners	1			CCE note that the OGB apportionment does not meet the needs of Oxford in full. In the absence of a full agreement it may be that other authorities surrounding Oxford (including Cherwell) may need to take a greater provision to meet this unmet need. The fig of 4,400 should therefore be treated as a minimum target, rather than necessarily a maximum.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	1			Supports and welcomes the pragmatic decision to accommodate part of Oxford's unmet housing need in Cherwell District. Agrees with the figure of 4,400 homes. Would welcome the opportunity to discuss the housing requirement and the role that land at Cotefield Farm, Bodicote, could play in meeting part of that overall requirement.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	1			No comments at this stage.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	1			Yes. It is considered that the work undertaken by the Oxfordshire LPAs through the OGB is consistent with the requirements of the NPPF.
PR-B-1240	Suzanne	Willson-Higgins		1			Objects to the 4,400 homes in Cherwell and considers that this is untested and unjustified. It will have a major impact on the GB, environment and transport infrastructure within the Parish and surrounding area. Has provided a more detailed response in the representation.

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PR-B-1241	Beverley	Kwan		1			No. An extra 4,400 houses north of Oxford is not sustainable. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing. The figures are based on dubious calculations reliant on high growth in jobs around Oxford.
PR-B-1243	Kazimiera	Kantor		1			No. The requirement for homes is based on theoretical and untested future needs and such speculative estimates cannot be the basis for building 4,400 houses in the Oxfordshire countryside. There will be no benefit to existing residents as GB with walks and natural habitats will be lost. Traffic will increase and the shortage of GP's services will be exacerbated. Pressure will increase on the infrastructure and the likely outcome for the new houses is a dormitory for London.
PR-B-1245	Jason and Petra	Tyrell		1			4400 homes is too large and based on questionable research, bearing in mind there is full employment in Oxford. Oxford City should use land which is zoned for employment and maximise brownfield sites rather than extend into the GB. Oxford City currently seeks affordable housing contributions on all sites which propose more than three units which makes a large proportion of the sites within the city unviable. Oxpens would suit a well designed high rise, high density development.
PR-B-1251	Susan	Silvester		1			No, this seems an excessive number of new homes which has been based on a questionable assumption that there will be a large growth in employment in and around Oxford where full employment levels already exist.
PR-B-1252	Philip	Boxall		1			It is realised that agreement on this kind of apportionment is very hard to arrive at, but would nevertheless support significantly less housing provision overall, believing the growth forecasts to be over estimated and the coherence of the transport plan significantly overstated. There are undoubtedly constraints and pressures on housing within Oxford but is this proportionate? Figure 5 suggests and illustrates that in 2011 46,000 people out of 100,000 employed in Oxford, travel from outside Oxford. So would suggest that it is not equitable that Cherwell valley is asked to find 4,400 homes that is to say growth equating to around 10% of commuters. Do not think that this is proportionate.
PR-B-1254	Philip	Redpath		1			Its not appropriate for Cherwell to increase its housing numbers to meet Oxford's needs. There has been an incorrect basis for the calculation of the housing needs of the area. Too much emphasis on homes for the increased economic activity. The quotas are not to provide affordable homes for local people which is what is actually needed. If Oxford need these homes then they must find sites within their own boundary.
PR-B-1255	Kezia	Sheppard		1			No. 4,400 is too many. Not convinced about the employment growth forecasts. Why does Oxford require employment land zones, they should be used for housing rather than develop on GB. Why should Cherwell district provide housing for Oxford.
PR-B-1256	Nicola	Mallows	Gresswell Environmental Trust	1			Objects to 4,400 and consider this as completely inappropriate and ridiculous. It is grossly exaggerated; based on SHMA, which is based on wishful thinking for a conjecture economic boom when and if Oxford develops its brownfield sites for business, rather than housing. They strongly feel that this will not solve the housing crisis. The knock on effect of losing open GB land to housing will be an increase in commuter traffic in the area, and reduction of air quality along major trunk roads. They have provided a detailed response in their representation.
PR-B-1257	Charles	Fletcher		1			The figure of 4,400 is based on assumptions of very high growth in jobs around Oxford. The calculations are spurious and I feel that the number is too large. Oxford has virtually full employment and should not zone land for employment, whilst expecting the surrounding DC to meet its housing needs. Oxford need to prioritise land for housing needs rather than employment, adopt a more robust policy on housing density. Therefore being able to accommodate housing in its own boundaries.

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PR-B-1258	Hilary	Fletcher		1			The figure of 4,400 is based on assumptions of very high growth in jobs around Oxford. The calculations are spurious and the number is too large. Oxford has virtually full employment and should not zone land for employment, whilst expecting the surrounding DC to meet its housing needs. Oxford need to prioritise land for housing needs rather than employment, adopt a more robust policy on housing density. Therefore being able to accommodate housing in its own boundaries.
PR-B-1259	Mircea	Popa		1			The figure of 4,400 is based on assumptions of very high growth in jobs around Oxford. The calculations are spurious and the number is too large. Oxford has virtually full employment and should not zone land for employment, whilst expecting the surrounding DC to meet its housing needs. Oxford need to prioritise land for housing needs rather than employment, adopt a more robust policy on housing density. Therefore being able to accommodate housing in its own boundaries.
PR-B-1260	Elizabeth	Sheppard		1			The proposed 4,400 homes is too many as the assumed growth of employment in the Oxford area is based on calculations which are not robust. Oxford has high employment rates, why do they designate land for employment and expect the other districts to provide for the increased housing need. Land needs to be prioritised for housing with a well thought through policy on housing density, Oxford would then manage most of the need within its own boundaries.
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	1			It is unclear why this question is asked when the numbers have been agreed by an Inspector as part of the SHMA, and adopted by the Growth Board, as Cllr Wood stated at the public meeting. However, if CDC is looking again at the numbers, they represent very significant growth, and the basis for them should be monitored, including whether the projected jobs figures have been affected by for example Brexit, where those jobs will be, and what kind of jobs they are.
PR-B-1263	Katie	Silvester		1			No, this seems an excessive number of new homes which has been based on a questionable assumption that there will be a large growth in employment in and around Oxford where full employment levels already exist.
PR-B-1264	Drs	Slater and Harrison		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. Our mental and physical health may suffer as access to green space is essential for our wellbeing. Recent research in Canada suggests links between air pollution and the onset of dementia. There is already a proven link with health issues with air pollution. 4,400 is based on dubious calculations. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. Accept the need for housing but do not accept the allocation for Kidlington. Kidlington would be swamped by Oxford.
PR-B-1266	Linda	Ward		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. Oxford should do more for their needs rather than prioritising job creation and pushing this onto other districts, the drive for growth is not necessary and at the expense of Cherwell. The rep. has criticised the SHLA.. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. A 40% population increase would be overwhelming, destroying the rural nature of the county. It is a very politically sensitive policy yet has not been subjected to public scrutiny or vote. Will the infrastructure be in place to match the scale of development. At the Public exhibition officers were blasé that infrastructure would happen yet it should not follow the housing, it needs to precede it. Cherwell should not accept additional housing over and above the current already extortionate District target. People who work in Oxford can live in the new houses already planned.

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PR-B-1268	Garry	Lancaster		1			No. Cherwell should focus on Cherwell's needs. Oxford need to solve its own problems rather than delegate this onto the surrounding areas. The consultation states that Oxford does have a housing supply problem which leads to high house prices, but they don't have an unemployment issue. Oxford need to make housing affordable rather than concentrate on commercial development and work harder to identify and convert long term empty houses. The 4,400 figure was calculated before the EU referendum and therefore the figures need to be recalculated.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	1			Objects to the apportionment as it has not been demonstrated to be achievable and should be viewed as a working target. The proposed scale of growth to Cherwell is a political solution to share the plan rather than a strategic approach to identifying the best areas to accommodate growth. At the heart of the matter is the principal that Oxford should be allowed to expand to meet its housing needs in surrounding Districts at any cost. The Parish states that, 'Gain for the City, Pain for the Districts', and that it flies in the face of the fundamental purpose of maintaining a Green Belt to restrict the growth of the City, and prevent coalescence.
PR-B-1271	Rebecca	Hodgson		1			No this figure is too large. It is based on estimated future need not what is needed now. It is based on assumptions that there will be a large employment growth in and around Oxford. There is no need for Oxford to zone land for employment while expecting other districts to meet their unmet housing needs. Oxford needs to prioritise land for housing and not employment with a robust policy for housing then they would be able to build a larger proportion within their own boundaries.
PR-B-1272	S G	Wakeling		1			4,400 is an excessive number of houses, most of the industry in Oxford is in the South and East. The new residents would have to travel into and through central Oxford. Thus increasing the air and noise pollution, which would have a severe detrimental effect on the health of the new residents, Kidlington and North Oxford's residents. Housing should be located on the South and East side of the city which would reduce journey times.
PR-B-1274	Andrea	Duffy		1			Do not know, it completely depends of the projected increase in population. This itself depends on the development policies of the council. If the council encourages the growth of jobs, then it will require more housing to house the workers attracted by the employment.
PR-B-1275	Dagmar	Carr		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-1276	John	Carr		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-1278	Helena	Boyce		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.

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PR-B-1280	Peter	Offord	Banbury and North Oxon Ramblers	1			Do not consider that 4,400 is an appropriate housing requirement for Cherwell to meet Oxford's needs and consideration needs to be given to increasing densities and to build on brownfield land. Wish to ensure that the open spaces and countryside of Oxfordshire are not developed unnecessarily as these are vital to support the health and well being of the residents of Cherwell District through outdoor recreation. CDC has already committed to build 22,800 homes by 2031, this additional requirement will put extra pressure on the countryside on which population depends for food production and recreation.
PR-B-1281	G M J	Taylor		1			Yes but not necessarily in Kidlington. That is far too high a number for this community to absorb and there is no justification for building that number of homes in the GB.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	1			Based on the Fortismere report the OGB approved working assumption of 15,000, is not a true indication of Oxford's unmet need and it is now anticipating a need to be in the region of 22,000. On this basis, it is clear that the apportionment of housing between Oxfordshire Authorities is likely to be increased and therefore the 4,400 can be treated as a minimum.
PR-B-1286	Gary	Crone		1			No it's not. The already congested roads will become gridlocked and not able to cope with the increase of cars. Schools are already bursting, where will the new children be educated? will the current schools be expected to take them on? Doctors and hospitals are already struggling. It already takes up to three weeks to get an appointment at the doctors. The parking at the JR is an issue and made the BBC news, things will only get worse with the increase in the population. GB should be protected at all costs, the natural habitats will be lost forever.
PR-B-1287	Tenley	Soanes		1			Rather than it being an appropriate number for Cherwell, should be challenging the rather small number offered by Oxford City – 550 from them and many times that from adjoining districts is unfair. If the colleges were prevented from constantly building part time student accommodation, Oxford City would have land that they could use to build the affordable housing for their own electorates.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	1			WODC welcomes the positive steps taken by CDC to amend the LP in order to address the issue of Oxford City's unmet need. The 4,400 is set out in the apportionment agreed by the Oxfordshire Growth Board. The apportionment reflects the conclusions of the Growth Board strategic work programme and is consistent with the evidence base.
PR-B-1295	Natasha	Blackmore	Sheldon Bosley Knight on behalf of the Wright Family	1			Support the 4,400 homes apportionment for Cherwell. Cherwell needs to take a large proportion of the unmet housing need. In addition to the disputed apportionment for SODC should be redistributed and Cherwell will need to take additional proportion.
PR-B-1296	Graciela Inglesias	Rogers		1			No having lived in the area for 21 years, believe that far from helping Oxford's needs, to build an extra 4,400 houses north of the city would make things worse. House prices would increase due to demand for city accommodation. Extending Oxford at the edges would result in increased traffic issues. Schools, social and health services become more stretched. Air, noise and light pollution which Oxford is known for will spread to the GB areas. GB will not act as the green lung. Heritage walks, views, flora and fauna habitats will be lost. Quality of life will suffer both inside and outside of the city.
PR-B-1297	Simon	Handy	Strutt and Parker LLP on behalf of Dairystock Ltd	1			4,400 is an appropriate housing requirement to assist Oxford in meeting its unmet need. Work carried out by OGB provides evidence and justification for this figure for Cherwell, and that this figure should be formally adopted for the LPP1 PR moving forward. Disagree that the potential allocation solely accommodated across the three areas immediately to the north of Oxford (to the south of the A34), in the vicinity of Begbroke (to the west of Kidlington and north of Yarnton), and to the south-east of Kidlington (north of the A34). Developing the land immediately to the north of Oxford is likely to result in coalescence between Kidlington and the city, which would conflict with one of the key purposes of the Oxford Green Belt. It is therefore considered that greater consideration should be given to the land to the north of Kidlington (identified as sites PR14 and PR27 in the Options Paper) as an alternative location for some of the housing growth.

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PR-B-1298	James	Jocelyn		1			No. According to every demographic and economic projection in the SHMA, Cherwell's commitment to house building in the Local Plan 2011-2031 is already at the extreme end of what can be considered sustainable under NPPF and PPG. The SHMA is equally clear that Oxford's 'unmet housing need' is overwhelmingly a need for more affordable housing, and according to CDC's Plan, only 33% of new housing is to be classified as affordable. Thus, according to the Council's own documents at least 67% of the additional 4,400 homes will not be 'affordable. This rep details objections based on the SHMA outcome and Cherwell's Initial Sustainability Appraisal. It suggests that CDC should look at increasing the percentage of affordable housing in planned development as it engages with Oxford City to achieve a sustainable result.
PR-B-1300	Julia	Hammett		1			An extra 4,400 houses is completely unsustainable. The calculations have come from OxLEP/Growth Board who are looking at growth in an area that has high levels of employment. The area will be concreted over resulting in the loss of countryside and wildlife habitats. The settlements around Oxford will merge with the city. Additional houses will add to the traffic issue and local service will be stretched.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	1			Agree with the apportionment of 4,400 homes
PR-B-1302	Clare	Creese		1			No. More creative urban development and financing needed in Oxford, including development of Oxford Brownfield sites.
PR-B-1303	Steve	Gerrish		1			Have responded to questions 4, 9, 10 and 24 below ...
PR-B-1304	Tim	Wakeman		1			Why not use the former brownfield site at Upper Heyford. The houses would boost the local economy and provide jobs for local builders and suppliers. A tram system to connect to trains at Banbury, Oxford and Bicester would be good. Giving major access to cities and work opportunities in the area. Kidlington has a growing population and housing isn't affordable other options need consideration. Oxford Parkway and Langford Lane could be considered for social housing, giving locals priority thus preventing investors and buy to let landlords looking in this area.
PR-B-1305	Cllr Polly	Foster	Fritwell Parish Council	1			Objects to the housing requirement for Cherwell. The OGB's estimates are speculative and aspirational and should be challenged. Target seems to be delivered to produce the housing needed for workers in Oxford.
PR-B-1306	Frank	Vreede		1			No. Oxford's housing need is an estimation made before Brexit. The current housing shortage is due to development outpacing housing provision and taking employment from other areas such as reducing services at Banbury Hospital. Oxford has multiple recreational spaces and huge GB whereas North Kidlington has one small playground and limited GB, the same applies to schools. Roads are congested at peak times despite recent upgrades. An extra 4,400 homes north of Oxford would increase traffic problems and air and noise pollution. Oversubscribed schools and health services would be stretched further and the GB which provides open space would be reduced. CDC should support development to the north of the county where there is no housing crisis.
PR-B-1307	Victoria	Campbell		1			No. Cherwell should challenge the SHMA figures that have been based on assumptions of very high growth in jobs around Oxford and the need for more people to move into the county. The evidence predates the EU referendum. Oxford City could do more to increase dwellings within the city. Oxford City is the main driver for employment growth and they need to ensure that its employment growth and strategy is more consistent with its own housing provision capability.

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PR-B-1308	Alaric	Rose		1			Do not think that number is appropriate. The SHMA needs to redone due to the result of the EU referendum. Funding in science and universities will be reduced, to which this would have been integral to the Science Vale and Knowledge Spine that formed a large part of the data the SHMA was based on. This demonstrates the plans are unsustainable. There will be less funding for infrastructure from central government and the EU. The amount awarded from the Local Growth Fund will not address the current shortfalls or the demands for the expanding population. The rep. has provided a link to two websites with reference to funding. Cherwell appears to be taking on a disproportionate level of the unmet housing. To which these are being planned North and North West of the City. The employment areas are East and South East of the City. Infrastructure between these areas will need vast improvement. Schools and health centres in Kidlington and Yarnton are not suitable for expansion, they are already overstretched. Is there funding for these to support the growth.
PR-B-1309	Kate	Miklaszewska-Gorczyca		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-1310	Tara	Prayag		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems increase, the commuter times in Gosford are already suffering with the new S5 routes to Bicester. Schools and health services become more stretched. GB will be sacrificed Kidlington and Gosford have no parks unlike Oxford City Centre GB is their park. If you build on this you contradict your own policy on housing and access to green areas. Walks, views and habitats lost, is there a list of environmental concerns. Quality of life will suffer, air, noise and light pollution will increase, GB balances this. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. No allowance for any growth or requirements of the wider county. It is very City centred and whilst it impacts on the entire county does not take their concerns into any kind of consideration.
PR-B-1311	Keith E	Stratford		1			Absolutely not. The extra 4,400 houses north of the city is not sustainable. Traffic congestion increases, this is already a major issue around Kidlington which also adds to pollution. Schools and health services become further stretched like Gosford Hill and Marlborough secondary schools. Resulting in travelling further a field which adds to congestion and pollution. GB, walks and views sacrificed, these need to be preserved for our future generations. Destruction of many natural habitats which enhance all of our lives. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. The current infrastructure can not cope or absorb the 4,400 additional families.
PR-B-1312	Carl	Parker		1			No. An extra 4,400 houses north of the city is not sustainable and is at no point justified. Traffic will become much worse despite the recent expensive infrastructure improvements. There will be a need for extensive infrastructure work to take place throughout Kidlington so that it can cope with the extra demand. Difficulty already to obtain a doctor's appointment and schools are oversubscribed. Further pressure on these services could result in their decline, they need improving. Kidlington and surrounding villages charm and character is due to the close vicinity to the unspoilt GB countryside, enjoyed by many local residents who chose to live in this area. It's not acceptable to scarf ice this. Quality of life will suffer, air, noise and light pollution will increase. Natural habitats and wildlife will be destroyed. 4,400 is based on dubious calculations. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.

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PR-B-1313	Helen	Broxap		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems will increase, it already takes 45 minutes on public transport to central Oxford. Schools and health services will become more stretched. It can take up to five weeks to wait for an appointment at the Key surgery. GB will be sacrificed, choosing to live alongside the canal to appreciate the views and walks. Concerned that the bats in the area would have their ecosystem destroyed which would be a concern for The Bat Conservation Trust. There is a wide variety of birds and mammals who's habitats would be destroyed. For those who work in the city it is important to protect the GB, so that the open countryside can be enjoyed by all for walking and cycling. Quality of life will suffer, air, noise and light pollution will increase. Flood plains would be put under pressure. 4,400 is based on dubious calculations. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. The houses will not attract locals to the area but London commuters with access to the new railway link. Surely this defeats the objective. Perhaps focus on Bicester and Didcot who have room for growth.
PR-B-1314	Nicole and Eugene	Brooks and Griffin		1			No, this level of development is not sustainable for this area. The current traffic issues already affect the lives of the residents and this will only get worse for commuters through Yarnton and surrounding villages. Despite the improvements around the Wolvercote roundabout. GB should be preserved, not sacrificed at the proposed levels. CDC has committed to protect this and should continue to do so. Extensive population growth adds to traffic, noise, pollution and overcrowding. Public services, health services and schools places are also put under immense pressure. The area would attract London commuters and therefore not meet the requirement of local housing needs.
PR-B-1315	Joel	Phipps		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-1316	Christian	Gilliam		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-1317	Rachel	Walton		1			No. 4,400 extra homes in Cherwell are not appropriate. Believe the number allocated to CDC has been calculated using now outdated assessment. Since Brexit, a major employer in Oxford, the university has made predictions regarding a decrease in European funding and a reduction in recruitment. The 2014 SHMA may now not be valid. Oxford City should look within its own boundaries and prioritise housing over industrial parks. 4,400 houses north of Oxford is not sustainable, traffic is already heavy and journey times long. Schools and health services will be even more stretched and GB, countryside and wildlife will be damaged. The proposals are unlikely to ease Oxford's housing needs. As developers find themselves unable to provide 30% affordable housing and the proximity to Oxford Parkway attracts London commuters.



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PR-B-1318	Laura	Walton		1			No. Kidlington has minimal and overstretched facilities and an increase in homes will add to the strain that they are already under. It takes four weeks to get a doctors appointment. Bus services to Oxford are packed during rush hour and it takes over 45 minutes to get to Oxford, Kidlington will become gridlocked, the roads can not cope. The current sewage system can not cope. GB should not be built upon, it should be protected and not lost for ever. Wildlife habitats will be destroyed. Some of the areas are prone to flooding, development will make it worse and move it into other areas if there are no green run off areas. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. This is Oxford's quota and it is questionable why Cherwell is meeting their needs. Oxford need to look at previously developed areas first before expecting other councils to sort their issue. The housing will not be affordable for the local people, buy to let or London commuters will buy them and the prices will increase and be out of the reach of local residents who work in the area.
PR-B-1319	Mr and Mrs	Unwin		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems between Kidlington and Oxford will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing. The figure of 4,400 is reported to be based on dubious calculations that rely on assumptions of high growth in jobs around Oxford. These are not reliable enough to justify building on GB. The impact from Brexit needs to be taken into consideration.
PR-B-1320	Vassilis	Athanassoglou		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-1321	Catherine R	Mundell		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems will increase already several times a day it is standstill between Kidlington and Oxford, it has not helped with the Oxford Parkway station. With a dedicated bus lane it can take up to an hour for a 35 minute journey. Extra time needs to be allowed for even a four to five mile journey. Schools and health services become more stretched. To get to see a GP can take up to four weeks. GB sacrificed along with walks and views enjoyed and used by many Kidlington residents would be lost. Natural habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. It is questionable if the addition of these homes around Kidlington with the new Oxford Parkway station will have a benefit for all the local residents who work locally. It has been reported of a sharp price increase in Kidlington already due to the commuter influx. It's almost certain that these houses would be swallowed up by commuter demand and the idea that they will remain affordable is quite laughable.
PR-B-1322	Judy	East		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-1323	Karen	Suter		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.

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PR-B-1324	Katie L	Stratford		1			Absolutely not. The extra 4,400 houses north of the city is not sustainable. Traffic congestion increases, this is already a major issue around Kidlington which also adds to pollution. Schools and health services become further stretched like Gosford Hill and Marlborough secondary schools. Resulting in travelling further a field which adds to congestion and pollution. GB, walks and views sacrificed, these need to be preserved for our future generations. Destruction of many natural habitats which enhance all of our lives. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. The current infrastructure can not cope or absorb the 4,400 additional families.
PR-B-1325	Richard	Lodge		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. The new improved links to London will encourage London commuters. The new houses will not be affordable for the local's as the prices would be inflated making it difficult for first time byers. Can the housing be made affordable, so that it can support our young community.
PR-B-1326	Jan and Chris	Lacey and Plant		1			No. An additional 4,400 houses in the Cherwell area will mean. Traffic problems increase. Schools, health services and other infrastructure become more stretched. The time for a GP appointment is ridiculously long. GB sacrificed, walks, views that attract visitors to the area and natural habitats, flora and fauna would be lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-1327	John	Pilgrim		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life in Kidlington will suffer, with air, noise and light pollution increasing. The figures are based on heavily criticised calculations from the SHMA reliant on high growth in jobs around Oxford. The SHMA was conducted pre Brexit by non independent consultants and should be challenged. Oxford and Kidlington have high employment and low unemployment and do not need extra developments and creation of jobs. There are significant numbers of unoccupied houses in Oxford and land allocated for business and retail such as the Northern Gateway that could be used. The golf course, ancient meadows and GB of Kidlington are no less important than those assets in Oxford. Previous developments such as Lucy's Waterways have not provided enough affordable housing and this proposal is unlikely to address the shortage for local people as it will attract investors and London commuters.
PR-B-1330	N M	O'Mahoney		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-1333	Zoe	Christodoulou		1			No. If Cherwell agree to 4,400 houses north of the city it will increase Traffic problems. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.

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PR-B-1334	Jenny	Betts		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-1335	Natalie	Usher		1			No, the planning documents lack evidence to justify this projection and the methodology is unclear. 2014 is when the projection was made and has no account for Brexit, which could have a negative impact on Oxford, possible the University and the surrounding area. The figure is arbitrary and is not taking into account the uncertainty of the area.
PR-B-1337	Marcus	Lloyd		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems will increase. Six years ago it would take an hour each day by bus to get from Kidlington to Oxford city centre. Now travel 20 miles north and get there much quicker. Improvements have not helped. Schools and health services become more stretched, with already long waiting times for appointments. GB sacrificed. Isn't this to stop the encroachment of urban areas. Walks and views the areas that Kidlington residents can enjoy open spaces, flora and fauna would be lost. Natural habitats lost. Quality of life will suffer, air, noise and light pollution will increase. The area is already under an AQMA along the Bicester Road and also Oxford City. This would be compromised if the areas are joined and fail the targets of reduction. 4,400 is based on dubious calculations. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. Unemployment isn't an issue in this area, it will only attract London commuters to this cheap area.
PR-B-1338	Philip	Camp		1			No. Extra 4,400 houses north of the city is not sustainable. Loss of villages character in an unacceptable merging and in fill is not viable with village life with the loss of green space between Begbroke, Yarnton and Kidlington. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-1339	Dr Christopher	Wedge		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems in Kidlington and Cutteslowe will exacerbate. Open countryside that GB protects will be sacrificed along with natural habitats. Building near or on flood plains leads to flooding in Kidlington, Botley and Osney. Schools and health services become more stretched. Walks and views will be lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-1340	Sophia	Argyris		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase and are already bad. Schools and health services become more stretched and it take ages to get an appointment. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. Oxford is known for terrible air quality and excessive amounts of lung diseases such as asthma. 4,400 is based on dubious calculations which have been criticised since made public.

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PR-B-1341	Olga Lascano	Choperena		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems will increase. Six years ago it would take an hour each day by bus to get from Kidlington to Oxford city centre. Now travel 20 miles north and get there much quicker. Improvements have not helped. Schools and health services become more stretched, with already long waiting times for appointments. GB sacrificed. Isn't this to stop the encroachment of urban areas. Walks and views - the areas that Kidlington residents can enjoy open spaces, flora and fauna would be lost. Natural habitats lost. Quality of life will suffer, air, noise and light pollution will increase. The area is already under a AQMA along the Bicester Road and also Oxford City. This would be compromised if the areas are joined and fail the targets of reduction. 4,400 is based on dubious calculations. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. Unemployment isn't an issue in this area, it will only attract London commuters to this cheap area.
PR-B-1342	Laura	Precious	Quod on behalf of Albion Land	1			CDC should considered their site at south east Bicester as a strategic site to meet Oxford's unmet need. The apportionment was based on an assumption that strategic development could potentially be accommodated in three of these areas (A, B and E). Have provided a detailed statement in response to this question in the representation.
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	1			No. The 4400 homes figure is not the appropriate housing requirement. The evidence base suggests a requirement of 18000homes to meet the need. In addition whatever SODC does not accept has to be redistributed across the other four districts and Cherwell's Part 1 Plan does not take this in to account. The rep goes on to give a detailed analysis and critique on the work of the OGB and the SHMA.
PR-B-1344	Jonathan	Harbottle	Land and Partners Ltd	1			Agree, and consider that this figure is based on robust OAN evidence. However this was agreed based on the remainder of the unmet requirement being shared between the other Oxfordshire districts. South Oxfordshire District Council has not agreed to the future recommended to them. If South Oxfordshire cannot accept all of the recommended contribution to the unmet need, then other districts including Cherwell may have to increase the requirement from 4,400 in order to address the unmet need in full.
PR-B-1346	Neil	Tiley	Pegasus on behalf of the Dorchester Group	1			Have provided a very long explanation in response to the apportionment of Oxford's housing need. A further review of the SHMA and an early review of the Local Plans would be needed to accommodate the real housing need for Oxford's and London's growth.
PR-B-1347	Zahra	Alrashed	Nathaniel Litchfield and Partners on behalf of Kenley Holdings	1			Supports the minimum of 4,400 as an appropriate requirement for Cherwell. However they acknowledge that the final figure may be higher.
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	1			Cherwell has to take additional numbers to compensate for SODC and that 4,400 is actually too low a figure. The Initial SA examined options for 'significantly more' development than the 4,400 and that this recorded significant positive effects with regard to SA objectives concerned with ensuring opportunities to live in decent, sustainably constructed and affordable housing, high and stable levels of employment and improving accessibility to all services and facilities - but the 'Quantum Options Sustainability Effects' were only tested using Areas of Search A and B, on the assumption that the growth would all be located within these sustainable locations.
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	1			Do not believe that a valid case has been made for this number of houses. Doubt that this number of homes is likely to be built within the timescale suggested. Proposals will not address the real problem of meeting the needs of people on the housing register, or provide homes for young families unless a completely different approach is taken to the current developer-led arrangements.

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PR-B-1274	Andrea	Duffy		2	A,B		No, do not think that we have that obligation. Oxford City has promoted the increase of employment unrelated to its traditional industries. The business parks would be better located where the unmet demand is not for land or houses but jobs. These areas do exist in England. Oxford city centre is already congested and travelling seven miles takes up to an hour. Concerned that options A and B will be preferred, with the focus on Kidlington as it is close to Oxford and therefore attractive to developers. GB will be destroyed if building between arterial roads and rail lines; essential workers deserve better. Kidlington is not in an AONB but there are areas outside the village that enhance the quality life for it's residents like the nature park along the Cherwell River. Some developments have already encroached on its edge. More development would lose the nature park and be replaced with a suburban park.
PR-B-1342	Laura	Precious	Quod on behalf of Albion Land	2	E		Agree, but considers that Area E should be included in the area of search. Have provided a detailed statement in response to this question in the representation.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	2			Yes
PR-B-0033	Henry	Munday		2			Object to Kidlington providing houses for Oxford as was done in the 1960's. Oxford City council should address their social housing policy which would include housing for people with disabilities. Oxford could build on Port Meadow instead of Kidlington's meadows.
PR-B-0039	Susan	Cooper		2			Yes, the city is important and does not have the land to solve its housing shortage. Many people depend on it for work, culture and services. Key workers who support Oxford cannot afford to live in the city.
PR-B-0055	Cynthia	Hall		2			No, Oxford has full employment and development should only be on brownfield sites.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	2			Yes. Oxford has a worsening housing crisis. There is a shortage of land suitable for housing within the City's boundary. Development beyond the green belt to allow homes to be built sustainably should be considered. The 2014 URBED report proposed the expansion of Bicester and Didcot and their surroundings, linked by improved train/tram services. Site WG019 at Weston on the Green provides opportunity to deliver housing and sustainably commute to the wider area.
PR-B-0058	Anthony	Hall		2			No. If Oxford were serious about meeting its housing needs, it would not exacerbate them by building an industrial estate (fatuously titled "Northern Gateway") in the green belt in the most congested tangle of roads in the area.
PR-B-0060	Sue	Mackrell	Bicester Town Council	2			If CDC have to accommodate additional housing for Oxford's needs, this should be built as close as possible to the city.
PR-B-0119	C A	McCall		2			No, Kidlington and CDC should not meet Oxford's requirements. They should consider brownfield sites.
PR-B-0120	E	Tonkin		2			No specifically convincing account has been provided.
PR-B-0122	A	Dyer		2			No.
PR-B-0153	Paul	Goulding QC		2			No, The importance of affordable housing for local people in Oxford is undeniable, however, does not provide 'exceptional circumstances' sufficient to justify the release of land from the GB. The Five GB Purposes remain valid and essential to a balanced coherent and environmentally-sustainable plan for the whole of Oxfordshire. It is important to discourage Oxford sprawl into the surrounding GB. The housing needs of Oxford should be addressed in other ways that avoid unacceptable erosion of the surrounding GB, including building more affordable homes within the City and beyond the GB.
PR-B-0156	Val	Colby	Berrys on behalf of Cancer Research UK	2			Yes. Oxford City is a compact urban area tightly surrounded by Green Belt. The opportunity for the city to meet its housing needs is limited. Cherwell has already made a commitment to accommodate some of the City's housing needs through its adopted Local Plan.
PR-B-0169	Colin	Carrit		2			Yes. Cherwell, West Oxfordshire, the Vale and South Oxfordshire.
PR-B-0171	Peter	Worth		2			Yes because Oxford is the regional economic hub. Kidlington and Yarnton by their close vicinity to Oxford are in demand. If housing is further afield it will add to the congestion, so additional housing needs to be provided close to Oxford on the good bus route.

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PR-B-0184	Roger	Prince		2			Apart from the flaw in the figures, extra houses in the north of the city would be inappropriate due to the chronic traffic problems. The improvements to the Wolvercote and Cutteslowe roundabouts have had little impact and with the forthcoming Northern Gateway traffic will increase. Kidlington has seen widespread residential and commercial development over the years and the approval for a Technology Park at Langford Lane will make matters worse without an additional 4,400 homes. Air and noise pollution will reduce quality of life for everyone and the "Kidlington Gap" along with GB, with its walks, views and natural habitat will be lost. The health services in Kidlington is already stretched and the schools will come under pressure.
PR-B-0186	Paul	Walker	Oxford Bus Company	2			The majority of travel demands arising from this, will by definition be seeking destinations within the City. It would be easier to provide attractive public transport options if this housing were to be located adjoining the City. Nearby high frequency bus-routes could be made available to early and successive phases by incremental extensions, and journey time advantages over private car use can be achieved owing to existing in bus priority. This is before potential further improvements are identified.
PR-B-0200	John and Elizabeth	Gittings		2			Yes
PR-B-0209	Patrick and Julia	Jennings		2			No Cherwell should be looking at developing its own economic activity in and around other hubs such as Bicester and Banbury, which are well connected to Oxford. The model that Cherwell should be building large quantities of housing for people to commute into Oxford every day is flawed and does not align with some of the stated objectives regarding traffic, facilities and the environment
PR-B-0234	Prof Roger	Davies		2			Not unless the transport infrastructure is significantly improved to cater for the increased population. Routes to the north of Oxford are congested and The Rapid Transit lines although welcome, would not be achievable in the time.
PR-B-0238	D A	Burt		2			No, there has been a report that Oxford City are looking at developing a 39 acre site near the BMW works as a sports complex. This appears to be misuse of land, prioritising business over housing.
PR-B-0260	Chris	Pack		2			No, Oxford's housing needs have been wildly exaggerated. They are based not upon exiting need but by jobs that may or may not be created. There are empty houses within the city.
PR-B-0267	Carole	Pack		2			Not as much as this proposal. Oxford's housing needs are exaggerated.
PR-B-0447	Laura, John, Benito	Wainwright		2			No, we do not. Oxford is generating a housing demand by prioritising the development of business parks such as the Northern Gateway, even though unemployment is not a problem in Oxfordshire.
PR-B-0637	Prof Martin LG	Oldfield		2			No, CDC should seek only to meet its own needs. Sacrificing GB for Oxford housing will ruin the local environment for all.
PR-B-0643	L	Allen		2			No. This rep has provided a detailed and lengthy objection to meeting Oxford's needs.
PR-B-0653	Peter	Webber		2			CDC should only assist Oxford City to meet its housing needs when they cannot be met within the city. I believe the City council needs to thoroughly explore all possibilities within Oxford to satisfy its own housing needs. Attention is drawn to a recent planning application for 45 flats in William Morris Close that was rejected within its boundaries.
PR-B-0655	Christina Mary	Shirley		2			No, the environment will be damaged beyond repair forever.
PR-B-0656	Mary G	Shirley		2			No
PR-B-0658	Susan	Oldfield		2			No, I do not. Oxford city has scope for meeting its own housing needs within its boundaries. It could use brownfield sites, unoccupied buildings and build close to its ambitious industrial and business developments. New houses in our area are likely to provide a dormitory for London commuters than for Oxford workers.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	2			Concerned that the houses provided will be purchased by London commuters rather than people who work locally. However, the real issue is the Green Belt which is a fundamental demarcation between Oxford and Cherwell. The rep describes in detail the five purposes of the Green belt as set out in the NPPF and assesses the proposals against them. It also sets out detailed comments as to why Green belt exceptions do not apply.

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PR-B-0705	Nick	Small	Stagecoach	2			Strongly agrees. This need should be met as close as possible to where the need arises, and thus releases from the green belt should be carefully considered, as they are likely to be much better able to sustainably meet Oxford's housing needs rather than greenfield land beyond its outer edge.
PR-B-0710	Selwyn	Phillips		2			Oxford need to be clear on why the need this growth and how it benefits the population of Oxfordshire. Note that there are no obvious documents referring to this requirement.
PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	2			If the housing requirement as established and agreed is specifically for Oxford City needs then it should be specifically designed and provided to meet this need.
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	2			Strongly disagree that there is a clear and demonstrable need for CDC to meet Oxford's housing need. CDC makes provision for 22,840 new homes in the adopted local plan, which will deliver a very significant supply of housing more than sufficient to satisfy the requirements set out in the NPPF.
PR-B-0731	Ioana	Davies		2			No. Cherwell has a clear relationship with Oxford, but focusing on development to the North of Oxford will cause major problems. Already congested roads taking an hour to travel 5 miles into the city centre. The potential rapid transit illustration would not be built or approved in time to meet the need for those living in the North.
PR-B-0743	John	Tremlett		2			Yes. think it is obviously necessary to coordinate plans regionally, that most new employment will be in Oxford and other urban areas and that therefore Oxford's suburbia needs to expand.
PR-B-0745	Dr Ian	Scargill	Oxford Green Belt Network	2			Do not agree that Oxford's needs have been correctly assessed and hugely exaggerated based on Ox LEP's estimated job growth. The approach to encourage growth away from Oxford should continue. Oxford City could make a contribution to the strategy and it could use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.
PR-B-0746	Adrian	White and 79 others	Petition with 80 signatories	2			It is not clear how rural areas in the northern part of Oxfordshire can contribute to the housing required for those working in Oxford and avoid contributing to the already heavily congested road infrastructure without major expenditure on new infrastructure.
PR-B-0751	Dr Katrin	Kiessling		2			If Oxford needs housing outside of Oxford it needs to be in a commutable range without the destruction of the GB.
PR-B-0755	Martin	Palmer		2			No. Do not see that Oxford's problems are the responsibility of Cherwell.
PR-B-0759	R L	Davies		2			Not unless the transport infrastructure is significantly improved due to increased population. Routes to the north of Oxford are already highly congested. The Rapid Transit lines shown on P.8 of the Summary Leaflet would be welcome but are not achievable on the timescale considered for the housing to be built.
PR-B-0765	Layla	Vidal-Martin	NLP Nathaniel Lichfield and Partners on behalf of Taylor Wimpey	2			Have made a very detailed response to this question on the spatial relationship to Oxford. Submit that it is important that the search process is not undertaken on too narrow a basis. I.e. not rejecting options from further analysis at too early a stage. Concerned about the adopted local plan strategy of concentrating growth at Banbury and Bicester. The ability of other settlements e.g. Bloxham must be fully assessed through the Partial Review process. Subsequent iterations of the Transport and Sustainability analysis must assess the individual context of the Cat A villages. A more balanced spread of housing should be sought.
PR-B-0769	Debbie	Jones	Bidwells on behalf of City of Oxford Charity	2			Development should be well connected to Oxford by public transport/cycle routes. Development should encourage the use of public transport. It follows that development should be located on existing effective public transport routes and those routes that are included in the Interim Transport Assessment.
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	2			Yes. Strongly support statement in Para 3.38. Development in parts of the district where there is poor transport access to Oxford, particularly by public transport, would clearly not help to meet Oxford's unmet housing need.

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PR-B-0786	Jane	Olds	Caversfield Parish Council	2			Does not agree that Cherwell needs to specifically meet Oxford's needs. If Oxford re-allocated the large areas of land set aside for employment to high density, affordable housing there would be less need for other areas. This would also reduce the amount of vehicles travelling longer to get to work in Oxford.
PR-B-0793	Philip	Morley	North Oxford Golf Club	2			Consider that the complex issues require collaborative problem-solving and long term housing needs cannot, in our view, be treated with a "Not In My Back Yard" mentality. Hope and expect that all the Oxfordshire Councils will take the same constructive and inclusive approach that appears to be being adopted by CDC. Note that the land of Oxford Golf Club (previously Southfield GC) was, to quote from Section 4.4 of the 2010 Inspector's Report, "rightly excluded" by Oxford City from its Core Strategy because of its "importance in recreational terms". Believe that NOGC's location and role provides even stronger arguments for its continued role as Green Belt and as a recreational facility.
PR-B-0796	David	Tighe		2			No
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	2			Agree
PR-B-0799	Ian	Sheppard		2			No, do not agree
PR-B-0802	Peter J	Frampton	Framptons on behalf of db Symmetry	2			It is agreed that Cherwell should meet Oxford's unmet housing needs. However, the spatial requirements of existing businesses, and particularly the requirement for new logistics floorspace to meet the needs of existing employers and the increasing demand for electronic retailing should not be frustrated by the belief that additional employment land will necessarily give rise to increased housing land requirements. The Framework makes clear that strategies for housing and employment in local plans should be integrated. It is in the interests of sustainable development that existing manufacturing industries within the Oxford area, are adequately served by component supplies through the logistic supply chain. The rep provides a detailed argument to support this approach.
PR-B-0808	Chris	Robbins		2			Yes. The purpose of GB in preventing coalescence of communities needs to be given more weight, GB sites selected should not compromise this purpose.
PR-B-0809	Karen	Selway		2			No. Oxford City need to consider building more than 550 houses, not pass the problem on to neighbouring, rural villages where the impact on services and infrastructure will be vast.
PR-B-0819	Tim	Green	The Harbord Road Area Resident Association	2			Disagree that Cherwell should specifically meet Oxford's needs in planning for additional housing development. Oxford should be expected to do more of its own housing needs first. Building houses outside Oxford so that people can travel into the City each day is a flawed plan and Cherwell should develop its own employment and related housing.
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	2			Yes. The need to address the issue is urgent. If Oxford's unmet needs are not provided for, the economy of the area is threatened. Spatially Cherwell is very closely linked to Oxford both in terms of transport connections and in travel to work patterns. As such it is not essential that allocations are located in close proximity to the City.
PR-B-0821	Alan and Suzanne	Mclvor		2			No do not agree. The idea that Cherwell should build large quantities of housing so that people can travel into Oxford each day is flawed. Cherwell should continue to develop its own economic hubs in areas that it deems sustainable on the basis of its own criteria. The City should be expected to meet more of its own housing need as explained in question 1.
PR-B-0825	Simon	Joyce	Strutt and Parker on behalf of Mrs A Darbshire	2			Yes, agree that Cherwell should specifically meet Oxford's needs in planning for additional housing development.
PR-B-0826	Alan	Dobson		2			Yes, some of them.
PR-B-0827	Paul	Staniforth		2			No the GB should not be infringed.
PR-B-0830	Nigel	Buttler		2			Only if this is provided in close proximity to Oxford, otherwise it is unlikely to meet Oxford's needs



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PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	2			Pleased to see the CDC is working closely with Oxford City. However, consider that City should look more closely and creatively within its own boundaries to create the 'new balanced' communities mentioned at Question 4 and to ask them to look to allocate sites for housing wherever possible, and to discourage the current trend towards supplying speculative student accommodation on sites which would be suitable to provide more permanent homes.
PR-B-0832	Richard	Hills		2			Yes. Oxford's population is growing as people choose to live there, and the city boundaries are too tight for the existing geographical area. New housing to support Oxford must be built as close to the city as is possible. Building further away will only increase commuting misery and pollution. If the surrounding areas do not support this, there is a strong argument that Oxford's geographical boundaries should expand to reflect its growing population, to allow it to meet its own housing requirement.
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	2			The most sustainable way of meeting Oxford's need is to locate it as close as possible to the City. It is right for CDC to contribute towards the housing need of Oxford given that it has land that directly adjoins the northern boundary of the built up area of Oxford.
PR-B-0838	David	Jackson	Savills on behalf of University of Oxford, Christ Church, Exeter, Magdalen, Merton and St John's Colleges	2			The most sustainable way of meeting Oxford's need is to locate it as close as possible to the City. It is right for CDC to contribute towards the housing need of Oxford given that it has land that directly adjoins the northern boundary of the built up area of Oxford.
PR-B-0839	Mark	Rose	Define on behalf of William Davies Ltd	2			A district wide approach should be applied to considering additional opportunities for allocating residential land. An over emphasis and reliance on a small number of locations increases the risk of the need not being met in the Plan period. The District has excellent transport links that support a district-wide approach. This approach reflects the strategy in the adopted local plan. It should include consideration of the potential role of the higher order Cat A Service Villages that have already been identified as sustainable locations for future development.
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	2			Yes
PR-B-0841	Darren	Bell	David Lock Associates on behalf of Hallam Land Management Ltd	2			Agree that an additional housing requirement for Cherwell should be identified to meet Oxford's unmet needs. Cherwell and Oxford are part of the Oxfordshire HMA and they have a strong relationship.
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	2			Bicester is already identified as a location in which the bulk of the proposed growth in Cherwell will be accommodated. Bicester has good links to Oxford City. Consider there is capacity/opportunity to accommodate further growth to meet unmet need. The Government's announcement of Garden City status confirms its support for the development of Bicester.
PR-B-0844	Peter J	Frampton	Framptons on behalf of EP Barrus	2			Yes.
PR-B-0847	Richard	Cutler	Bloombridge LLP	2			Yes. The OGB position statement gives the District no room for manoeuvre.
PR-B-0856	David	Smith		2			No.
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	2			This is not proven. The PC fully accepts that there are housing problems within Oxford, especially regarding affordability which is a key issue for workers looking for accommodation. Accept that much work has been carried out to look at Oxford's housing capacity, note that the Updated Advice Note on Oxford's Development Capacity prepared by Fortismere Associates Aug 2015 made a number of recommendations, and that these still need to be addressed through review of the Oxford Local Plan. These unanswered questions need to be addressed before land is released in other Districts, especially in the GB. Therefore do not agree that Cherwell should accept Oxford's housing needs on the scale proposed given the likely impact on the GB, communities and the environment.

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PR-B-0862	Peter	Nicholson		2			Objects, and considers that this perceived need for housing appears to arise from city/county plans for aggressive, unsustainable, economic= growth in Oxford and around the County as a whole. Has provided a more detailed statement in the representation.
PR-B-0866	Matt	Todd		2			No. Oxford has housing and transport issues currently, so it needs to be considered whether adding more homes would exacerbate these problems or solve them?
PR-B-0868	Jennifer	McFadden		2			No, it is not agreed that you "need to specifically meet Oxford's needs in planning for the additional housing development". It makes sense for councils to work together, but unclear why Cherwell should meet Oxford's needs in this area and on such a scale. Is a much larger city being planned, is coalescence inevitable.
PR-B-0871	Patricia	Redpath		2			No. Regardless of NPPF requirements, where there is no suitable land for development that is it. Cherwell has worked hard to accommodate its own numbers and enough is enough.
PR-B-0877	David	Flavin	Oxfordshire County Council	2			Agree
PR-B-0878	Jane	Olds	Wendlebury Parish Council	2			No. The Parish considers that Oxford should do more to provide accommodation for key workers and affordable homes. They suggest redeveloping Osney Mead site for housing which also improve access to the site.
PR-B-0882	Julia	Trowles		2			Planning for developments in Cherwell should be based on Cherwell's needs.
PR-B-0883	Peter	Trowles		2			Planning for developments in Cherwell should be based on Cherwell's needs.
PR-B-0887	Paul	Buckley		2			Yes
PR-B-0890	Chris	Dicks		2			Yes a holistic approach is good but South Cherwell cannot be considered in isolation to Oxford city. Oxford must try harder to meet its own needs and it must not be at the expense of the GB or Kidlington, Yarnton and Begbroke's identities.
PR-B-0895	Dr Alison and Dr Simon	Street		2			No. Cherwell should only agree once clear evidence that existing brownfield sites and sites within the ring road have been analysed for potential housing first. SHMA suggests a greater need for affordable rental property in Oxford. It would seem more appropriate to develop within the ring road.
PR-B-0896	Lucy and Richard	Miles		2			Majority of workers in Oxford work in Headington, Cowley and the city centre, the opposite side of Oxford from Cherwell, it seems inappropriate to meet Oxford's needs in Cherwell adding to the pressure of infrastructure and network. Both the A34 and A44 are currently unable to cope with traffic levels. Houses built in option A would be used for London commuters using Oxford Parkway rather than travelling into Oxford. Houses should be built near to Headington, Cowley and the city centre to avoid added pressure on the transport and roads from the north of Oxford.
PR-B-0897	Rob	Lawrence		2			No. Oxford's public transport system is utterly inadequate and cars are not practical in the city. Its time consuming and the journeys are unpleasant, until the problems have been fixed like a subway system, no houses should be built. Oxford should be do more to address their own housing needs.
PR-B-0905	Theresa	Goss	Bloxham Parish Council	2			Yes. Oxford City has identified the need for affordable housing in the right location, close to the city with good connections to the city, which could improve it's housing stock particularly in the rented sector. The Green Belt around Oxford should be redesignated and used for development. Sites close to Oxford could maximise developer contributions to allow real improvements already identified around the city.
PR-B-0907	Alison	Forfar		2			When Oxford has exhausted its land then some additional housing may need to be planned for Cherwell. Transport infrastructure needs to be in place for this to work as it already inadequate.

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PR-B-0910	Ken	Pelton		2			No. The question attempts to presuppose the answer. There is no evidence Oxford has an unmet housing need. There are not a large number of people living on the streets, there are unfortunately some. Oxford could accommodate for this need, which would be closer to the source of jobs and be far more sustainable. Large employers in Oxford are the public sector, this is not the sector that should be increasing employment. It needs to be focused on companies that are growing who would be better placed on business parks within reach of Oxford, but there is no need to be within the City or on the surrounding GB. Housing for the employees can be dispersed over a wide area of Oxfordshire and surrounding counties and if this is the case the existing and new transport infrastructure has the chance of coping.
PR-B-0911	Andrew	Smith	Hampton Gay and Poyle Parish Meeting	2			Understand the economic and cultural importance for Oxfordshire, but Kidlington should not be scarified for Oxford. Retaining the green gap, recreational value of the Countryside, etc are important to Kidlington residents.Oxford City's housing strategy should be revisited. Considerations should be given to moving current facilities out of the City, where they can more easily be accommodated in the countryside and free up land for redevelopment.
PR-B-0912	David	Mason		2			In part only, but proportionately.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	2			Do not consider that Oxford's needs have been correctly assessed. They also consider that Oxford City could do much more to meet its own needs for e.g. by proposing large-scale employment-generating development, by relocating employment sites for housing and by increasing density of development. Object to and question how development on greenfield sites should be more financially attractive than within Oxford City limits on brownfield sites. Therefore, as a minimum, issues such as the proportion of affordable housing must be agreed between Councils. Have provided more detailed arguments discussing Oxfordshire SHMA in their representation. Suggest that the affordable housing requirement should be 50%.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	2			Yes, the purpose of the provision of sites under the Duty to Cooperate is to meet Oxford's unmet need. Whilst there is an argument that the provision of any additional housing will assist in meeting need within an area, it is likely that residents will wish to retain a significant social and economic link with the city.
PR-B-0926	Dr Eric	Sidebottom		2			No.
PR-B-0931	Jane	Olds	Fringford Parish Council	2			"The urban capacity of Oxford is yet to be confirmed" The parish accepts Duty to Co-operate. However considers that Oxford also should be asked to complete a partial review and consider London densities to accommodate all of its proposed housing need within its own boundaries, and that it should reduce its employment aspirations and future employment growth should be targeted towards Oxford-Cambridge corridor in line with Govt. Strategy. Any proposed external sites are likely to be less 'sustainable' than the sites within Oxford. The proposed number of extra homes need further negotiation if general feedback within Cherwell is not supportive of accepting number.
PR-B-0933	Peter	Bateman	Framptons on behalf of the Donger Family	2			Cherwell has a duty to cooperate with the City. Does Cherwell fit within Oxford's HMA - Yes. But the Framework is clear that accommodating any proven unmet development needs from neighbouring authorities should only take place where meeting that need does harm the principles and policies of the Framework.
PR-B-0935	David	Lock	David Lock Associates on behalf of Gallagher Estates	2			Supports the approach to identify an additional housing requirement in Cherwell to help meet Oxford's unmet needs. Cherwell sits within the Oxfordshire HMA and has strong functional and economic links to Oxford City.
PR-B-0937	Philip	Rawle	Greenlight Developments	2			An underlying theme in the Options document is that Oxford has significantly different housing market characteristics and issues relating to it than the rest of the HMA (Oxfordshire as a whole). We do not agree with these assertions, which in turn underpins the very approach being taken. i.e. to meet Oxford's unmet housing needs as close to the City as possible (resulting in GB releases). The rep analyses the SHMA in some detail.

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PR-B-0944	David	Stone		2			Yes, agree CDC has a responsibility to assist with this requirement. Do not accept the term ' Spatial Relationship to Oxford.' It is completely unsustainable and unbalanced to place any or all of the 2,200 houses or more, between and around Oxford and Kidlington. Suggesting "it is Oxford's problem, have it back on your doorstep!" Does not lead to an effective, sustainable, balanced solution. This fails to offer the solutions suggested in your documents and it result in the irreversible damage to community cohesion, transport, ancillary services and the removal of the essential purpose of the GB much affecting neighbouring environments.
PR-B-0948	Tim	del Nevo		2			See the need to assist Oxford in its housing needs but not to the extent proposed.
PR-B-0949	Peter	Monk	Banbury Civic Society	2			Given the 'Duty to Co-operate' Cherwell has little choice than to identify sites that can be used to meet this requirement, but also given recent national decisions (e.g. Brexit) there is no urgent need to programme the development of such sites until the need is actually identified through accurate and timely monitoring. In addition , notwithstanding the provisions of LTP4, it will be necessary to put in place any appropriate transport and environmental infrastructure to ensure that any development can function properly from the outset.
PR-B-0956	Mark	Recchia	Banbury Town Council	2			Agrees, but is concerned that in doing so the development needs of settlements where Oxford's unmet housing need end up located are overlooked or worse adversely affected, like Option H sites around Banbury. Outside of strategic housing sites allocated in the Local Plan, emphasis should be on smaller housing developments concentrating on brownfield sites within the existing footprint of the town alongside mixed-use development in town centre location as advanced by the Banbury Masterplan.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	2			Agrees, and consider that this does seem to the point of the Partial Review of the Local Plan.
PR-B-0966	E	Nicholson		2			No, believe that Oxford City should meet its own housing needs. This need results from pursuing an unsustainable growth policy that should have been foreseen. Growth should have been limited to a level that could be supported within its boundaries. If development in Cherwell went ahead it is likely to be occupied by London commuters, not solve the deficit and ruin the countryside and GB.
PR-B-0970	Ken	Martin	Noke Parish Meeting	2			The housing need for Oxford is exaggerated. Brownfield sites in the City should be utilised before any sites are identified in Cherwell.
PR-B-0973	Jonathan	Harbottle	Land and Partners Ltd	2			Yes, as Cherwell forms part of the same Housing Market Area.
PR-B-0984	Jane	Burrett		2			Only if appropriate for employment in Headington, Cowley and the city itself. and if the journey times are reasonable which they are not at peak times from Bicester to Oxford. If transport possibility and costs are affordable with the salaries and wages paid. Any unmet housing needs to be as near to Oxford.
PR-B-0985	Peter	Collins	Islip Parish Council	2			It would have been far better if Oxford City had focussed on building new commercial development rather than providing additional employment opportunities until it had built sufficient transport infrastructure and sufficient housing within the city to facilitate the desired strategic growth. The Parish Council agree, but consider that we should never have been put in this position.
PR-B-1003	Simon	Turner	Launton Parish Council	2			Yes
PR-B-1005	SP and SA	McQuillan		2			There may be some need, the quantum is not proven. Oxford's needs are unlikely to be met with new commuter areas of 5-10 miles from the city. Pressure on car travel will follow and there are no costing's or timings to address this matter. The areas will attract London commuters who will use the new Oxford Parkway. This is the exact opposite of CDC's aim. London will benefit while the cost of services, schools, doctors etc. remain in the local community.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	2			Support Cherwell rather than agree to this need.

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PR-B-1015	Daniel	Hatcher	Rosconn Group	2			Agree with the spatial relationship to Oxford and therefore agree with Cherwell meeting Oxford's needs for additional housing in the Cherwell area.
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	2			It is right for the Review to meet Oxford's unmet housing needs. The question of where that growth should be is different. Until now there has been no public input in to possible locations. Despite the existence of 2 railway lines providing direct services to Oxford (and related road corridors) the potential locations identified by the Growth Board are all on or close to the edge of Oxford, within the GB. The rep continues by discussing the historic growth of Oxford and the problems this has created , particularly traffic congestion. It is argued that further growth on the edge of the City will only exacerbate these problems. The rep then goes on to discuss the merits of creating a new community at New Alchester, including the ability of people living in Bicester to travel by rail and then on to the 'Science Vale' and the creation of a 'Garden Park of Oxfordshire'.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	2			Yes
PR-B-1024	Andrew	Hornsby-Smith		2			Disagrees, or at least not exclusively. Considers that proximity to Oxford should not be the only material consideration in assessing these sites. Discusses the SA, ITA and Growth Board's assessment of sites and that very little if any of the criteria was used to assess the impact on the Green Belt, and that the Growth Board's Green Belt study is partial, inaccurate and skewed. Has provided a detailed statement on the assessment of the SA and ITA in the representation, in particular to the access to infrastructure and key services and facilities in the area and air quality. Objection is not so much that the Council should meet Oxford's needs, but that Oxford's preferred option within Cherwell should not be the main weighting that is applied in the evaluation of options.
PR-B-1027	Jonathan	Porter	Archstone Projects Ltd	2			It is logical to seek to provide Oxford's unmet need which relate closely to the City. While directly attributing certain sites and ring fencing housing supply to Oxford alone is convenient, it is an artificial and questionable approach.
PR-B-1030	Jonathan	Harbottle	Land and Partners Ltd	2			Yes, as Cherwell forms part of the same Housing Market Area.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	2			The strategy should focus upon the City and development opportunities in close proximity to ensure strong links. This is in keeping with the objectives of LTP4 and the existing travel patterns of commuting movement in to the City from the outlying single housing market. Connections with Oxford require strengthening through investment in sustainable transport infrastructure whilst simultaneously siting Cherwell's allocations in sustainable locations near existing or new transport corridors. For example, through the new rail station and Park and Ride at Begbroke proposed in the masterplan.
PR-B-1036	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford	2			Agree to the spatial relationship to Oxford. Additional housing should be directed towards sites that are sustainably located and in close proximity to Oxford, by developing housing on sites that are (or have the potential to be) well connected to the City and its associated employment. In light of the statement on page 30 of the Options Paper, support and consider that it is right for Cherwell District to contribute towards housing for Oxford's needs as there is land with the District that is well connected to Oxford and has the potential to meet its needs.
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	2			It is the 'unmet' needs of Oxford that CDC should jointly work with other Oxon authorities to meet (as opposed to Oxford's needs' as referred to in the question). It is important to clearly set out and agree what these unmet needs actually are. There is currently a lack of certainty over exactly what these unmet needs are and in order to ensure the soundness of the plan, robust evidence is required to clearly establish these needs to ensure the proposed strategy is justified and effective.
PR-B-1038	Mrs Margaret	Sidebottom		2			No.

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PR-B-1039	Igor Niladri	Dyson		2			No. Cherwell is being pressurised into this. The unmet housing need comes from a wish to grow population and to drive the economic growth. Regardless of the damage to the environment, heritage and social benefits. Sustainable is not an appropriate word describing development on any existing GB. Consideration should be given to previously developed land, be affordable and house the current population first.
PR-B-1069	JP	Lyes		2			No. Kidlington needs to preserve a separate identity to Oxford. A public enquiry should look at how Oxford is resolving its housing crisis in order to ensure its making headway on affordable housing as well as achieving a balance between industrial and residential development. At present it appears to be generating industrial ahead of residential.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	2			This is a requirement for Oxford City. It seems logical that any housing falling in this category should be located as close as possible to the City. Cherwell should not concede to the City's need therefore no need for a vision.
PR-B-1095	Val	Russell	Bodicote Parish Council	2			Only if this is close to Oxford - otherwise the housing will not be to meet Oxford's needs.
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	2			A long and comprehensive response which in summary states that where sites are demonstrated to be appropriate and capable of providing housing in the form of sustainable development, these should be delivered to increase the supply of new homes. Where it is identified that Cherwell has capacity to deliver housing, these sites should be brought forward as a positive opportunity to increase supply of new homes.
PR-B-1099	Alan	Storah	Oxford City Council	2			Cherwell should contribute to meeting Oxford's needs.
PR-B-1102	James and Kate	Hamilton		2			No do not need to meet Oxford's needs. Oxford has many acres of undeveloped brownfield sites within its boundaries which could be used for housing rather than industry. Likewise there is land in Kidlington earmarked for Industry. CDC should challenge Oxford City on this.
PR-B-1108	Tom	Hockaday		2			Some additional developments in the Cherwell District areas closest to Oxford are reasonable; for example Kidlington, Begbroke, Bicester, and within the GB.
PR-B-1109	Keith	Johnston		2			No. Oxford City must review its growth plans, be more realistic about actual demand and accommodate it's needs in a more imaginative and less intrusive ways.
PR-B-1110	Iain	Johnson		2			No. CDC is not Oxford City, the city needs to look after its own needs and ask the University, its major landowner, to consider what can be done to meet housing pressure.
PR-B-1111	Pat	Clissold		2			Oxford had a commuter population of 16,000 in 2011. If this number could be reduced there would be more houses available for essential workers in Oxford. Houses built outside Oxford will contribute to its traffic problems, as workers commute in. 9,500 people commuted from Cherwell into Oxford City in 2011 consensus. Only 54% of people who work in Oxford also live in Oxford.
PR-B-1126	Jamie	Lewis	Hunter Page Planning on behalf of M and G Real Estate	2			It is agreed that Cherwell should be responding directly to meet the needs of Oxford, based on a sustainable and connected relationship with the City. This should utilise the existing good transport links within the district. However, the pressures on existing identified growth points will need to be assessed and in addition the need to expand development in smaller settlements will need to be considered to meet the increased housing requirement as a whole.
PR-B-1127	David	Betts		2			No, this is premature. The SHMA needs to be revisited as these figures appear to be based on an optimistic growth in jobs and events such as the EU referendum need to be considered. There is little evidence that Oxford has examined its ability to accommodate more housing before building on GB.
PR-B-1132	Linda	Ward	Kidlington Development Watch	2			Do not agree that CDC need to meet Oxford's needs as these have not been correctly assessed. Oxford has not done enough to accommodate further housing within the city's boundaries. Oxford should also substantially reduce the number of sites it has identified for employment purposes and should reallocate that land for housing. It should also embark on a strategy to divert employment growth elsewhere to areas that need and would welcome it both in Oxfordshire and the country as a whole. By taking these actions its assessed needs (grossly overestimated as they are) would be reduced further.

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PR-B-1133	Philip	Towler		2			Accept that Oxford has housing needs but need to be based on robust analysis and sensible projections. The figures were derived from the SHMA, not a truly independent body, and the methodology is flawed. These figures need further assessment and the impacts of Brexit considered. Oxford City should bear a proper share of the burden.
PR-B-1139	Ken	Martin		2			No, Oxford could meet their own needs by using neglected brownfield sites currently used or earmarked for commercial and industrial purposes. The universities must be stopped from the relentless push for growth within the city and students housed in high density accommodation rather than family homes. Oxford exacerbated the problem by allowing Oxford Brookes to move accommodation from Wheatley to the city centre.
PR-B-1140	Catherine	Richenburg		2			No, Oxford should not expand if it does not have the space. Research and innovation hubs should be developed elsewhere in England where jobs are needed, housing is cheap and there are excellent universities i.e. Durham and Newcastle. This is the approach by the CPRE in seeking to protect the historic city of Oxford from overdevelopment.
PR-B-1142	Alan	Lodwick		2			No. The flawed Oxfordshire SHMA does not correctly assess Oxford's needs. Oxford City could address its own needs better for example by substantially reducing its proposed employment sites, reallocating them for housing and making better use of brownfield sites.
PR-B-1145	Richard	Bennett		2			No, not individually which this plan is suggesting each Cherwell district do. Why not go further afield where brown belts are available and more suitable?
PR-B-1146	DJ	French	Deddington Development Watch	2			Agrees. Seeking to promote additional employment generating development in Cherwell is inconsistent with the priority of providing housing to meet the accommodation needs of Oxford's employment market.
PR-B-1147	Joan	Tossell		2			No, the city has created a housing problem and has done little to solve it. Development in Oxford in recent years has been aimed primarily at attracting commercial and retail investment - the Northern Gateway for example. Figures from 2013 show that 1,300 dwelling in Oxford are unoccupied these could be bought back into use to solve the problem. The SHMA allocation of 550 new homes in Oxford is a disgrace, the county cannot pick up the problem when it needs to meet its own housing needs. South Oxford is challenging this allocation CDC should do the same.
PR-B-1148	Terry	Tossell		2			No, the city has created a housing problem and has done little to solve it. Development in Oxford in recent years has been aimed primarily at attracting commercial and retail investment - the Northern Gateway for example. Figures from 2013 show that 1,300 dwelling in Oxford are unoccupied these could be bought back into use to solve the problem. The SHMA allocation of 550 new homes in Oxford is a disgrace, the county cannot pick up the problem when it needs to meet its own housing needs. South Oxford is challenging this allocation CDC should do the same.
PR-B-1154	Jim	Spencer		2			Yes, Oxford is a geographically compact city and does not have the space to meet its housing requirements
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	2			Do not think that there is an obligation to do this although understand why this would appear attractive. However, consider the green belt to be vital demarcation between the city and our villages.

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PR-B-1157	Nicola and Giles	Lewis		2			No, do not agree, Oxford needs to do more to meet its own needs as the fifth objective in the Planning Policy Network is designed to encourage. Oxford should prioritise housing over employment generating development and provide housing for existing workers before attracting more. Employment generation could be proposed for areas such as Bicester to share wealth creation opportunities elsewhere. The most important need is to preserve the GB to stop urban sprawl destroying the historic character of the city. To prevent coalescence of Oxford, Kidlington, Begbroke and Yarnton and safeguard the countryside from encroachment. The GB preserves the setting and special character of historic towns, Begbroke is mentioned in the 'Doomsday Book'. Oxford City needs to consider recycling derelict and other urban land before looking outside of the city. Any housing to the north of Oxford will be attractive to London commuters.
PR-B-1158	Elizabeth	Leckie		2			Oxford's needs and preferences should not be placed above the interests and preferences of Cherwell's residents. Oxford shouldn't impose high density dormitory housing on the surrounding GB to service its own ambitions and prestige projects. Congestion in and around Gosford and Kidlington would be exacerbated, whereas new housing within Oxford would not add to this congestion. Given the proximity to Oxford Parkway new houses would attract London commuters and not fulfil Oxford's unmet housing needs.
PR-B-1159	Tamsin	Leckie		2			Oxford's needs and preferences should not be placed above the interests and preferences of Cherwell's residents. Oxford shouldn't impose high density dormitory housing on the surrounding GB to service its own ambitions and prestige projects. Congestion in and around Gosford and Kidlington would be exacerbated, whereas new housing within Oxford would not add to this congestion. Given the proximity to Oxford Parkway new houses would attract London commuters and not fulfil Oxford's unmet housing needs.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	2			No. Even though Cherwell is adjacent to Oxford City Council, transport and facilities would still be needed to access the city.
PR-B-1163	Catherine	Arakelian		2			No, there is no need for Cherwell to meet Oxford's unmet housing needs and it is not an 'exceptional circumstance' for encroaching on the GB. It is premised on economic growth which runs counter to current trends and if the growth board believes 35,000 houses will be needed they should have a more imaginative scheme i.e. a new town. There may be room within the Oxford ring road to accommodate a significant number of houses for example the Pear tree interchange if it is relocated.
PR-B-1165	Caroline	Johnson		2			There appears to have been little discussion of Oxford's figures and do not consider that they are soundly based. It would be more appropriate for employment to be generated in Oxfordshire rather than in Oxford and for housing to be located in proximity. There are successful science parks in South Oxfordshire and the same could be achieved in North Oxfordshire. This should be CDC's objective. The current areas to which people commute are Cowley, Headington and the centre so building houses near to these jobs would reduce pressure on transport. It would be more appropriate to get the employment opportunities sited in CDC's area. Areas of land that Oxford City currently has allocated for employment should be used for housing.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	2			It is key that this strategic growth should be met within sustainable patterns of development with good transport links and connections to Oxford. Kidlington and Bicester should look to plan for additional homes, as they are sustainable settlements in close proximity to Oxford. The characteristics of these towns are outlined. Banbury should also not be ruled out for taking strategic housing sites.
PR-B-1174	Ellis	Davies		2			No. Attracting more business into Oxford will add to the housing needs. Other Major cities with equally historic buildings have managed to build at much higher densities. There need to be consideration to how many people living in Oxford commute to London and the Midlands.



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PR-B-1180	RA	Humphreys	Humphreys and Co Solicitors on behalf of Oxford Programs Ltd	2			Strongly disagree that there is a clear and demonstrable need for the Cherwell district to meet Oxford's needs. The existing housing commitment in the adopted local plan is more than sufficient to satisfy the NPPF requirement to significantly increase the supply of housing.
PR-B-1181	Heidi	Lancaster		2			No, if Oxford cannot meet their housing needs development needs to stop. The traffic system of Oxford is already at capacity and the flood plains around the city provide a natural limit. Need to retain the character of individual cities and villages which attracts tourists. Oxford should consider building on areas identified for business development as housing should take priority and business will further increase the housing demand.
PR-B-1188	Carol	Matheson		2			It is accepted that Oxford believes it requires more houses and there is a need for affordable housing for key workers. However this will not be achieved by releasing expensive developer land around Gosford/ Kidlington where it will be bought by London commuters. Planners should look at developing brownfield sites and filling in gaps within the built up parish areas of Gosford and Water Eaton. Policy villages 1 categorises Gosford and Water Eaton as a category A village where only minor developments or infilling is allowed. Have concerns regarding Oxford, Water Eaton and Gosford merging together and Local Plan Policy ESD14 seeks to prevent this and encroachment on the GB. Building on the edges of the parish will not enhance the character or appearance of Gosford and Water Eaton as Policy ESD13 seeks to do.
PR-B-1192	Robert	Selway		2			No. Oxford City needs to consider building more than 550 houses and not pass the problem onto neighbouring, rural villages where the impact on services and infrastructure would be vast.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	2			Yes, particularly for more affordable housing and starter homes. However APC hopes planners will avoid the creation of affordable 'ghettos' where housing is of poor quality and which creates issues for the future.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	2			Yes
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	2			Yes
PR-B-1227	Richard	Silvester		2			It is not logical for Oxford to expect other District Councils to help to meet its housing needs as it could feasibly develop additional accommodation within its own boundaries if land usage was allocated more sensibly.
PR-B-1229	Henry	Brougham		2			Yes, subject to the qualifier in Q1 regarding a review of the figure in the light of Brexit.
PR-B-1230	T M M	Green		2			No do not agree. Oxford Citys should be expected to meet more of its own housing need and employment is based in Headington and Cowley. Any houses built between Kidlington and North Oxford are likely to be purchased by London commuters using the new Parkway station.
PR-B-1232	Mark	Schmull	Nathaniel Litchfield and Partners on behalf of The Church Commissioners	2			The starting point should be locations close to Oxford. It follows logically that where there are opportunities to meet this need in sustainable locations with strong transport connectivity to the source of the need these should be considered. Islip would be capable of growing without increasing the risk of coalescence with Oxford. It's location along the Oxford-Cambridge-Milton Keynes 'Growth Corridor' further enhances this case.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	2			Agrees that CDC should specifically plan to meet Oxford's unmet housing needs and has no further comment to make at this time.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	2			Yes it is agreed that CDC need to specifically meet Oxford's needs when planning for additional housing development.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	2			Yes. It is agreed that the Oxfordshire SHMA (2014) provides the objective assessment of need and that it is consistent with the NPPF that CDC and other Oxfordshire councils have, through the OGB, apportioned housing throughout the county in order to meet the unmet need identified.

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PR-B-1240	Suzanne	Willson-Higgins		2			Disagrees and considers that this is not proven. Fully accepts that there are housing problems in Oxford, especially affordable housing for key workers. Refers to Fortismere report 2015 which made a number of recommendations and that these still need to be addressed through review of the Oxford housing capacity. These unanswered questions need to be addressed before releasing land within the GB and in other districts.
PR-B-1243	Kazimiera	Kantor		2			Since the demand estimates are based on flimsy theoretical assessments, it would be unwise to proceed with this project. The infrastructure cannot cope. If Oxford City believe that their estimates are sound they should utilise the brownfield sites within the City which already have planning permission and the as yet unexploited land in areas which will not test the infrastructure. Oxford City should be responsible for balancing its commercial developments and residential needs.
PR-B-1245	Jason and Petra	Tyrell		2			No, it is not Cherwell's responsibility. In addition the proposed developments are within Cherwell District but the impact of the developments would be on Oxford and their already constrained infrastructure network.
PR-B-1251	Susan	Silvester		2			It is not logical for Oxford to expect other District Councils to help meet its housing needs when it could feasibly develop additional accommodation within its own boundaries if land usage was allocated more sensibly.
PR-B-1252	Philip	Boxall		2			The duty to cooperate is a good thing. Note the suggestion in section 4.18 that in return Oxford City should contribute to funding infrastructure within Cherwell and would agree with that.
PR-B-1254	Philip	Redpath		2			Cherwell and West Oxon have met their own needs which has been a difficult task, they should not be expected to take additional large numbers to accommodate another district.
PR-B-1255	Kezia	Sheppard		2			Not 'we' specifically- other non-GB sites would be suitable.
PR-B-1256	Nicola	Mallows	Gresswell Environmental Trust	2			Oxford should develop its own land bank for its housing. It needs to stop dumping its quota onto other district councils. Just as Local District Councils have a duty to co-operate with each other, so too does Oxford City have a duty to respect its outlying villages, and to acknowledge the health benefits that the Green Belt offers. Oxford has an obligation to serve its existing residents, most of whom value the benefit from the easy access to open agricultural or amenity land in the GB. There is a case for strategic planning over the whole of the Oxford area so that there is no loss of quality of life, so that green corridors such as the Green Belt, open land and environmentally sensitive areas such as the Thames Valley and Otmoor are protected forever from development. Oxford will be a lesser place if the amenity of the surrounding villages and open Green Belt land are in any way compromised. What makes Oxford a sustainable and a nice place to live work and breath, is the existing ease of access to open agricultural and amenity land. It is vital to our well being.
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	2			Agrees, but if the infrastructure to connect housing to jobs, schools etc. in a sustainable way is properly factored in before the numbers are agreed and sites allocated. Oxford City Council's response to WODC's proposals for housing at Eynsham (including the so-called new "garden village") makes this point, and we agree with that document both in the context of WODC and CDC. In the past, sites have been allocated and plans adopted without the infrastructure being fully in place- the Northern Gateway AAP is an example
PR-B-1263	Katie	Silvester		2			It is not logical for Oxford to expect other District Councils to help to meet its housing needs as it could feasibly develop additional accommodation within its own boundaries if land usage was allocated more sensibly.

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PR-B-1268	Garry	Lancaster		2			This is essentially the same question as question 1. No. Cherwell should focus on Cherwell's needs. Oxford need to solve its own problems rather than delegate this onto the surrounding areas. The consultation states that Oxford does have a housing supply problem which leads to high house prices, but they don't have an unemployment issue. Oxford need to make housing affordable rather than concentrate on commercial development and work harder to identify and convert long term empty houses. The 4,400 figure was calculated before the EU referendum and therefore the figures need to be recalculated.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	2			Accept in principle the spatial relationship to Oxford, and that genuine employment growth needs to be reflected in housing growth, and the quantum of need outside the City is untested and proven. More work needs to be done to establish genuine opportunities for accommodating growth within the City boundaries, in line with the Fortismere recommendations and other forthcoming sites from Northern Gateway and Oxford Southfield Golf Course. The problem is associated with excessive employment growth in Oxford City. Oxford City needs to commit to a policy of restraint in the future. If Green Belt is reduced as a strategic allocation, commensurate increases to maintain its function and a substantial area without new major development in the future. Selecting the closest land to Oxford is not proven as being the best way to accommodate growth. Green belt is intended to restrict uncontrolled growth. No consultation has been undertaken with Oxford City and there is concern about the potential loss of the long established 'Green Lungs', which provides a setting to Oxford.
PR-B-1271	Rebecca	Hodgson		2			No. Most of the planned investment and most of the industry is in South Oxford. Housing in the north of Oxford will place unnecessary pressure on the roads.
PR-B-1272	S G	Wakeling		2			Cherwell should consider Oxford's needs, but only if Oxford agrees to no more commercial or industrial developments north of the city. If there is a need for employment in the northern part of the city, Cherwell should address this need, but this small need should be outside of Oxford's GB. 4,400 is an excessive number of houses, most of the industry in Oxford is in the South and East. The new residents would have to travel into and through central Oxford. Thus increasing the air and noise pollution, which would have a severe detrimental effect on the health of the new residents, Kidlington and North Oxford's residents. Housing should be located on the South and East side of the city which would reduce journey times.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	2			CDC should jointly work with other Oxfordshire authorities to meet Oxford's housing needs. However, the apportionment is likely to need to be increased and therefore the apportionment of 4,400 to CDC can only be treated as a minimum in order to ensure the soundness of the plan.
PR-B-1287	Tenley	Soanes		2			No. They should look at brown fields and building fewer short term accommodation student blocks, the solution is on their doorstep.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	2			Agree, because this concerns Oxford's unmet housing need it is important to consider the relationship of sites with Oxford and consider how well they contribute to helping meet Oxford's needs. Transport is a key aspect as it is important that future residents will be able to access Oxford's services and employment areas relatively easily
PR-B-1295	Natasha	Blackmore	Sheldon Bosley Knight on behalf of the Wright Family	2			Agree. The Oxford Green Belt and other special landscape designations, in particular the Cotswolds Area of Outstanding Natural Beauty mean that the objectively assessed housing land requirement cannot reasonably be accommodated within the administrative boundaries of the city. Due to the close proximity of Cherwell District to Oxford City, and other employment regions, it is necessary to directly meet the housing need. It is important for Cherwell District to accommodate an appropriate amount of this additional housing need within existing sustainable settlements.

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PR-B-1297	Simon	Handy	Strutt and Parker LLP on behalf of Dairystock Ltd	2			Agree that CDC should specifically meet Oxford's needs in planning for additional housing development. New housing development in Cherwell should be located near to Oxford so that the locations of housing demand and supply are not detached or disconnected. Development to the north of Kidlington (on sites PR14 and PR27) would help fulfil this aspiration due to the sites' close proximity to two of the three potential Rapid Transit lines (RT lines) identified for the city – which will link a network of new outer Park and Ride sites – and the sites' good relationship with existing walking, cycling and public transport routes in and out of the city. The SA concludes that these sites have no significant negative effects on Oxford and consequently, it is submitted that the two areas of land combine to form a logical opportunity for a strategic scale urban extension to the north of Kidlington, which would help meet the significant unmet housing need of Oxford City.
PR-B-1298	James	Jocelyn		2			No, this question is poorly put and shows a misunderstanding of Oxford's and Cherwell's needs as demonstrated by the SHMA. The SHMA shows that additional housing development cannot meet Cherwell's needs, as those needs have already been met in full by the Cherwell Local Plan 2011-2031. All additional housing is therefore surplus to requirements in Cherwell and fails the test of sustainable development set by the NPPF. The SHMA shows that Oxford's specific need is for more affordable housing. As Cherwell has set a target of 33% of new housing to be affordable, any additional housing development in Cherwell cannot be held to meet Oxford's needs. The Planning Practice Guidance states that the Duty to Cooperate is not a duty to agree. Cherwell should engage constructively, actively and on an ongoing basis with Oxford City to help address Oxford's needs.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	2			Agree with the need to meet Oxford's unmet needs for housing.
PR-B-1302	Clare	Creese		2			No, wherever increased car traffic is a result. And there is no clarity on how infrastructure needs would be met.
PR-B-1304	Tim	Wakeman		2			Should ignore Oxford's issues without the offer of funding. Oxford is attempting to deal with its statutory housing issues with the proposed purchase and rental of new properties in the new Barton development. If Oxford was to tackle the issue of buy to let landlord fees it has the ability to make Oxford the first affordable Housing City in Oxford. It can also develop to the west by putting in better transport systems and grow towards and around Witney and Eynsham.
PR-B-1305	Cllr Polly	Foster	Fritwell Parish Council	2			Housing for Oxford should be built in close proximity to the city. Housing in rural villages particularly Bicester and Banbury are likely to be occupied by commuters to London and not Oxford.
PR-B-1306	Frank	Vreede		2			No, Oxford should ensure that provision of housing keeps pace with its own development, or restrict development in line with its ability to provide housing. The majority of workers in Oxford have their main job east and south of the city centre i.e. towards Buckinghamshire and South Oxfordshire.
PR-B-1307	Victoria	Campbell		2			No, not until Oxford City has done all that it can to meet its own needs within the city. Encourage the universities to build on their own land for student accommodation. Higher density developments creating more housing capacity. Employment sites for housing or mixed employment and housing. Use the Oxford Golf Course and the Greyhound Stadium for housing. The residents and the GB should not be considered less important than Oxford's needs, they need to do more.

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PR-B-1308	Alaric	Rose		2			For the reasons detailed in answer to Question 1, no do not. Long term failures by Oxford City to manage a balance between residential and employment development. Oxford need to relook at their needs before relying on its neighbours. Criticism regarding the revised SHLAA by Oxford City. Areas within the ring road can be developed. Oxford can retain it's GB but expect other settlements to sacrifice theirs. A recent study identified 10,000 homes could be built on Southfield Golf Course, leaving enough space for a golf course. These would be close to two of Oxford's largest employment areas, Headington and the Business Parks of East Oxford.
PR-B-1333	Zoe	Christodoulou		2			No. Oxford City needs to do more, it is their problem not Cherwell or its residents. Approval of business developments such as Northern Gateway and Oxford Science Park should be used for housing and with continuing this policy Cherwell should refuse to consider their needs. The pressure is due to the large number of university students. Under no circumstances should CDC agree to development on our recreational space such as North Oxford Golf Course and Stratfield Brake. Whilst they refuse to develop Southfield Golf Course and their own leisure space.
PR-B-1335	Natalie	Usher		2			It is sensible to plan and support Oxford's growth, but the documents do not consider the needs of the Cherwell residents. More emphasis is required on Oxford and the wider area not solely serving the city. The documents do not give indications of any benefits to Cherwell residents beyond statements about economic growth and access to work.
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	2			Agree. The sole reason for undertaking a Partial Review is to meet Oxford's unmet housing needs. By implication these should be in locations well related to Oxford. The rep continues by analysing the various considerations to be taken in to account in determining what is 'well related'.
PR-B-1344	Jonathan	Harbottle	Land and Partners Ltd	2			Agree, and consider that Cherwell forms part of the same Housing Market Area.
PR-B-1346	Neil	Tiley	Pegasus on behalf of the Dorchester Group	2			Paragraph 47 of the NPPF requires that Local Plans meet the full OAN across HMAs for Oxfordshire. NPPF also requires LPA's to work together to address strategic priorities across local boundaries - joint working. It is therefore explicit in NPPF that the identified unmet needs of Oxford City are required to be addressed across HMA. OGB have worked in accordance with the NPPF. Cherwell should positively respond to this plan to deliver unmet needs to accord with the NPPF. Reference is made to recent joint strategies in Worcestershire, West Northamptonshire, and districts in Gloucestershire, which have identified specific sites that it is appropriate to meet the unmet needs of Oxford City
PR-B-1347	Zahra	Alrashed	Nathaniel Litchfield and Partners on behalf of Kenley Holdings	2			Supports the need to meet Oxford's unmet need
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	2			Acknowledges that Oxford has the strongest demand pressures for housing within the County it is clear that Cherwell does need to meet Oxford's needs. However, in some cases it may be that some sites are suitable to help meet City's needs as well as suitable as a Local Plan Part 2 housing allocation. Land at Grange Farm, Launton is entirely suitable as a sustainable site allocation to help meet either housing requirement.
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	2			Given its virtually full employment levels, there is no logical reason why Oxford City should continue to zone land for employment whilst expecting the Districts to meet its housing need. A need which is exaggerated. Upper Heyford is not a suitable site for a large settlement due to the site's isolated and unsustainable rural location. There is clearly no case for adding even more homes at Upper Heyford.

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PR-B-1272	S G	Wakeling		3	A		Developments should only be allowed if they are situated outside Oxford's GB and a fast green public transport system is in place before any the houses are completed. Currently the route from Oxford along the Banbury Road does not cope. Dedicated bus and cycle lanes are needed from North Kidlington to the centre of Oxford, present journey times are not acceptable. An electric bus or tram system is required as a matter of urgency. In area A there is a need for a park for Kidlington, this would be ideally placed to the west side of the Oxford canal, north of Sandy Lane, between Begbroke and Kidlington. Access for all Kidlington and Begbroke residents to use.
PR-B-0944	David	Stone		3	A, B		Yes, listen carefully to the views and experience of the people living in North Oxford and Kidlington, since the design and timing of this Consultation appears be flawed and deliberately intended to ignore and restrict the views of these important communities. You have failed to address any exceptional circumstances for completely removing the GB in North Oxford and Kidlington and to understand the effects and impact of removing the GB. You need to comply with national planning policy. The health and wellbeing of residents needs consideration and the scientific evidence around car pollution and its detrimental affect to health.
PR-B-1342	Laura	Precious	Quod on behalf of Albion Land	3	E		Agree, but considers that Area E should be included in the area of search. Have provided a detailed statement in response to this question in the representation.
PR-B-1102	James and Kate	Hamilton		3		PR14, PR27	Oxford is a historic university city protected by the GB and universally recognised and valued. It is not Oxford or Kidlington's GB but everybody's providing walks, space and historic views enjoyed by thousands. To destroy it when we have no clear idea how the future will unfold is crass and vandalism. Site PR14 and PR27 should be declared a Special Area of Conservation due to the wildlife seen there.
PR-B-0169	Colin	Carrit		3		PR22, PR25	Fully support the need for more housing in Woodstock, 600-800 houses over the course of the plan period seems appropriate, and would prevent the decline of the town and ensure infrastructure needs are met. However WODC are also proposing 670 homes so it's essential that CDC and WODC co-ordinate their planning response whilst consulting with the residents of Woodstock.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	3		PR23, PR24	Sites PR23 and PR24 are in sustainable location with a direct route to Oxford City via the A44. They comprise Cherwell's most sustainable sites, closest to Oxford City, within the A44 Corridor.
PR-B-0887	Paul	Buckley		3		PR38, PR50	Yes. Importance of protecting the GB must be central in considering the options, which is a feature missed from the review. Also realistic predictions of future infrastructure provision must be central to consideration of the options. The review accepts that Banbury Road through to North Oxford will provide an efficient rapid transport route which has not been addressed locally, to which site PR38 and PR50 seem to be favourable. Where is the funding for this transport link and will it happen by 2031.
PR-B-1036	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford	3		PR51	Unmet need must be provided in sustainable locations that will help Oxford, and therefore releasing these sites from the GB will be required. Support the statement in the Options Consultation that GB is not sacrosanct and that there are development opportunities within it, as highlighted within the responses to the Issues Paper in 2016, as this will be key to delivering homes to meet Oxford's unmet housing need. There is a strong and compelling set of exceptional circumstances which exist which justify a review of the GB boundaries to the north of Oxford City. Additionally consider that the site at Yarnton (PR51) provides a sustainable location for housing in close proximity to Oxford, which would provide a logical extension to an existing settlement, and which in turn provides a unique opportunity to bolster the local economy and expand the existing school and its catchment area, therefore benefiting the existing community.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	3			No

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PR-B-0033	Henry	Munday		3			Reference is made to 2.20 NPPF to prevent urban sprawl onto GB unless exceptional circumstances; helping another council is not. The railway station is in the wrong place and the Kidlington buses stop short at St Johns
PR-B-0041	David	Pratt		3			Areas that are within walking distance to Oxford Parkway, bus and cycle routes should be considered to reduce road traffic.
PR-B-0055	Cynthia	Hall		3			The unknown effect of Brexit should be considered. EU citizens may leave and employment opportunities shrink. Currently earmarked sites are lying empty due to shortage of bricks.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	3			Client is the owner of an 8.7ha site of which 1ha has approval for 20 dwellings at a density of 10 units per acre. Part of the remaining 7.7ha is identified in the SHLAA for further 50 houses (SHLAA ref: WG019). This site is also included in the draft Weston on the Green Neighbourhood Plan. Development of this 7.7ha site is more appropriate for the village than sites PR82 and PR83 which lie to the east of the B430.
PR-B-0060	Sue	Mackrell	Bicester Town Council	3			The appropriate road infrastructure, Park and Ride etc. must be built to cope with the additional movements of people into Oxford.
PR-B-0119	C A	McCall		3			Infrastructure i.e. schools, medical facilities and shops need to be considered along with additional traffic.
PR-B-0120	E	Tonkin		3			The word flood plain is mentioned as an objection to expanding in Oxford itself, why not in Kidlington. The High Street currently has adequate parking but will not allow for expansion, taking into account proposed development at the Co-op.
PR-B-0153	Paul	Goulding QC		3			Special consideration should be given to the unique character of village life in and around Noke and Islip and the importance of nature and wildlife at Otmoor. Public transport and infrastructure including sewerage and water needs to be taken into account.
PR-B-0156	Val	Colby	Berrys on behalf of Cancer Research UK	3			None of the points listed in para 4.18 refer to the issue of villages stagnating by the restrictive policy approach towards villages. To retain the vitality of rural communities and to support local services some growth in villages should be allowed, particularly in more sustainable ones.
PR-B-0171	Peter	Worth		3			The pressure on community services of doctors, dentists, schools, local highways (traffic congestion outside William Fletcher Primary School).
PR-B-0186	Paul	Walker	Oxford Bus Company	3			Recommends that new housing are either located near existing public transport corridors where possible or they concentrate where volumes can justify the provision of a bus service. Having higher concentration in a place that already has an established public transport links will allow this 'network' to grow for the benefit of all residents with 'cross town' connections possible opening up more direct journey opportunities.
PR-B-0200	John and Elizabeth	Gittings		3			Preservation of 'lungs' for Oxford. Minimal encroachment on green belt. Maintenance of a viable and much enjoyed 18-hole golf course.
PR-B-0209	Patrick and Julia	Jennings		3			See no discussion on creating alternative economic hubs in Oxfordshire, as opposed to trying to concentrate everything around Oxford, at the risk of destroying its unique character. Are new business and technology parks being created elsewhere in Oxfordshire that have space to provide suitable nearby housing. There are plenty of sites that are close to the M40, connected via rail and closer to London, but still close enough to have good connections to Oxford to benefit from Oxford as a knowledge centre.
PR-B-0447	Laura, John, Benito	Wainwright		3			The protection of the GB is the most important issue as laid down in the NPPF and committed to by the present government in its 2015 manifesto. There are no exceptional circumstances here to justify using the GB and losing well used countryside and protected wildlife habitats. Proposals would double the sizes of Kidlington, Yarnton and Begbroke resulting in the currently congested roads reaching gridlock.
PR-B-0637	Prof Martin LG	Oldfield		3			Yes, consider the strong local response to protect GB and give sufficient time for consultation, not just 2 weeks over Christmas.
PR-B-0643	L	Allen		3			Although healthcare is mentioned, specific provision for the elderly and infirm should be considered for every proposed development site. Similarly sufficient retail and schools should be considered.

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PR-B-0653	Peter	Webber		3			GB is not for development and Oxford City needs to look at areas under its control. CDC's first duty is to its own inhabitants. To prevent Cherwell becoming a dormitory for London more thought has to be given to creating employment in sustainable communities elsewhere.
PR-B-0655	Christina Mary	Shirley		3			Additional flooding, my garden is currently under water.
PR-B-0656	Mary G	Shirley		3			The increased volume of traffic.
PR-B-0658	Susan	Oldfield		3			It is unwise to add more traffic to congested roads. Health services and schools are already struggling to meet demand and the risk of flooding would be exacerbated. There would be irreparable damage to the countryside and historic sites.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	3			Save for there being a review in five or six years time and further consideration of the impact of Brexit, the comments set out in para 4.18 of the consultation cover the key issues.
PR-B-0705	Nick	Small	Stagecoach	3			The list of issues is comprehensive. The only issue not signalled is the strategic role that Oxford Airport currently plays in the economy, and how that might develop in the future. Any allocations that affect or are influenced by the airport's existing or potential operations should be properly considered.
PR-B-0710	Selwyn	Phillips		3			What government support will be available from a political and financial stance. Is GB safe? We will also need a real commitment to transport improvements. Such as the A34, the railway and access to Oxford.
PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	3			No other issues occur to us
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	3			Consider that careful consideration needs to be given to the capacity of the District to accept new development and the implications of so doing for its environmental character and quality.
PR-B-0743	John	Tremlett		3			No. At this level of detail think you have captured the issues.
PR-B-0751	Dr Katrin	Kiessling		3			No comment
PR-B-0755	Martin	Palmer		3			Transport and road infrastructure must be addressed, even for a small increase, otherwise Kidlington will become gridlocked.
PR-B-0769	Debbie	Jones	Bidwells on behalf of City of Oxford Charity	3			GB boundaries should continue to be reviewed. Land located within the GB in sustainable locations should be released and allocated for development.
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	3			It is considered that the issues listed in para 4.18 cover the main issues that need to be taken in to consideration. In particular, providing housing to meet Oxford's unmet need in a sustainable location close to Oxford will necessitate a review of the Oxford GB boundary around Kidlington.
PR-B-0786	Jane	Olds	Caversfield Parish Council	3			Within Caversfield, the loss of the local bus service. Cherwell area should not become a dormitory for Oxford City.
PR-B-0793	Philip	Morley	North Oxford Golf Club	3			State that they are not experts in the field of housing, but have commented on other areas which have been highlighted in their response to other questions in the consultation.
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	3			Have no new issues CDC needs to consider
PR-B-0799	Ian	Sheppard		3			Yes, not only Cherwell's development options, but the proposed developments of the surrounding other local authorities.
PR-B-0802	Peter J	Frampton	Framptons on behalf of db Symmetry	3			It is submitted that the Partial Review should consider the employment needs for the provision of large scale logistics floorspace which is essential to efficient manufacturing and in response to the growth of electronic retailing. At the EIP CDC indicated that the needs of the large scale logistics sector would be addressed in Part 2 of the Local Plan. This has not occurred and hence the issue should be addressed within this Partial Review.
PR-B-0808	Chris	Robbins		3			Cherwell plan assumes the housing need for Kidlington will be met elsewhere in the district, provisions for Kidlington is inadequate. Relative lack of local provision within Kidlington may perhaps be remedied within the 4,400 homes proposed if, the SHMA figure exaggerates the City's need.



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PR-B-0809	Karen	Selway		3			Consider recalculating the figures for predicted housing needs, which were calculated 3 years ago prior to Brexit. Housing and businesses will be dramatically effected and a predicted down turn in the economy could mean the houses and commercial buildings are not needed?
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	3			No
PR-B-0821	Alan and Suzanne	Mclvor		3			No sense to continue to mass more and more employment in Oxford. Other areas with good transport links should be developed. Improve your consultation procedures because you did not engage and adequately consult the residents of Oxford City in North Oxford.
PR-B-0825	Simon	Joyce	Strutt and Parker on behalf of Mrs A Darbshire	3			No comment
PR-B-0826	Alan	Dobson		3			No
PR-B-0829	Fergus	Campbell	Oxfordshire Clinical Commissioning Group	3			Any significant housing development will have implications for health provision in Oxfordshire. This will apply particularly to GP practices, many of which will need infrastructure development to meet additional population demand. Have provided a detailed statement to this question in their representation as a separate note. The key principles are that Health and GP services are an important component of any new community. Any housing development has the possibility to impact locally on health service delivery. The Oxfordshire Clinical Commissioning Group would need to look to provide new facilities or support existing provision to expand. Much of the primary care estate is already at capacity and any development (especially over 200 units) is likely to need investment in primary care infrastructure such as expanding existing premises. In many areas, small branch surgeries are not seen as a cost effective model for delivering primary care. To support this increase in demand the Oxfordshire Clinical Commissioning Group would look for developer funding to support this important infrastructure development to ensure the health needs of the local population are met. They are undertaking a consultation on their healthcare strategy as part of the healthcare transformation programme mainly in relation to primary care. They welcome an opportunity to discuss further with Cherwell as these plans develop.
PR-B-0830	Nigel	Buttler		3			Consideration should be given to provide the 4,400 homes on a single development site in close proximity to Oxford, even if this would mean releasing some of GB area. The implications of the Local Plan Part 2 for the Cherwell area will need to be taken into account as they could have an impact on the areas identified in this consultation paper.
PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	3			Oxford Preservation Trust is a charity which takes on a custodial role over the City and its setting, and for nearly a century, since the car factory was developed at Cowley, it has worked in a positive way to guide change, encouraging developers to keep the best of the old whilst encouraging the best of the new. Has an interest in the built environment of Oxford, its setting and views in and out of the City. It also owns land and buildings in order to protect Oxford and its setting for the people of Oxford and Oxfordshire to enjoy. In addition, it engages with planning matters in order to achieve this further. OPT has a unique knowledge of the City and its setting and how it has changed over time and is keen to share this knowledge as it sees the unprecedented amount of new development coming forward for the future. They have provided more detailed comments in their representation on the Green Belt and Flooding.
PR-B-0832	Richard	Hills		3			Why do these planning processes take so long to conclude. There is no reason why schooling, health and traffic provisions must be reconsidered each time a new development is brought. Streamlining the process could allow many more thousands of homes to be built in a sustainable way.
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	3			The issue of GB release needs to be specifically addressed. It is considered that there is a strong and compelling set of exceptional circumstances that justify a review of the GB. These are rehearsed in the rep. A clear case to support review of GB boundaries to the north of Oxford, in the vicinity of the Parkway station.

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PR-B-0838	David	Jackson	Savills on behalf of University of Oxford, Christ Church, Exeter, Magdalen, Merton and St John's Colleges	3			The presence of the GB represents a policy constraint on the consideration of suitable locations for development that are close to Oxford. It is considered that there is a strong and compelling set of 'exceptional circumstances' that justify a review of the GB being undertaken. The rep lists these. This approach has recently been endorsed by the Planning Minister in relation to the Birmingham Plan. The rep outlines the Minister's actions. It is argued that this approach is directly comparable to the situation in Oxford and therefore supports GB review.
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	3			No - but greater consideration needs to be given to the identified issue ' <i>the need to avoid coalescence between settlements and the loss of village identity</i> '
PR-B-0841	Darren	Bell	David Lock Associates on behalf of Hallam Land Management Ltd	3			Need to consider the potential for Cat A villages. This should be done through a review of Cat A villages to assess which ones are the most sustainable and best able to meet Oxford's housing needs in relation to connectivity and sustainability. The issue of how housing requirements post 2031 will be met should also be addressed.
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	3			Consideration must be given to a wide range of matters to establish the quantum, most suitable location and form of development required to meet need. A2D notes the issues listed in the consultation paper. The rep goes on to suggest 10 additional considerations.
PR-B-0847	Richard	Cutler	Bloombridge LLP	3			There is a need for a strategy that 1) meets Oxford's unmet housing needs whilst recognising that Oxford Parkway station and the GB here merit consideration for University related development; 2) is deliverable, and therefore 3) provides for a blended spatial strategy of short-term, smaller sites on the periphery of Kidlington. Two further issues to consider are existing infrastructure capacity, and planned infrastructure. The rep provides a detailed explanation and justification for these suggestions. Finally there is a detailed discussion relating to the constraints/potential benefits etc. to development in the North Oxford, Kidlington/Begbroke/Woodstock area.
PR-B-0856	David	Smith		3			Cherwell has already allowed huge expansion at Banbury, Bicester and Heyford. It's the responsibility of the District Council to now protect and enhance the residents quality of life. There is scope for further development infill including development of some land currently designated as GB.
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	3			In addition to those already identified in para 4.18 of the Options Paper: The importance of maintaining the separate identity of Kidlington/Gosford from Oxford; Ensuring that any new development includes substantial provision for affordable housing.
PR-B-0866	Matt	Todd		3			Absolutely! Loss of green belt, transport infrastructure, new housing merely adding population pressure.
PR-B-0869	Peter	Hainsworth		3			Transport needs much more consideration.
PR-B-0877	David	Flavin	Oxfordshire County Council	3			Funding for infrastructure continues to be an issue. Viable development options should be capitalised on what is already planned.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	3			The Parish considers that it would have an effect on the existing infrastructure, amenities and quality of living for existing residents.
PR-B-0890	Chris	Dicks		3			Oxford Airport is a key asset and any new development should not prevent expansion in the future. Equally developments near the main rail lines need to be mindful of noise if they were to expand.
PR-B-0895	Dr Alison and Dr Simon	Street		3			No. Wish for stronger guarantees for improved education and health are included with CDC proposed scheme. Section 4.18 is a comprehensive list with little detailed referring to education and health needs. Consideration needs to be taken to Kidlington and Gosford Hill primary schools as regards to the temporary classrooms since 1980's. Previous negotiations to improve health care were not successful due to inadequate proposals by developers.
PR-B-0896	Lucy and Richard	Miles		3			With the strategic development of Banbury and Bicester, is it not more appropriate to increase the house numbers in these areas where the infrastructure considerations have already been taken in to account?

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PR-B-0905	Theresa	Goss	Bloxham Parish Council	3			Cherwell has been proactive in its approach to addressing its housing need. Cherwell should be rigorous in assessing further development options on the 5 year housing land supply. Will the two figures run side by side or will there be an overarching figure? Cherwell needs to be mindful of the "easy" option taken by developers in putting forward sites in unsustainable locations that are not well connected to the City.
PR-B-0907	Alison	Forfar		3			If property is built to meet Oxford's needs it should only be available for purchase or rent for people who can prove that they have a job in Oxford and have a covenant also preventing them being sold or let subsequently to anyone who doesn't work in Oxford.
PR-B-0910	Ken	Pelton		3			Questioning if there are any concrete plans in the plan to deal with the existing road congestion around Oxford and much less the increased traffic that's in the pipeline with Cherwell's own building programme. More housing will impact the traffic on the roads unless there is a major transport infrastructure investment programme, of which there are none.
PR-B-0912	David	Mason		3			Brexit and wider national and international economics.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	3			Paragraph 81 of the NPPF requires LPA's to plan positively to enhance the beneficial use of the Green Belt 'to retain and enhance landscapes, visual amenity and biodiversity'. What steps will Cherwell DC be taking to fulfil this legal obligation? They have provided a very detailed statement on 'Affordability', which discusses average incomes and the availability of these houses to them in Oxfordshire. The Partial Review does not address the issue of affordability except in the vaguest terms (para 3.16): "there needs to be a careful examination of the alternative housing models which would be appropriate such as rent to buy or community based housing, and whether measures to provide options for key workers, could be supported." Have also provided a detailed statement on the density of housing in the representation, which should be 30%.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	3			The ability to provide a rail link should be a factor in the consideration of the suitability of sites. Also the ability to contribute to a mixed and balanced community. Ability to provide open space, recreational facilities. The Quarry is a brownfield site.
PR-B-0929	Rosie	Lodwick		3			The Council needs to rethink their broad ideas in this Plan and consider the possibility of a completely new village/small town instead of ruining the integrity of 3 existing well defined villages. There might be less opposition to such an idea, as it would not affect existing communities so directly. It would be designed on sustainable principles. It could be sited away from already congested roads. It could comply to a much greater degree with the Draft Vision. "to provide new well balanced communities..."
PR-B-0931	Jane	Olds	Fringford Parish Council	3			Key issues for consideration are sustainability, distance from Oxford and resultant travel pollution. The existing road system (A34 and M40) are inadequate with travel problems, the planned growth around Bicester will add to the congestion and environmental damage.
PR-B-0933	Peter	Bateman	Framptons on behalf of the Donger Family	3			The adopted Local Plan strategy seeks to direct growth to the two most sustainable locations in the district. The Partial Review should adhere to the examined and adopted spatial strategy. The two main towns have strong transport links with Oxford and directing a proportion of growth to these places for Oxford's needs is appropriate and will deliver sustainable development. If directions for growth are considered near the Oxford GB a review of the GB should inform site locations. This was not a prominent part of the Part 1 examination process and further demonstrates the Partial Review has the potential to be a significant deviation from the adopted strategy.
PR-B-0935	David	Lock	David Lock Associates on behalf of Gallagher Estates	3			The emerging strategy appears to rely solely on growth in Areas A and B. A critical part of Oxford's need is to adequately plan for the expansion of Oxford University. Consideration should therefore be given as to whether land close to Oxford should be dedicated to academic/research functions rather than being used for housing, when there are alternative development options available.

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PR-B-0937	Philip	Rawle	Greenlight Developments	3			The single biggest issue is to protect the GB. The NPPF's requirements regarding the GB are outlined. There are 2 key aspects at the heart of the Review: 1) the need to meet and deliver full, objectively assessed housing needs; and 2) only in exceptional circumstances should the GB be amended. These aspects are discussed in some detail. In conclusion the rep states that this results in Bicester being the focus for accommodating Oxford's unmet housing needs.
PR-B-0948	Tim	del Nevo		3			Consideration of the road transport network. Who will occupy these homes commuters from London and elsewhere, resulting in a commuter town. Fear that developers will chose to build large and expensive houses to maintain their profit margin, having had to provide affordable houses at a discount. Remember the need for smaller houses for sale.
PR-B-0949	Peter	Monk	Banbury Civic Society	3			Whilst the study is aimed at Oxford City's needs, it should not be overlooked that some (many ?) of the new residents could be employed south of the City in the area referred to as Science Vale and this infers two things (a) that the housing provision should be as far to the south of the District as possible (to minimise the need to commute), and ( b ) that transport facilities will be the key to the acceptability and success of the development of the site(s) selected - see comment 2 above.
PR-B-0956	Mark	Recchia	Banbury Town Council	3			The modal shift to public transport recommended by LTP4 is complicated by the ongoing review of bus subsidies within Banbury. New development would increase the reliance on private cars for travel to Oxford and lead to further congestion on the roads. This is contrary to 'The Highway Authority's Objectives for Oxford' outlined on p.26 of the consultation document. Focus development in locations which minimises the need to travel and encourage trips by sustainable transport choices.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	3			Welcomes the identification of "ensuring conservation of the historic environment and heritage assets" as an issue, although we would prefer "ensuring conservation and enhancement.....". As this addresses our remit we have no suggestions for new issues.
PR-B-0959	Cllrs Neil and Maurice	Prestidge and Billington		3			The downgrading of the Horton Hospital has been left off the list. The hospital is used by the whole District, if this hospital were downgraded more pressure would be put on the John Radcliffe Hospital. Cherwell needs to do everything that it can to make sure that the Horton is not downgraded.
PR-B-0970	Ken	Martin	Noke Parish Meeting	3			Questions on the steps taken to ensure that these houses are provided for Oxford's unmet needs and not attracting commuters from London for London's unmet need..
PR-B-0973	Jonathan	Harbottle	Land and Partners Ltd	3			Detailed reference is made to the findings of the Taylor Report which outlines the change in working patterns, principally the increase in home working , and advocates sensible increases in housing supply in villages which would support their economic growth.
PR-B-0984	Jane	Burrett		3			Yes. The express way between Oxford and Cambridge. The outcome of the feasibility study for an additional junction between 8 and 9 on the M40. Changes to employment like at Cowley before the Brexit vote and housing need from the social economic changes in the region which will arise from Brexit., this will take time to become clear. Unclear to educational institutions because of Brexit as immigration decision are yet to be made.
PR-B-1003	Simon	Turner	Launton Parish Council	3			Areas outside Oxfordshire which will, with the new east/west rail and expressway, have good transport links with Oxford should be considered.
PR-B-1005	SP and SA	McQuillan		3			Do not agree the GB should be compromised in such a major and random manner. However, should that decision become legal policy than any and all development into the GB must be managed fairly. CDC should not be able to decide to overrule GB legislation for thousands of homes yet a typical house owner in a similar area is refused permission, for example, for a modest extension to their home because of GB restrictions.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	3			New housing for Oxford's housing needs should be adjacent to or near Oxford City and linked with off-road cycle routes and good public transport.
PR-B-1015	Daniel	Hatcher	Rosconn Group	3			No issues to consider.

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PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	3			No
PR-B-1024	Andrew	Hornsby-Smith		3			Agrees, but should reassess the local transport issues, including congestion in the Kidlington to Oxford corridor, which was identified in the LTP as a major congestion area. Suggests phasing to reassess the actual need in 10 years to take account of economic growth post Brexit. Suggests a Rail Station near Oxford Airport if Areas A and B become the preferred option.
PR-B-1030	Jonathan	Harbottle	Land and Partners Ltd	3			Reference is made to the findings of the Taylor Review. Continued technological change means that working from home becomes more viable and commuting becomes more sustainable with zero emissions and self driving vehicles becoming more prevalent. This will reduce strain on existing infrastructure, whilst more home-workers and occasional commuters in rural areas will help support existing facilities to improve and maintain the vitality of rural settlements.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	3			The challenge throughout the OHMA is the affordability of homes. A potential form of affordable housing could be the provision of key worker homes, particularly alongside employment sites. Such homes can be delivered alongside 'general market' housing to aid viability and ensure balanced and mixed communities. The need to demonstrate 'exceptional circumstances' to review green belt boundaries is also discussed.
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	3			No comment at this stage. We do however, reserve the right to comment on this topic in future rounds of consultation.
PR-B-1039	Igor Niladri	Dyson		3			YES. As climate change has already begun, the principle of the GB is now more imperative than ever, as a buffer against any further environmental degradation and destruction.
PR-B-1069	JP	Lyes		3			Yes, Brexit is one. Another is having a defined plan for affordable housing. It seems disingenuous of councils to talk this up as a key justification for this development when there seems to be no real plan to address the issue.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	3			No
PR-B-1095	Val	Russell	Bodicote Parish Council	3			Support the release of Green Belt in principle if sites for housing cannot be found in or near Oxford. Suggest a new town concept with associated facilities and infrastructure rather than spoiling existing villages by continuing bolting on new areas of development. The Banbury Master Plan has only just been adopted. Local Plan Part 2, which is in preparation may have implications for the Cherwell area. Clarity is needed on Brexit, South Oxfordshire's apportionment (not agreed) and what will happen to Oxford's unmet need after 2031.
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	3			Para 2.37 of the Options Paper states that the 4,400 apportionment is based on 3 areas and that subsequent local plan work may bring other sites forward, and it is for each of the local plans to allocate sufficient sites. In the context of a greater scale of need and the presumption in favour of sustainable development other sites would be required at this stage to demonstrate ability to accommodate an increased contribution and meet the tests of soundness.
PR-B-1099	Alan	Storah	Oxford City Council	3			The Key issues to be given full consideration are: impact on the GB, impact on landscape (LUC report), integration with Northern Gateway project, Oxford's affordable housing need. Housing developments conveniently located for railway stations with services to London could introduce the risk that it would effectively serve to meet the needs of existing London residents rather than those of Oxford.
PR-B-1109	Keith	Johnston		3			Infrastructure associated within areas of search, notably north of Oxford are already inadequate. Existing proposals regarding major road links in addition to major housebuilding programmes will inevitably lead to even less efficient transport, flooding and further uneconomic consequences in the county.

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PR-B-1110	Iain	Johnson		3			There is no mention in the consultation of the impact of Oxford Parkway station with its 1 hour commute time to London. This will skew the ownership of any nearby housing to commuters and exacerbate the housing shortage for local workers.
PR-B-1111	Pat	Clissold		3			Oxfordshire County Council already has a traffic plan and certain routes should be fast tracked now for better access by bus/tram to the hospitals going every 10 minutes. The JR, Nuffield and Churchill Hospitals create congestion and elderly patients struggle to get to appointments on time. Bus lanes should also be a priority as additional housing in Cherwell will contribute to problems in the city.
PR-B-1126	Jamie	Lewis	Hunter Page Planning on behalf of M and G Real Estate	3			See 4
PR-B-1127	David	Betts		3			Primarily interested landowners drive the issues and options paper and whilst deliverability is key to the soundness of the LP it should not be the primary driver for considering green belt issues. There is no reference to the Kidlington Master plan, which has recently been approved and is drafted on the premise that there is no development in the GB around Kidlington. It is important to retain the character and identity of Kidlington as a village as set out in the Master plan.
PR-B-1132	Linda	Ward	Kidlington Development Watch	3			The Kidlington Masterplan SPD has not been taken into account, which is written on the basis that the surrounding Green Belt remains fundamentally unchanged. Attention is drawn to the objective to strengthen Kidlington's distinctive character of a 'village set in the landscape' and the objective to 'protect and enhance Kidlington's landscape and biodiversity assets'. Kidlington is already a separate, distinct, balanced and socially cohesive community. CDC has not satisfactorily considered the employment component of the growth including technology park at Langford Lane, Begbroke Science Park, the Northern Gateway and Eynsham, which indicates a lack of co-ordination between the authorities in Oxfordshire.
PR-B-1133	Philip	Towler		3			The summary booklet shows a map of GB under threat and the purpose of GB, but none of the questions in this consultation make any reference to GB. How would concreting over GB land be sustainable? There is no discussion regarding the possible effects of Brexit which could impact on the country's housing needs.
PR-B-1139	Ken	Martin		3			To meet Oxford's need, how will CDC ensure that all the houses go to satisfying the 'Unmet Housing need of Oxford'? If it does not propose a watertight solution, there will be another call on the District in 10 years' time.
PR-B-1140	Catherine	Richenburg		3			Yes the effect of the Northern Gateway should be considered.
PR-B-1145	Richard	Bennett		3			Road, traffic, schools, social services, doctors, utilities and other infrastructures need to be in place before development.
PR-B-1146	DJ	French	Deddington Development Watch	3			Agrees, but question - How realistic or aspirational are the notional job creation projections on which the housing needs are based ?
PR-B-1147	Joan	Tossell		3			Yes, Kidlington is not automatically the answer. It will not provide affordable housing as house prices in Kidlington are higher than Oxford, and the new railway station is attracting London commuters. Roads into Oxford are already congested and could not cope with the traffic increase. As recognised In the Cherwell Local Plan summary leaflet there is a need to move Park and Ride facilities away from the city and to the north of Kidlington. Commuters would not wish to drive away from the city to reach them. Houses should be built further away with strategically placed railway stations and Park and Ride to encourage use of public transport thus reducing congestion and pollution. 4,400 homes would double the size of Kidlington and schools and doctors are already at capacity.

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PR-B-1148	Terry	Tossell		3			Yes. CDC needs to rethink its focus on Kidlington which would have a disastrous impact on transport, medical, education and other services. It is illogical in terms of the location of new housing in non-affordable areas and is out of step with your own local transport plan. It will not provide affordable housing as house prices in Kidlington are higher than Oxford, and the new railway station is attracting London commuters. Roads into Oxford are already congested and could not cope with the traffic increase. As recognised In the Cherwell Local Plan summary leaflet there is a need to move Park and Ride facilities away from the city and to the north of Kidlington. Commuters would not wish to drive away from the city to reach them. Houses should be built further away with strategically placed railway stations and Park and Ride to encourage use of public transport thus reducing congestion and pollution.
PR-B-1154	Jim	Spencer		3			yes, the announcement of the garden village in Eynsham makes it essential that transport infrastructure is completed first, including public transport.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	3			Oxford City should re-examine its priorities for development in accordance with achieving a better balance between different types of development that have been slow to bring into use.
PR-B-1157	Nicola and Giles	Lewis		3			Green Belt: paragraph 81 of the NPPF confers a legal obligation on local planning authorities 'to retain and enhance landscapes, visual amenity and biodiversity' .One of the NPPF is that of the permanence of GB. Brexit is an issue that needs consideration before any further decisions are made.
PR-B-1158	Elizabeth	Leckie		3			The opening of the Oxford Parkway provides a quick and convenient route to London. Some of the assumptions made in the Partial Review were made on the findings of studies that were done well before Oxford Parkway opened. These assumptions need adjustment to take account of this change. See answers to questions 1 and 2.
PR-B-1159	Tamsin	Leckie		3			The opening of the Oxford Parkway provides a quick and convenient route to London. Some of the assumptions made in the Partial Review were made on the findings of studies that were done well before Oxford Parkway opened. These assumptions need adjustment to take account of this change. See answers to questions 1 and 2.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	3			Yes. Changing National Migration Patterns. Overall Size and Placement Strategy. Transport Failings (current and future)
PR-B-1163	Catherine	Arakelian		3			The area of the lower Cherwell Valley is an area of significant biodiversity from deer and foxes to water voles, butterflies and wild flowers. What impact would building on such a scale have and how would it be mitigated?
PR-B-1165	Caroline	Johnson		3			Consideration needs to be given to preventing Kidlington, Yarnton and Oxford merging together and the need to safeguard the countryside from encroachment. The need for recycling of derelict and other urban land and the provision of transport connections, amenities and services.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	3			The predominant issue is meeting the agreed Duty to Cooperate numbers from Oxford as well as locating this increase in housing in the most appropriate and sustainable locations. There must be regard given to ensure a sufficient supply of housing is provided. This not only requires a buffer above housing numbers but also the use of the reserve sites to ensure the plan does not fall out of date immediately.
PR-B-1174	Ellis	Davies		3			Ensure that much higher densities of housing are undertaken with low cost housing. Proper infrastructure planning before development is undertaken. Contributions from developers should be much higher.
PR-B-1180	RA	Humphreys	Humphreys and Co Solicitors on behalf of Oxford Programs Ltd	3			Very careful consideration needs to be given to the capacity of the District to accept new development and the implications of doing so for its environmental character and quality.
PR-B-1182	Alison	Noel		3			Possible reduction in housing need following Brexit

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PR-B-1188	Carol	Matheson		3			Not developing in the GB has always been a strategy that has been respected by CDC and protection of this has always been included in their Local Plans. Developing in the GB around Gosford and Kidlington will lose their separate identities and the gap as they become part of Oxford urban sprawl. Local Plan Policy ESD 14 seeks to prevent the coalescence of settlements.
PR-B-1192	Robert	Selway		3			Consider recalculating the figures for predicted housing needs as these were calculated prior to the decision to leave the EU. Housing and business will be dramatically effected by this decision and a predicted down turn in the economy could mean houses and commercial buildings aren't needed.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	3			Not at this stage
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	3			No
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	3			Future sustainability of Oxford as a university city given severe constraints on growth.
PR-B-1228	Juliet	West	ICOMOS-UK	3			Paras 4.13 and 4.14 refer to Local Plan policies for the protection of the historic environment. Previous comments received on Cherwell Issues (para 4.18) include 'ensuring conservation of the historic environment and heritage assets'. It should be made explicit that these include heritage assets outside but immediately adjacent to the Cherwell boundary - in particular the Blenheim World Heritage site, part of whose setting lies within Cherwell. Impact of development on such assets and their setting should be included in Cherwell issues relating to the historic environment.
PR-B-1229	Henry	Brougham		3			None additional to those raised in response to Q1 and 2 above
PR-B-1230	T M M	Green		3			The new station at Oxford Parkway has changed the local area which could easily become a dormitory for people working in London. The new station should not be used as a prop to allow other unwanted development such as a football stadium. The area between North Oxford and Kidlington is largely GB and should be kept as such.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	3			No further comments to make at this time.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	3			There is a general lack of clarity in the consultation documents as to whether the review document relates to the Part 1 review of the Local Plan or the new proposed Part 2 Local Plan.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	3			No. The issues are comprehensive and wide ranging and provide an appropriate context within which consideration can be given as to how the District's share of Oxford's unmet need can be met.
PR-B-1240	Suzanne	Willson-Higgins		3			The draft vision should make reference to existing communities and the environment. Suggested rewording is "To provide new balanced communities that are well connected to Oxford, are of exemplar design and are supported by necessary infrastructure; that minimise impacts on existing communities and the environment that provide for a range of household types and incomes reflecting Oxford's diverse needs; that support the city's world-class economy and universities, that support its local employment base; and ensure that people have convenient, affordable and sustainable travel opportunities to the city's places of work, study and recreation and to its services and facilities." Has provided detailed comments on this question.
PR-B-1252	Philip	Boxall		3			Although there is mention of conservation of the historic environment, the importance of preserving villages as distinct, small settlements spread over Oxfordshire but with green space in between is not specifically acknowledged.
PR-B-1254	Philip	Redpath		3			Local Planning Authorities will not, or are fearful to, address the fact that developers (and shareholders), universities, landowners and aspirational politicians are far too interested in making a profit. Giving total disregard to the nightmare scenarios that they are creating for our communities. Our communities need open space for wellbeing, clean air for our health and houses that are truly affordable.



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PR-B-1255	Kezia	Sheppard		3			Traffic congestion along with how busy the new train station is making the area already very over crowded. The train station would attract London commuters, this will not solve or achieve Oxford's housing issue.
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	3			The principles of GB are permanent and must be maintained. This means, among other things, not closing the gap between Oxford and Kidlington (or indeed the gaps between Kidlington, Begbroke and Yarnton)
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	3			The character and future of Kidlington as an independent large village if large scale development was allocated to the village environs needs close study. The proposed scale of growth will overwhelm and be alien to the village, and create a dormitory extension to Oxford.
PR-B-1271	Rebecca	Hodgson		3			Oxford has a rural character. Any new developments must be in keeping with this character. Developments need to be placed together rather than spread around the whole surrounding area.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	3			Have no comments at this stage, but do however reserve the right to comment on this topic in the future.
PR-B-1287	Tenley	Soanes		3			Maintaining the GB is critical to stop urban sprawl and unrelenting traffic. Has it been proven that in this instance to use GB is an exceptional need, because of Oxford City's failure to plan. Agree that housing is required but why on GB. The loss of North Oxford Golf Course and part of Otmoor, which is a green lung for the city along with surrounding land really impacts on the quality of life. Traffic danger and increased pollution from traffic now deemed to affect Dementia is also key. The current infrastructure isn't big enough to cope, if you restricted car ownership the issues moves to another area.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	3			There is need to consider the cumulative impact of options and growth in Cherwell together with that from planned growth in West Oxfordshire. Transport is a key issue. The two local planning authorities share the A44 corridor, and this together with the A40 feeds into the congested Wolvercote roundabout. Growth in Cherwell and West Oxfordshire may have implications for northern Oxford and for the A34. The impact on the A44 corridor needs to be carefully considered, and it is vital that both districts work together with the County Council to bring forward the proposed A40/A44 link. Education is another potential cross boundary issue given the lack of Primary School capacity in Woodstock. The two Councils should work together on their Infrastructure Delivery Plans.
PR-B-1297	Simon	Handy	Strutt and Parker LLP on behalf of Dairystock Ltd	3			The proximity of the potential development options/Areas of Search to Oxford is a key consideration. The key issues for Cherwell to consider is the problems associated with highway capacity including on the A34. There is a possibility that a new link road could be created between the A44 and the A34 as an extension of Langford Lane (south of Oxford Airport) heading east above Kidlington and through parcels PR14 and PR27 (the latter being their client's land). This potential link road could provide significant highways benefits and divert traffic away from Peartree interchange where the A44 and A34 currently meet. This could in turn improve highway capacity along both of these trunk roads, at least the sections closest to the city where congestion is often at its worst. Development on parcels PR14 and PR27 could therefore provide highways benefits, as well as additional housing growth.
PR-B-1302	Clare	Creese		3			There is no way to ensure that Oxford's worker housing needs could be met. There is not enough affordable housing to meet those needs. Likely that wealthier Birmingham or London bound commuter needs would be served. Infrastructure such as schools, surgeries, utilities, transport and Wi-Fi needs to be put in place.
PR-B-1305	Cllr Polly	Foster	Fritwell Parish Council	3			The issues on quality of life are supported. Achieving these aspirations should not be sacrificed to inflated, unnecessary housing and development targets.
PR-B-1306	Frank	Vreede		3			Yes, Brexit. The proposed development of a 2200 home garden village north of Eynsham.

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PR-B-1308	Alaric	Rose		3			The residents of Kidlington are in need of affordable housing . Currently houses are over occupied, the only social housing is in Bicester or areas of Banbury. Kidlington residents need to have easy access to any new affordable, key worker and social housing. Would also like to see that the Oxford threshold of 50% affordable housing is put on developments rather than Cherwell's 35% (which is rarely implemented anyway). Also, as any housing would be deemed to be helping Oxford meet its unmet housing needs, would Oxford City Council be making a CIL/Section 106 contribution?
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	3			It is important that the Partial review seeks to build upon the adopted Local Plan, and apply additional growth requirements to this. The current development strategy needs to be re-assessed to ensure that the distribution of the Oxford overspill between the settlements is realistic and will be delivered. All sustainable settlements (including Cat A villages) are capable of making a positive contribution. Reference is also made to the Bromsgrove Local Plan Review.
PR-B-1344	Jonathan	Harbottle	Land and Partners Ltd	3			The findings of the Taylor Report are increasingly relevant, this work outlines the change in working patterns, principally the increase in home working, and advocates sensible increases in housing supply in villages which would support their economic growth. The Taylor Report highlighted that "rural areas are no more unsustainable on the grounds of the environmental impacts of commuting to work than urban areas. The modes of travel and distance travelled are similar. Indeed although the distances are similar, rural journey times may be quicker (and therefore less polluting) due to less incidence of congestion compared to urban journeys." Continued technological change means that working from home becomes more viable and commuting becomes more sustainable with zero emissions and self driving vehicles becoming more prevalent. This will reduce strain on existing infrastructure, whilst more home-workers and occasional commuters in rural areas will help support existing facilities to improve and maintain the vitality of rural settlements.
PR-B-1345	Nick	Alston	Bilfinger GVA on behalf of Oxford Aviation Services Ltd	3			Greater attention should be given to the potentially significant social, economic, and environmental benefits to the district of accommodating a proportion of Oxford's unmet housing needs in the district. It is important that these potential benefits are identified now, and that realising and optimising those benefits should be a key driver behind the identification of preferred options and subsequent policies in the partial review of Local Plan Part 1. Suggest a joined up approach between housing site selection and the support that this might be able to provide existing local economic assets such as London Oxford Airport.
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	3			Whilst it is noted that the Council has received comments on the importance of considering the GB as a major component of the district's natural capital and acknowledge that the GB is not sacrosanct and that there may be development opportunities within it; there will need to be a balance struck between GB release and the utilisation of land beyond the GB, such as that at Grange Farm to assist in meeting Oxford's unmet needs.
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	3			Feel very strongly that CDC should accept that the settlement on the former Upper Heyford airbase is underway and that further development at Upper Heyford and in the adjacent villages must be resisted.
PR-B-1035	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford and Blenheim Palace	4		41	It is particularly important that new homes are well connected to Oxford and supported by any necessary infrastructure. These sites would be located in close proximity to Oxford and connected to it via cycle super routes (Oxford Transport Strategy), premium bus routes, Oxford Parkway and Park and Ride. An essential infrastructure for new housing would be the use of A44, A40 corridor and the new link between A44 and A40 that could be funded by other developments within the area in order to reduce congestion along these routes into Wolvercote roundabouts.

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PR-B-1035	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford and Blenheim Palace	4		124	It is particularly important that new homes are well connected to Oxford and supported by any necessary infrastructure. These sites would be located in close proximity to Oxford and connected to it via cycle super routes (Oxford Transport Strategy), premium bus routes, Oxford Parkway and Park and Ride. An essential infrastructure for new housing would be the use of A44, A40 corridor and the new link between A44 and A40 that could be funded by other developments within the area in order to reduce congestion along these routes into Wolvercote roundabouts.
PR-B-1035	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford and Blenheim Palace	4		177	It is particularly important that new homes are well connected to Oxford and supported by any necessary infrastructure. These sites would be located in close proximity to Oxford and connected to it via cycle super routes (Oxford Transport Strategy), premium bus routes, Oxford Parkway and Park and Ride. An essential infrastructure for new housing would be the use of A44, A40 corridor and the new link between A44 and A40 that could be funded by other developments within the area in order to reduce congestion along these routes into Wolvercote roundabouts.
PR-B-1147	Joan	Tossell		4		PR14, PR27	Sites PR14 and PR27 north of The Moors is a category 2 flood risk area and even if drainage is addressed the problem will only move down stream towards Kennington. Insurance premiums on houses will increase. This is an area of beauty enjoyed by walkers with views of open countryside and the conservation area of the village. This rep provides a detailed account and description of the area from the Ministry of the Environment Inspector and CDC's Kidlington Framework Master plan as to why it should be protected.
PR-B-1148	Terry	Tossell		4		PR14, PR27	Sites PR14 and PR27 north of The Moors is a category 2 flood risk area and even if drainage is addressed the problem will only move down stream towards Kennington. Insurance premiums on houses will increase. This is an area of beauty enjoyed by walkers with views of open countryside and the conservation area of the village. This rep provides a detailed account and description of the area from the Ministry of the Environment Inspector and CDC's Kidlington Framework Master plan as to why it should be protected.
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	4		PR22, PR25	The draft vision expects exemplar design for housing to be delivered to assist Cherwell in meeting the housing needs of Oxford. The rep continues by outlining in some detail how the development of sites PR22 and PR25 will comply with this draft vision.
PR-B-0821	Alan and Suzanne	Mclvor		4		PR38, PR50	No. don't believe Oxford's housing needs have been correctly assessed. They have been over-estimated on the basis of exaggerated forecasts of employment growth. Employment growth and housing should be encouraged away from Oxford. Building houses on sites PR38 and PR50, provides commuter housing.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	4			Yes, support, no changes required
PR-B-0033	Henry	Munday		4			If Cherwell does have to build, roads and railways need to be adequate, GB should be avoided and flats opposed to houses should be considered.
PR-B-0039	Susan	Cooper		4			Yes, support it.
PR-B-0041	David	Pratt		4			Wish to encourage anything that is adjacent to Oxford city in the first instance.
PR-B-0055	Cynthia	Hall		4			No, the government's projected figures are unsupported by evidence. The unused houses should be used first.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	4			In principle, yes. But also worth encouraging sustainable forms of transport from satellite towns rather than focussing on the direct connections from communities in to Oxford. The overriding objective should be to alleviate the wider traffic congestion Oxford suffers, whilst delivering housing growth. Site WG019 is within commutable distance of Bicester and its wider rail connections. It is also positioned off the proposed 'Park and Ride' premium bus service route between Bicester and Oxford City Centre.
PR-B-0058	Anthony	Hall		4			In principle yes.
PR-B-0060	Sue	Mackrell	Bicester Town Council	4			Agree, but consider that implementation is the issue.
PR-B-0119	C A	McCall		4			What can residents do in such a tight timescale? My primary concern is the threat to the GB.
PR-B-0120	E	Tonkin		4			Further evaluation needed.

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PR-B-0153	Paul	Goulding QC		4			Would like to see changes that preserve the traditional and peaceful character of village life, and foster the rural nature of the area surrounding Oxford. To maintain the countryside as a haven from the city and maintain the GB.
PR-B-0156	Val	Colby	Berrys on behalf of Cancer Research UK	4			Over 10,000 dwellings are allocated to Bicester in the adopted Local Plan. Bicester is already linked in part to Oxford and each serves its other needs in various ways. Support for the approach in the Partial Review to look throughout the district to accommodate the additional housing needs. There may otherwise be an imbalance of growth towards the south of the district placing pressure on infrastructure and services.
PR-B-0169	Colin	Carrit		4			Yes, fully support the vision statement.
PR-B-0171	Peter	Worth		4			Mostly agreeable, however there are other land opportunities that could be considered which provide less than 100 houses. If other pieces of land were said to be suitable, some would become available due to the increase in land value.
PR-B-0186	Paul	Walker	Oxford Bus Company	4			Suggests that in addition to promoting development on the urban edge of Oxford appropriate focus should also be given to smaller settlements. Many of these already benefit from the same regular bus services that link the larger towns. Consider that a commercially viable bus service is a good alternative to reliance on car travel. This is ever more important now that CDC has decided that no social needs are sufficiently great to warrant budgeting for financial support for bus services - all have to be sustained essentially through sufficient numbers of fare paying passengers.
PR-B-0209	Patrick and Julia	Jennings		4			Supportive of some aspects but would like to see amendments that support and compliment the city's world class economy, universities and outstanding environment. The vision should be clear that it aims to support existing local employment base opposed to encouraging further growth of Oxford by providing commuter housing for London workers.
PR-B-0260	Chris	Pack		4			No because the housing need is exaggerated and lacks credible evidence. The housing figure is unrealistic and unsustainable and the infrastructure required would damage the countryside.
PR-B-0267	Carole	Pack		4			No, the housing need is exaggerated and there is no evidence to support this amount.
PR-B-0447	Laura, John, Benito	Wainwright		4			No, it would be irresponsible to increase the population without the necessary infrastructure in place. Health services and schools would reach breaking point and traffic congestion increased.
PR-B-0637	Prof Martin LG	Oldfield		4			No, the vision is based on faulty premises, there are no exceptional circumstances to justify building on GB.
PR-B-0643	L	Allen		4			No, the vision statement needs to recognise that Oxford is not the only focus within Oxfordshire. There is a need to provide new balanced communities that are well connected to Oxford and other economic centres within Oxfordshire. They need to be of exemplary design, supported by the necessary infrastructure. Provide a range of household types that reflect Oxford's and Oxfordshire's diverse needs but not at the expense of the wildlife habitats and existing communities. Support our world class economy and ensure people have convenient, affordable and sustainable travel opportunities for work, recreation and services.
PR-B-0653	Peter	Webber		4			This rep objects to the wording used in the draft vision. It doesn't reflect the need for there to be balanced communities connected to each other as well as Oxford. That Cherwell has its own attributes and its communities need to develop their own identities.
PR-B-0655	Christina Mary	Shirley		4			Additional unused industrial sites should be used.
PR-B-0656	Mary G	Shirley		4			Yes, but unused industrial areas should be used first.
PR-B-0658	Susan	Oldfield		4			No, it should be scrapped.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	4			Whilst disagreeing with the number of houses proposed to be located in Cherwell, broadly agree with the Council's redrafting of Oxford City Council's original vision.

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PR-B-0705	Nick	Small	Stagecoach	4			Strongly and unequivocally supports the Vision. It may be worthwhile to refer to active and healthy lifestyle objectives. Use of sustainable travel modes makes a very important contribution to an active lifestyle.
PR-B-0710	Selwyn	Phillips		4			There is no doubt that Cherwell can accommodate this level of housing, but there are two questions that have to be asked. Why and where. Kidlington is either a suburb or a separate conurbation, building needs to be for the right reasons.
PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	4			Generally support the draft vision
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	4			Have grave doubts that such as vision is achievable. In particular, the existing infrastructure, in terms of the local road network and provision for schools, healthcare and other essential services, is already under severe pressure.
PR-B-0731	Ioana	Davies		4			No, do not support the draft version. Cherwell has a clear relationship with Oxford, but focusing on development to the North of Oxford will cause major problems. Already congested roads taking an hour to travel 5 miles into the city centre. The potential rapid transit illustration would not be built or approved in time to meet the need for those living in the North.
PR-B-0743	John	Tremlett		4			Yes. support every word.
PR-B-0745	Dr Ian	Scargill	Oxford Green Belt Network	4			Objects to this vision because Oxford's needs have not been correctly assessed and based on highly exaggerated forecasts of future employment growth. The approach to encourage growth away from Oxford should continue. Oxford City could make a contribution to the strategy and it could use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.
PR-B-0746	Adrian	White and 79 others	Petition with 80 signatories	4			Do not support the draft vision as development in Steeple Aston for people who work in Oxford is not sustainable development.
PR-B-0747	George A	Doucas		4			No objection to the vision but it is the implementation that is the issue. Reasonable for CDC to support the University but there needs to be a clear limit to the University expansion. Unfair for the rest of the country to suffer with huge bites of the GB being destroyed, and this GB is a significant factor to living in Oxford.
PR-B-0755	Martin	Palmer		4			Some areas East near Webbs Way are important as they are flood plain that are vital now and to the future. The land acts as a healthy break between the A34 and where people live.
PR-B-0765	Layla	Vidal-Martin	NLP Nathaniel Lichfield and Partners on behalf of Taylor Wimpey	4			Broadly supported subject to the requirement for new communities to be 'well connected to Oxford' not being interpreted as precluding other opportunities resulting in sustainable development.
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	4			Yes. It is considered to give a balanced overarching vision and is therefore strongly supported.
PR-B-0786	Jane	Olds	Caversfield Parish Council	4			Acceptable
PR-B-0793	Philip	Morley	North Oxford Golf Club	4			The draft vision is a clear one for Oxford City. It emphasises the need for "balanced communities" and for "recreation", as well as other factors. Although the Green Belt is not explicitly mentioned in the draft vision, it would be an important part of the "balance". At NOGC we do our best to promote a friendly, accessible and professional image of a community golf club that is closely associated with the attractions of Oxford and so would regard ourselves as an important part of the "recreation" in the draft Vision as it extends to Cherwell District.
PR-B-0796	David	Tighe		4			No
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	4			Support the draft vision for meeting Oxford's unmet needs in Cherwell
PR-B-0799	Ian	Sheppard		4			No, do not support the draft vision and changes are required.
PR-B-0808	Chris	Robbins		4			In principle yes. A new balanced community might also encompass the possibility of a garden village type development similar to that proposed as Eynsham, perhaps located just outside the GB.

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PR-B-0819	Tim	Green	The Harbord Road Area Resident Association	4			Do not support the draft vision because it is based on Oxford's housing 'needs' which have been exaggerated. Further employment growth and housing should be encouraged away from Oxford and the Green Belt.
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	4			Gladman supports the draft vision in principle. There must be a clear decision making process within the SA to outline why certain sites will have been identified to contribute towards meeting Oxford City's unmet needs, and why other sites have been discounted.
PR-B-0825	Simon	Joyce	Strutt and Parker on behalf of Mrs A Darbishire	4			Yes, support the draft vision and do not consider that any changes are required. Client's site would fulfil the aspirations of the draft vision.
PR-B-0830	Nigel	Buttler		4			Yes
PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	4			Consider that the draft vision lies at the heart of the consultation as the question is how many houses could be provided in the exemplary new balanced communities with the necessary infrastructure etc. that is described in Cherwell District Council's 'vision'. It is not enough just to provide housing numbers; Cherwell District Council must provide places which have people's health and well-being at their heart. OPT cannot support developing in a way that might create problems for the future and sees this as paramount in terms of the 'vision'.
PR-B-0832	Richard	Hills		4			Support any plans for additional housing and infrastructure, including this one.
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	4			The draft vision is supported in that it includes the key points of providing housing that is well related to Oxford City to serve its economy and which is in a sustainable location with good infrastructure links including transport.
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	4			Yes, with a suggested change to include '...and protect the identity and character of individual settlements.....'
PR-B-0841	Darren	Bell	David Lock Associates on behalf of Hallam Land Management Ltd	4			The draft vision should have a stronger emphasis on delivering the new housing to meet Oxford's needs. 'Ensuring new housing is delivered to provide balanced communities...' should be added at the beginning.
PR-B-0847	Richard	Cutler	Bloombridge LLP	4			This is a detailed and lengthy response. Five points are suggested to be added to para 5.7. These mean that the Vision needs to change, to include references to deliverability, the integrity of the GB and the regeneration of Kidlington.
PR-B-0856	David	Smith		4			No. For "Oxford's diverse needs" substitute "Oxfordshire's diverse needs".
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	4			The draft vision should make reference to existing communities and the environment. Rewording is suggested. To achieve balanced communities, the needs of the existing villages, and their villagers, needs to be taken in to account. Local services are already under strain and cannot just deliver extra capacity for more inhabitants. The draft vision should recognise that meeting Oxford's needs must take account of the impact on the environment and local communities including: safeguarding the countryside from encroachment; loss of access to open countryside for the urban population; removing opportunities for outdoor sport and recreation near urban areas e.g. building on the North Oxford Golf Course; removing valuable agricultural land; and adding to parking problems and travel congestion, rather than providing sustainable travel opportunities for the existing and new villagers.
PR-B-0862	Peter	Nicholson		4			Agrees with the Draft Vision except for the intention to build new accommodation in Cherwell. Has provided a more detailed statement in the representation.
PR-B-0866	Matt	Todd		4			No. Too much focus on Oxford. Bicester has rail links and access to the M40. London commuters already in Oxford putting pressure onto housing, both availability and financial, without contributing necessarily to the city.
PR-B-0871	Patricia	Redpath		4			Yes. Changes are required to the draft version. CDC appears to make no assessment of impacts of developing sites when combined with the proposed neighbouring authorities. Areas A and B intertwined with Oxford City and West Oxfordshire, the boundary of WO straddles the main A4260 and A44 routes, proposals can not be viewed in isolation. Numbers are supposedly to meet the housing need. Considered sites should be for housing, submissions for additional employment generation need to be discounted.

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PR-B-0877	David	Flavin	Oxfordshire County Council	4			Supports the draft vision - more detailed comment is provided in the representation.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	4			The Parish considers that this is not appropriate for Cherwell. Cherwell should be saying "lets develop the science parks here, create a high level high tech jobs to prevent the daily migration to Oxford and London". Oxford- Cambridge technology corridor provides the opportunity.
PR-B-0882	Julia	Trowles		4			Do not support Oxford City's proposal that new communities should "form part of Oxford". This leads to development in the GB to which is strongly objected to. Rapid development in telecommunications will reduced the need to travel to work or study over the planning periods to 2031.
PR-B-0883	Peter	Trowles		4			Do not support Oxford City's proposal that new communities should "form part of Oxford". This leads to development in the GB to which is strongly objected to. Rapid development in telecommunications will reduced the need to travel to work or study over the planning periods to 2031.
PR-B-0887	Paul	Buckley		4			Changes are required, it's too vague on the provision of infrastructure and the protection of quality of life for current residents. This rep. provides suggestions to changing words on line four and replacing words on line ten of the draft vision.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	4			Support the draft vision. They consider that the its does not mention protection and enhancement of the natural environment. Suggest the following alteration (underlined) to the vision: To provide new balanced sustainable communities that are well connected to Oxford, are of exemplar design and are supported by necessary infrastructure; that provide for a range of household types and incomes reflecting Oxford's diverse needs; that support the city's world-class economy and universities, that support its local employment base; that conserve and enhance Oxford's and the District's natural environment; and ensure that people have convenient, affordable and sustainable travel opportunities to the city's places of work, study and recreation and to its services and facilities. Natural environment'
PR-B-0890	Chris	Dicks		4			In part yes, but not at the expense of the GB or loss of identity to surrounding villages. The statement needs to acknowledge those living and working in Cherwell and not just the needs of Oxford. There is little detail on how transport issues could be resolved and accommodate developments such as the Northern Gateway. Further housing at Bicester with its greatly improved transport links to Oxford should be considered before GB is lost.
PR-B-0895	Dr Alison and Dr Simon	Street		4			Support the draft vision but urge the Council to prioritise the list with particular attention to. Sustaining present GB south of P and R at Oxford Parkway preventing urban sprawl. Minimising the need for use of private cars and congestion. Creating homes near to employment areas such as Langford Lane.
PR-B-0897	Rob	Lawrence		4			No do not support the draft vision. It does not place sufficient emphasis on Oxford upgrading it transport infrastructure as part of the vision.
PR-B-0905	Theresa	Goss	Bloxham Parish Council	4			Supports the Draft Vision Statement. The final statement needs to be clearer on the housing type, e.g. suggest higher rented/shared ownership than presently in Cherwell.
PR-B-0907	Alison	Forfar		4			Do not support the plan in its current form. Not demonstrated sustainable travel opportunities for the proposed sites. Where are the plans for public transport, footpaths and cycle routes. This is crucial to reduce the pressure on the roads, the plans as they are only increase the pressure on local roads.
PR-B-0912	David	Mason		4			No comments
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	4			Do not agree with the draft vision because of the underlying disagreement with the premise on which this question is founded, The draft vision surprisingly mentions nothing about preserving Oxford's unique natural setting, its heritage and preserving the environment which draws hundreds of thousands of people to visit each year. In this regard it is at odds with the Initial Sustainability Appraisal Report. The business generated from visitors is something that benefits the people of Oxford and its surroundings - jobs, business rates etc.

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PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	4			Support is given to the Draft Vision. Shipton Quarry will be capable of providing a new, balanced community, well connected to Oxford via existing and new transport routes.
PR-B-0926	Dr Eric	Sidebottom		4			Do not support the draft version.
PR-B-0929	Rosie	Lodwick		4			Objects to the Vision, predicted as it is on an exaggerated level of Oxford's unmet needs and it would change the character of their thriving and well linked communities. Not clear what the vision means. The range of household types in any future development should reflect the current socio-economic profile of Kidlington/Yarnton/Begbroke, not Oxford. Suggests that the Vision should provide "communities" ...."of exemplar design". Asks whether it is exemplar communities or physical design of buildings and places. If it is the latter, strongly agrees, however questions when and how this will happen. Suggests Co-op in Kidlington centre as a great example for a veritable carbuncle if ever there was one.
PR-B-0931	Jane	Olds	Fringford Parish Council	4			Acceptable
PR-B-0933	Peter	Bateman	Framptons on behalf of the Donger Family	4			It is not considered sustainable development to simply locate new development as close to Oxford as possible as this will simply result in everyone commuting in to the City via the existing routes which are perceived to be at or near capacity. A better option is a dispersal strategy which will ease the bottle neck. It is not considered sound for housing growth to occur without proportionate employment and economic development occurring in parallel. Thus the OGB should be distributing employment sites as well as considering locations other than Oxford to reduce the need for commuting to the City.
PR-B-0937	Philip	Rawle	Greenlight Developments	4			It is important to have in mind the vision for Cherwell set out in Para A.8 of the adopted Local Plan. The nine bullet points in the adopted vision equally apply to the Partial Review.
PR-B-0944	David	Stone		4			YES changes are required and very necessary, see previous comments above. Do not build on GB around Kidlington and North Oxford. Do not support the draft vision. Economic figures do not provide cohesive communities and the present vision will not achieve the objectives desired. It will illegally destroy GB and damage the open setting of Cutteslowe Park. The number of houses suggested for Kidlington and North Oxford are unsustainable, the existing services and roads will not cope.
PR-B-0949	Peter	Monk	Banbury Civic Society	4			The 'Draft Vision' is broadly supported within the constraints of the comment above, but previous experience indicates that, to succeed, such new communities must have access to, or facilities provided that will allow cultural, community, health and education activities to flourish. These aspects should be specified in the 'Vision'.
PR-B-0956	Mark	Recchia	Banbury Town Council	4			Supports the Draft Vision. It suggest that areas with immediate connectivity to Oxford should be explores as opposed to dormitory towns for Oxford. Support review of the Green Belt for outward expansion of Oxford.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	4			Objects to the draft vision. They consider that the Vision should include "that conserve or enhance the historic environment and heritage assets therein".
PR-B-0966	E	Nicholson		4			No, do not support building houses in Cherwell's GB for Oxford City. Economic and population growth should be restricted to levels which can be met from existing housing capacity, the re-use of brownfield sites and land destined for employment use within Oxford. It is not desirable for a city to grow to unsustainable proportions. Concerned over the vague wording in the Draft Vision to provide "necessary infrastructure".
PR-B-0973	Jonathan	Harbottle	Land and Partners Ltd	4			The vision to contribute to Oxford's unmet need though new communities is unduly restrictive. It is an opportunity to maintain the vitality of rural settlements which could benefit from housing growth. A criteria based policy would ensure that sustainable development comes forward in the right places in an appropriate form. Also it would give greater flexibility to deliver any increase in housing requirement.



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PR-B-0984	Jane	Burrett		4			From my responses to Qs. 1 to 3 above it is clear that I regard the draft vision as unrealistic. An increase in the friction between the local authorities in the county seems inevitable.
PR-B-0985	Peter	Collins	Islip Parish Council	4			Supports the vision with a caveat that such developments must not be allowed to compromise the convenient, affordable and sustainable transport opportunities to the city's places of work, study and recreation and to its services and facilities, of the existing communities.
PR-B-1003	Simon	Turner	Launton Parish Council	4			No. It should consider areas outside Oxfordshire with good transport links.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	4			Supports CDC in its draft vision, but stresses that selecting sites adjacent to or near Oxford is essential.
PR-B-1015	Daniel	Hatcher	Rosconn Group	4			Have raised a number a concerns regarding the draft vision. Reference is made to creating new balanced communities, suggesting that the preferred option for accommodating Oxford's unmet needs has already been decided through new freestanding settlements and/or urban extensions to existing settlements which are well-connected by public transport to Oxford. Some settlements are capable of taking additional growth having the benefit of a good range of existing services and facilities which where necessary can be enhanced/improved through developer contributions and which are therefore able to deliver housing quickly in order to meet an immediate need during the Plan period. Reference is also made to such new communities having access via sustainable transport options to the city's places of work, study and recreation, and its services and facilities. This appears to suggest that new housing within Cherwell will only be required to be accessible to Oxford's recreational opportunities and its services and facilities. In reality, residents of such housing are more or equally likely to want to have access to day to day services and facilities close to their home as opposed to their place of work or study. There therefore needs to be recognition that new housing within Cherwell should have convenient access to local services and facilities to ensure new sustainable communities are achieved, including locations such as existing settlements that are well-connected by public transport to Oxford.
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	4			Support the draft vision but emphasise that the important point for the spatial strategy is the quality of the connections to Oxford and the main centres of employment related to the City's economy. The Vision will fail if the Council simply selects locations that abut or are physically close to the City.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	4			Yes
PR-B-1024	Andrew	Hornsby-Smith		4			Disagrees, and considers that the draft vision should be reworded <i>'To provide new and extended existing communities that are of exemplar design and achieve high levels of sustainability based on the range of services and infrastructure available within Oxford and the Kidlington Housing Market Area, preserve the purposes of the Green Belt; that provide for a range of housing types and incomes reflecting Oxford and the Kidlington Housing Market Area's diverse needs; that support the city and neighbouring communities' economy and universities, that support the employment base within Oxford and the Kidlington Housing Market Area; and ensure that people have convenient, affordable and sustainable travel opportunities to Oxford and Cherwell District's places of work within the Kidlington Housing Market Area, major employment areas within and outside the city, study and recreation, and to Oxford and Cherwell's services and facilities. '</i> Suggests that this revision would recognise that people from Oxford work in Cherwell area and vice-versa. Also discusses the Kidlington Housing Market Area, which is the designation that includes Kidlington, Yarnton and settlements that share land values and characteristic of Oxford's housing market area, which are set out in Cherwell's own housing needs and viability assessment studies (2010, updated 2013) (SHLAA 2013?).

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PR-B-1027	Jonathan	Porter	Archstone Projects Ltd	4			The draft Vision refers to creating new communities and seems unduly skewed towards a vision for large strategic garden village type developments.
PR-B-1030	Jonathan	Harbottle	Land and Partners Ltd	4			The vision to contribute to Oxford's unmet need through new communities is unduly restrictive. A criteria based policy would ensure that sustainable development comes forward in the right places in an appropriate form. There are also indications from Oxford City that the unmet need could be 22,000 rather than 15,000. Criteria based policy would give greater flexibility to deliver any increase in housing requirement, and would be in the spirit of the NPPF.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	4			The proposed vision is supported. It is considered fundamental that the proposed housing has a direct connection with Oxford both geographically and with the knowledge based economy which radiates from the City.
PR-B-1036	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford	4			The draft vision is currently not explicit spatially and is too heavily focussed upon "new" balanced communities. Whilst it is recognised that it is at an early stage, it is considered that "new" balanced communities may be required to accommodate Oxford's unmet needs, the balanced and sustainable expansion of the existing settlements in close proximity to Oxford will also be required. Suggest that the vision is amended to take account of this, as at present there is no mention of the balanced expansion of existing settlements in order to meet Oxford's unmet needs.
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	4			This partial Review is intended as an Addendum to the already adopted Local Plan. It can only be considered an Addendum if the vision and spatial strategy of the adopted plan is continued here. The focus for the bulk of the development should be in and around Bicester (as well as Banbury).
PR-B-1038	Mrs Margaret	Sidebottom		4			No do not support the draft version.
PR-B-1039	Igor Niladri	Dyson		4			No. Cherwell is being pressurised into this. The unmet housing need comes from a wish to grow population and to drive the economic growth. Regardless of the damage to the environment, heritage and social benefits. Sustainable is not an appropriate word describing development on any existing GB. Consideration should be given to previously developed land, be affordable and house the current population first.
PR-B-1069	JP	Lyes		4			No. This vision is just motherhood and apple pie. It needs to get real and be specific about preserving the identity and context of Kidlington.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	4			This is the City's vision. Do not concede to meet their need; therefore there is no need for a vision. However, ultimately if it is conceded that Cherwell must meet part of City's need then it is suitable.
PR-B-1095	Val	Russell	Bodicote Parish Council	4			Agrees on this vision.
PR-B-1099	Alan	Storah	Oxford City Council	4			Supports Cherwell's draft vision and it reflects the fact that the spatial relationship of new development to Oxford is vitally important.
PR-B-1102	James and Kate	Hamilton		4			Fully support the CDC aspiration for exemplar design, supported by necessary infrastructure, vigorously maintained and observed. There is no indication as to where essential infrastructure, schools, medical centres, shops might go in Kidlington. There is a natural anxiety about this as there are signs of failure to deliver a school and road at Bicester.
PR-B-1104	Lawrence Michael	Colvin		4			Not if it means doubling the size of Kidlington, which is already a balanced community with a cohesive social fabric. Adding 4,400 homes over a short period of time doesn't allow for social adjustment and increases pressure on traffic and schools already with difficulties. .
PR-B-1108	Tom	Hockaday		4			The draft vision refers to developments in areas that are 'well connected to Oxford'. The key is physical proximity to Oxford. Banbury is not well connected as roads are congested, bus service poor and trains infrequent.
PR-B-1109	Keith	Johnston		4			No. Not whilst the 'vision' is no clearer than accommodating an unsubstantiated need.
PR-B-1110	Iain	Johnson		4			Do not support this vision, it is too high and relies too heavily on removing GB.

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PR-B-1111	Pat	Clissold		4			Oxford is unique in its history, architecture and universities. Priority must be given to providing housing for University staff, research staff, and conservationists of the fabric of Oxford's iconic buildings, the tourist trade (hotels, restaurants, museums etc.). Other forms of employment except for the motor industry at Cowley should be put on hold until Cherwell has sorted out its own plans
PR-B-1126	Jamie	Lewis	Hunter Page Planning on behalf of M and G Real Estate	4			As detailed in our response to Q2, the pressures on existing settlements and growth points should be examined, having key regard to the need to expand smaller settlements. Delivering sustainable development should be key for the vision document, not just the provision of housing within the district which supports the growth of the city.
PR-B-1132	Linda	Ward	Kidlington Development Watch	4			Objects to the draft Vision for reasons provided in questions 1, 2 and 3
PR-B-1133	Philip	Towler		4			Do not support the draft vision as it makes no reference to the natural environment which attracts people to the area. The GB is a key part of the environment and must be respected
PR-B-1140	Catherine	Richenburg		4			No, Oxford should not expand if it does not have the space. Research and innovation hubs should be developed elsewhere in England where jobs are needed, housing is cheap and there are excellent universities i.e. Durham and Newcastle. This is the approach by the CPRE in seeking to protect the historic city of Oxford from overdevelopment.
PR-B-1142	Alan	Lodwick		4			No. Do not agree that Cherwell should subscribe to this vision because disagree with the assumption that Cherwell has to meet Oxford's needs as these have been incorrectly assessed by the SHMA.
PR-B-1145	Richard	Bennett		4			Yes changes are required. Road, traffic, schools, social services, doctors, utilities and other infrastructures need to be in place before development.
PR-B-1146	DJ	French	Deddington Development Watch	4			Agrees with the draft vision, but consider that it needs amending to mention the protection and enhancement of the natural environment for future generations, including the Oxford Green Belt.
PR-B-1147	Joan	Tossell		4			No for the reason given above and building on GB is unacceptable. The governments manifesto, the newly adopted Kidlington Framework Master plan agreed by CDC and the NPPF protect the GB. Oxford city is not willing to part with its own GB, so neither should we.
PR-B-1148	Terry	Tossell		4			No for the reason given above and building on GB is unacceptable. The government's manifesto, the newly adopted Kidlington Framework Master plan agreed by CDC and the NPPF protect the GB. Oxford city is not willing to part with its own GB, so neither should we.
PR-B-1154	Jim	Spencer		4			Yes, whole heartedly
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	4			Do not support the draft vision and it is not exceptional case for the release of land next to Oxford in the Green Belt. Residents of villages affected will have their convenience affected and these properties will certainly not be balanced or affordable.
PR-B-1157	Nicola and Giles	Lewis		4			The review of Cherwell's own plan has been imposed on it by the Growth Board and so does not accurately represent the situation. The vision should make it clear that GB will not be available for development and should encourage Oxford City to find its own housing provision for its own workers and to meet actual, evidence-based requirements not assumptions of future employment creation. It needs also to mention the need to preserve Oxford's own unique natural setting, its history and everything that makes it an attractive place to visit as expressed in objective 1 of the NPPF. Allowing Oxford to sprawl will destroy the historic character also as expressed in objective 4 of the NPPF.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	4			No and Yes

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PR-B-1163	Catherine	Arakelian		4			Do not support the "draft vision". The statement does not qualify for a "vision". It is a quagmire of undefined jargon. In its disregard of the local people in Kidlington and District, it is the equivalent of a diktat. It has no merit and pays lip service to developer greed and pusillanimous politicians. The proposed Review does not provide "new balanced communities" and says little about "necessary infrastructure". The city's "world-class economy" is built on the backs of the workers unable to buy, and whose children cannot rent. It is a city which reflects the inequality of our age. There is little that is "convenient, affordable and sustainable" in the travel opportunities on offer. A vision for the city's future would need to include imagination and accountability – both lacking in this "vision"
PR-B-1165	Caroline	Johnson		4			No, consider it to be based on subjective data and Cherwell should not adopt the vision. Oxford's needs have not been correctly assessed and are based on exaggerated forecasts of employment growth. At the consultation meeting the CDC's officers said they could not enforce mixed housing types. The vision should be to provide employment in the county to the benefit of its economy rather than Oxford city's.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	4			Support the draft vision.
PR-B-1174	Ellis	Davies		4			No. Not at the expense of the GB. Poor bus services that fail to provide the needs of the communities and contribute to more use of cars and hence greater traffic volumes.
PR-B-1181	Heidi	Lancaster		4			Do not support the draft vision as it is built on flawed logic. If Cherwell is forced to meet some of Oxford's housing need, Kidlington should not bear the brunt of development. There are good transport links into Oxford from Banbury and Bicester. In rush hour, a bus journey from Kidlington to the city centre can take 45 minutes or more. Someone can travel from Banbury on the train in less than that time.
PR-B-1188	Carol	Matheson		4			In order to achieve balanced communities you need to take into account their needs. Amenities such as schools and doctors are already strained in Kidlington, Water Eaton and Gosford. There is traffic congestion and parking problems in Kidlington which would increase with 4,400 additional cars. Consideration needs to be given to losing agricultural land to housing when food production should be important.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	4			Supports CDC's draft vision and the preference for areas A and B and in case of further pressure Areas C to H. Area I is not considered sustainable.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	4			yes
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	4			Yes. It is in the best interests of both Kidlington and Oxford to focus spatial solutions in and around North Oxford. The concentration of development in this area will support greater infrastructure and service provision, reducing pressure on existing communities in both North Oxford and Kidlington.
PR-B-1229	Henry	Brougham		4			Support, but as these will be in GB the design should achieve high densities that minimise the impact on GB objectives with exemplary environmental standards.
PR-B-1230	T M M	Green		4			No do not support this draft vision. The GB between Oxford and Kidlington should be respected and retained. It was put in place to stop the spread of suburbs and areas becoming merged together.
PR-B-1232	Mark	Schmull	Nathaniel Litchfield and Partners on behalf of The Church Commissioners	4			Our client supports this draft vision and considers that their proposals for the land at Islip are deliverable and would meet the aims of this vision.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	4			Supports the view that any potential release of land from the GB would require site specific investigation and examination, and that as far as possible, sites that come forward are socially and economically linked to Oxford. The Council's preference for Areas A and B is noted. In the event that sites within Areas A and B cannot accommodate all Oxford's needs it is considered that sites within Area H, in the vicinity of Banbury, have the potential to make an important contribution, in keeping with the spirit of the draft vision.

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PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	4			No comments at this stage.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	4			Yes. The draft vision is supported.
PR-B-1243	Kazimiera	Kantor		4			This is not a vision it is an imposition. Our village communities have individual and historic antecedence which the proposals will wipe out forever. A huge Oxford urban sprawl would be created which would not agree with any vision that would enhance the city or the countryside. If it is absolutely necessary for housing to be built outside the city, infrastructure needs to be in place first and building on GB a last resort. Moreover, how can this plan be a "vision" if it is based on incomplete work; no proper assessment of demand, no infrastructure plan, no plan for exploiting brownfield sites etc.
PR-B-1254	Philip	Redpath		4			The draft Cherwell vision does not take into consideration the effect on communities that abut the North and West. With the combination of West Oxon Local Plan and Cherwell's proposals this will overload the current and any planned infrastructure. There needs to be disregard towards increased economic development. The numbers in themselves have been set specifically to provide for existing additional economic development proposals. We import half of our food and yet continue to build on productive farmland.
PR-B-1255	Kezia	Sheppard		4			No.
PR-B-1256	Nicola	Mallows	Gresswell Environmental Trust	4			It is completely inappropriate to even ask this question – since there is absolutely no reason for Cherwell to visualize this level of development. Oxford Growth Board and LEP may wish Oxford to become the central economic hub of England, but the residents do not. Small scale sustainable growth is one thing – but economic conjecture and developmental greed is quite another. Oxford needs to provide for its own housing sites rather than force 'new communities' on to the surrounding GB.
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	4			Agrees with the objective, but not the detail as the range of households, types and incomes for teachers, nurses, young academics, etc. have relatively low incomes, not just social housing/market housing. The plans don't suggest how they will meet that need-in fact they will make it worse by creating more demand for school places, hospital visits, etc. and this must be built into plans now. Do not agree with the statement in a report to Oxford City Council CEB (19/1/2017) that "Didcot and Bicester are considered to be within reasonable commuting distance [to Oxford] for low-waged households"
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	4			The Draft Vision is deficient in failing to consider the importance of impacts on existing communities. Suggest an additional phrase: "without unacceptable harm to the character and sustainability of existing communities and protected rural areas".
PR-B-1272	S G	Wakeling		4			Do not accept Cherwell's draft vision which includes building and decimating on GB around Kidlington. There are no exceptional circumstances to warrant considering using GB. If part of GB has to be considered then there should be a GB "Passage" 200m wide between any present housing area and any other land offered for new development. This is particularly necessary along the West side of the Oxford canal, which would be ideally placed for a park for the Kidlington and Begbroke residents.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	4			LP P1 PR is an addendum to the adopted Cherwell LP. In this regard the spatial strategy for Cherwell is summarised as follows: * Focusing the bulk of the proposed growth in and around Bicester and Banbury, * Limiting growth in our rural areas and directing it towards larger and more sustainable villages. * Aiming to strictly control development in open countryside.' The wording of the draft vision of the LPP1 Addendum is considered to be capable of being compatible with the existing spatial strategy of the already adopted LPP1.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	4			Support CDC's draft vision

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PR-B-1296	Graciela Inglesias	Rogers		4			Do not support the draft version with the present wording. Do not deny that more accommodation is required. Object strongly to development in the GB. GB around Kidlington (option A and B) has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. There are credible and effective alternatives to housing development in the GB. Use proposed employment sites. Invest in lower polluting forms of public transport such as trams. Invest on the expansion and improvement of broadband networks. These ideas were undertaken by Strasbourg in 1990's with great success.
PR-B-1297	Simon	Handy	Strutt and Parker LLP on behalf of Dairystock Ltd	4			Support the draft vision and do not consider that any changes are required. Consider that their client's land PR27 would fulfil the aspirations in the draft vision. These are detailed in the representation.
PR-B-1298	James	Jocelyn		4			No. The Vision as written is redundant as it fails to address the specific nature of Oxford's unmet housing need, that it is overwhelmingly for affordable housing. The SHMA makes it clear that the 'new balanced communities' mentioned in the Vision would be unsustainable given the demographic and economic projections, and even considering 'committed economic growth'. All planning referring to Oxford's unmet need must be clear in that it is addressing a need for affordable housing, not a need for net growth in housing and that it conforms to the sustainability requirements of the NPPF.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	4			The Vision should ensure that land allocated to meet Oxford's unmet need actually meets Oxford's unmet need. It should therefore emphasise that the land must be located within the A44 Corridor with excellent connectivity to Oxford/scope to continue to enhance such connectivity.
PR-B-1303	Steve	Gerrish		4			This rep makes reference to the summary leaflet page 12 - "To provide new balanced communities ..." This is an opportunity to ensure that the new housing meets the highest environmental standards. Houses built to current Part L1A of the building regulations can be significantly improved upon. There are already example at North west Bicester and Graven Hill. The rep provides specific details of how this could be achieved.
PR-B-1304	Tim	Wakeman		4			Do not support the draft version the vision is too narrow. It does not look at options of money available or address the needs of local people in this instance in Kidlington area.
PR-B-1305	Cllr Polly	Foster	Fritwell Parish Council	4			Homes to benefit Oxford should be near to Oxford, not in the wider Cherwell area.
PR-B-1306	Frank	Vreede		4			No. Do not see how building an additional 4400 homes will provide a balanced community anywhere in Cherwell if the houses are to be lived in by people commuting to Oxford. Commuters do not feel part of the community. A vision is needed for reducing Oxford's housing need and moving employment to where people already live.
PR-B-1308	Alaric	Rose		4			Support the draft vision as long as points raised in the previous questions are addressed as the Draft Vision would support many of the residents.
PR-B-1335	Natalie	Usher		4			The "vision" neglects to mention working with Cherwell and City residents, who must be included as active participants. This is a very serious oversight, and the document does not give any details on how local people will be involved beyond the legal consultation processes.
PR-B-1342	Laura	Precious	Quod on behalf of Albion Land	4			Supports the draft vision in principle. Have provided a detailed statement in response to this question in the representation.
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	4			Support the draft vision if it includes a range of sites to meet the identified need, which may include modest expansions to existing villages, towns and a new settlement. The terms 'exemplar design' is queried.

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PR-B-1344	Jonathan	Harbottle	Land and Partners Ltd	4			The vision is unduly restrictive. The unmet need is an opportunity to maintain the vitality of rural settlements which could benefit from housing growth. Criteria based policy would ensure that sustainable development comes forward in the right places in an appropriate form. The apportionment of the unmet need between the districts has not been finalised; with South Oxfordshire disputing its recommended contribution. Furthermore, it has been indicated that the unmet figure could be higher than initially stated. Criteria-based policy would give greater flexibility to deliver any increase in housing requirement, and would be in the spirit of the NPPF and its aim to significantly boost the supply of housing.
PR-B-1345	Nick	Alston	Bilfinger GVA on behalf of Oxford Aviation Services Ltd	4			The Vision should make reference to realising potentially significant local (social, economic, and environmental) benefits associated with accommodating a proportion of Oxford's unmet housing needs in the district
PR-B-1346	Neil	Tiley	Pegasus on behalf of the Dorchester Group	4			State that, 'it is not clear what is meant by balanced communities'. Support the vision and suggest that, if would benefit from being reworded to require that developments are well-designed and responsive to their surroundings.
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	4			Support the Draft Vision. Launton has a close physical relationship with Bicester, which has good rail links and is therefore well connected to Oxford, meaning that the site at Grange Farm is very well placed to assist in meeting Oxford's unmet needs.
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	4			Greater emphasis is required to ensure the additional homes are located within the city boundary or very adjacent to Oxford, and that a much greater priority is given to providing homes for families on the housing register and young people hoping to buy or rent. This implies a need for social housing, since the market will not produce the really low-cost homes that are needed.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	5			Yes
PR-B-0033	Henry	Munday		5			Oxford City built at Kidlington in the 1960's it is unfair they now want the rest of Kidlington and Gosford. We pay Cherwell officers to look after Cherwell not Oxford.
PR-B-0039	Susan	Cooper		5			Yes, support it.
PR-B-0055	Cynthia	Hall		5			No, do not believe that Oxford has an unmet housing need that would not be addressed by the 4,400 empty houses and brownfield development.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	5			Yes. Co coordinating between the City and County Councils can help unlock development and maximise opportunities. This is relevant to the infrastructure improvements/requirements identified in the Interim Transport Assessment.
PR-B-0060	Sue	Mackrell	Bicester Town Council	5			Agrees to the Objective SO16.
PR-B-0119	C A	McCall		5			Have the district councils been hi-jacked into this objective?
PR-B-0120	E	Tonkin		5			Why Kidlington and not perhaps Banbury's need for more economic development.
PR-B-0153	Paul	Goulding QC		5			Yes, subject to Cherwell's contribution being proportionate to that of Oxford and other districts. GB being preserved and protected and in keeping with unique character of village life.
PR-B-0156	Val	Colby	Berrys on behalf of Cancer Research UK	5			Agree with this objective.
PR-B-0169	Colin	Carrit		5			Yes, fully support the SO16 statement.
PR-B-0171	Peter	Worth		5			Yes, it has be delivered due to the geographic relationship of Kidlington and Yarnton to Oxford.
PR-B-0184	Roger	Prince		5			It is hard to agree with this objective when the starting point is that "Oxford's unmet housing needs" are based on a flawed SHMA. It is not too late to dispute the figures. Co-operation is the only way forward, of course, but working with the City and County Councils should not mean giving in to their demands if the end result reduces the quality of life for many Cherwell residents.

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PR-B-0186	Paul	Walker	Oxford Bus Company	5			Request that the wording in the policy needs to be clear, it needs to state how three authorities will work together in delivering sustainable solutions of housing in the city. Consider that this policy is fragmented across three authorities. With no single authority responsible or meeting this housing need there is little political imperative to deliver the numbers identified in the way set out in the policy wording. In addition there is a £1.7bn infrastructure investment gap in Oxfordshire and the actual amount needed to support the scale of development predicted up until 2030. Suggest amending the policy wording to outline how the infrastructure and housing can be jointly delivered with key stakeholders during the plan period. The wording as it stands is limited in its ability to deliver.
PR-B-0209	Patrick and Julia	Jennings		5			Supportive of some aspects but would like to see amendments that support and compliment the city's world class economy, universities and outstanding environment. The vision should be clear that it aims to support existing local employment base opposed to encouraging further growth of Oxford by providing commuter housing for London workers. To work with Oxford City Council and Oxfordshire County Council in delivering an appropriate contribution in the Cherwell Area to meeting Oxford's unmet housing needs by 2031.
PR-B-0447	Laura, John, Benito	Wainwright		5			?
PR-B-0637	Prof Martin LG	Oldfield		5			No, changes are required to preserve the GB, Cherwell should not seek to accept the housing figures from Oxford, they are too high.
PR-B-0641	J	Willoughby		5			No, I have not sufficient knowledge.
PR-B-0643	L	Allen		5			No, the existing local plan as agreed in 2015 should prevail. Suggest that reference to other district councils is included as it affects everyone not just Oxford and Oxford City.
PR-B-0653	Peter	Webber		5			Only if Oxford City can fully demonstrate its housing needs and has considered that it may have reached capacity. It may be more sustainable to create growth elsewhere in the region.
PR-B-0655	Christina Mary	Shirley		5			No, there are not sufficient doctors or emergency services.
PR-B-0656	Mary G	Shirley		5			No
PR-B-0658	Susan	Oldfield		5			No, it should be scrapped.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	5			The Localism Act 2011 introduced the Duty to Cooperate on strategic priorities with cross-boundary impacts. Such strategic priorities include policies concerning homes and jobs needed in the area. Given this statutory duty not sure why the Council feels it requires a further Strategic Objective. However, rep suggests an amended text.
PR-B-0705	Nick	Small	Stagecoach	5			Strongly supports and welcomes SO16
PR-B-0710	Selwyn	Phillips		5			It seems to be very one sided, it appears that Oxford is the lead agency for Oxfordshire. All of the councils should work together on the decision making it appears that we are being dictated to.
PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	5			Generally support the draft strategic objective SO16
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	5			Have grave doubts that such as vision is achievable. In particular, the existing infrastructure, in terms of the local road network and provision for schools, healthcare and other essential services, is already under severe pressure.
PR-B-0743	John	Tremlett		5			Yes. support SO16 very strongly
PR-B-0745	Dr Ian	Scargill	Oxford Green Belt Network	5			Disagree with the basis on which the unmet housing need has been assessed and do not consider that Cherwell should have to meet the level as assessed (4,400). Rather it should work with the City and Council to develop a strategy which disperses realistically assessed growth away from Oxford and its GB. The City Council should itself discourage further employment generating development in Oxford and use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.



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PR-B-0751	Dr Katrin	Kiessling		5			Agree that the council should work together for a co-ordinated approach.
PR-B-0755	Martin	Palmer		5			No do not support, unless major infrastructure of transport, traffic, and roads can be achieved before large scale housing is built. Yes changes are required.
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	5			The objective is supported
PR-B-0786	Jane	Olds	Caversfield Parish Council	5			Support the draft objective.
PR-B-0796	David	Tighe		5			No
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	5			Agree, it is in fact a statutory requirement under the Duty of Local Authorities to Cooperate.
PR-B-0799	Ian	Sheppard		5			Do not support the draft objectives.
PR-B-0802	Peter J	Frampton	Framptons on behalf of db Symmetry	5			Changes are required to ensure that the economic needs of Oxford are properly addressed - through provision of a regional distribution centre to serve manufacturers and the growth in electronic retailing.
PR-B-0808	Chris	Robbins		5			Yes, it makes sense for local authorities to co-operate.
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	5			Yes
PR-B-0821	Alan and Suzanne	Mclvor		5			No. Economic growth can be focussed away from Oxford and its GB. Oxford City should use land that it has allocated for employment to build high-quality high-density housing.
PR-B-0825	Simon	Joyce	Strutt and Parker on behalf of Mrs A Darbshire	5			Support this strategic objective and do not consider that any changes are required.
PR-B-0826	Alan	Dobson		5			SO16 is OK in principle, but.
PR-B-0830	Nigel	Buttler		5			Yes
PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	5			Supports SO16 and considers that the delivery of the new balanced communities described at Question 4 but must question whether the allocated housing numbers can be achieved until a proper assessment is made.
PR-B-0832	Richard	Hills		5			Yes – see above for comments about Oxford's growing population.
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	5			Draft SO16 is supported. The Partial Review should take in to account the County Council's Oxford Transport Strategy and how this can best be integrated with the bringing forward of strategic sites on the northern edge of Oxford. CDC will also need to work with a number of other key stakeholders, including landowners to ensure that the sites within the locations identified are deliverable. For completeness, it is suggested that the strategic objective should quantify the minimum housing contribution that Cherwell will make to Oxford's unmet need as prescribed by the OGB.
PR-B-0838	David	Jackson	Savills on behalf of University of Oxford, Christ Church, Exeter, Magdalen, Merton and St John's Colleges	5			SO16 is supported. It will be important for the Council to work with Oxford City Council to deliver housing that best meets Oxford's needs. It is also important to work with Oxfordshire County Council on transport matters. Reference is made to the Oxford Transport Strategy (OTS) and specific schemes in it. The Partial Review should take account of this range of transport interventions and how these can best be integrated with bringing forward strategic development sites in the district.
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	5			Yes
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	5			SO16 should be amended to state that CDC will work with member districts and Oxford City in delivering Cherwell's contribution to meeting Oxford's unmet housing needs by 2031.
PR-B-0847	Richard	Cutler	Bloombridge LLP	5			Support SO16 but suggest that the overall approach could be enhanced by also continuing the Kidlington Master Plan process. The Partial Review deals with Oxford's unmet need, but the spatial consequences unavoidably require Kidlington to be part of the solution, unless it is thought sustainable to avoid Areas of Search A and B.
PR-B-0856	David	Smith		5			Yes but without giving priority to Oxford's needs over any others.

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PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	5			Whilst the objective can be supported, the PC has major concerns about how the unmet housing need and apportionment has been determined. Suggest rewording 'To work with Oxford City Council and Oxfordshire County Council in delivering Cherwell's appropriate contribution to meeting Oxford's unmet housing needs by 2031'.
PR-B-0866	Matt	Todd		5			No. Do not support. Disagree on how the unmet housing has been assessed, Cherwell should not have to meet the 4,400 requirement. Need to work with the City and County Councils to develop a strategy to realistically assess growth away from Oxford and its GB. City Council needs to discourage further employment generating development in Oxford. Use land currently allocated to employment along with previously developed land for well planned high density housing.
PR-B-0869	Peter	Hainsworth		5			No, because it has been inadequately thought through and consultation has been exceptionally poor.
PR-B-0877	David	Flavin	Oxfordshire County Council	5			Supports SO16 - more detailed comment is provided in the representation.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	5			Unable to respond - Insufficient time to consider the issues in detail
PR-B-0887	Paul	Buckley		5			Yes
PR-B-0890	Chris	Dicks		5			Yes, but not at the expense of the GB or loss of identity to surrounding villages. The statement needs to acknowledge those living and working in Cherwell and not just the needs of Oxford. There is little detail on how transport issues could be resolved and accommodate developments such as the Northern Gateway. Further housing at Bicester with its greatly improved transport links to Oxford should be considered before GB is lost.
PR-B-0895	Dr Alison and Dr Simon	Street		5			Would support the objective if Cherwell is satisfied that Oxford City has realised the full potential within its own boundaries. Would support it if there can be a proviso clause inserted. The number, density and location needs periodically reviewed to ensure that the need is evident, with particular reference to social infrastructure in Kidlington due to the aging population needs to be taken into consideration.
PR-B-0896	Lucy and Richard	Miles		5			How can Cherwell work with Oxford City given that it seems that Oxford is imposing its demands on Cherwell?
PR-B-0897	Rob	Lawrence		5			No. It needs to change to include action by Oxford to deal with the completely inadequate transport links to and around the city (NOT more buses).
PR-B-0905	Theresa	Goss	Bloxham Parish Council	5			Suggest that the Strategic Objective should be on sustainable sites rather than increase pressure on surrounding infrastructure
PR-B-0907	Alison	Forfar		5			Oxford should look to use all its own land especially brownfield before asking other areas to support their needs. Building in surrounding areas will increase traffic and increase air pollution which is detrimental to the health of the population in Cherwell. Inadequate public transport and to get into Oxford by public transport you have to drive a distance to get onto a bus or train.
PR-B-0909	Mark	Lowen		5			Agree with draft strategic objective SO16 , however Oxford City needs to cooperate with Cherwell and avoid commercial development within the city boundaries which hampers their ability to build houses. Consideration should be given to using the Northern Gateway for housing and greater commercial development at Begbroke Science Park, Langford Lane and Kidlington Airport to reduce traffic going into Oxford.
PR-B-0910	Ken	Pelton		5			The question presupposes that Cherwell should make a contribution. I don't think it should.
PR-B-0911	Andrew	Smith	Hampton Gay and Poyle Parish Meeting	5			Understand the economic and cultural importance for Oxfordshire, but Kidlington should not be sacrificed for Oxford. Retaining the green gap, recreational value of the Countryside, etc. are important to Kidlington residents. Oxford City's housing strategy should be revisited. Considerations should be given to moving current facilities out of the City, where they can more easily be accommodated in the countryside and free up land for redevelopment.
PR-B-0912	David	Mason		5			Yes and no.

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PR-B-0913	Helen	Marshall	CPRE Oxfordshire	5			Disagree with SO16. Consider that CDC should work with the other Oxfordshire authorities to divert growth away from Oxford and that Oxford City Council should do much more to meet its own genuine needs, for example by not proposing further large-scale employment-generating development, by re-allocating employment sites for housing and by increasing density of development.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	5			The strategic objective is reasonable and does not require changes.
PR-B-0926	Dr Eric	Sidebottom		5			No.
PR-B-0929	Rosie	Lodwick		5			Objects to SO16. There is a legal duty for local authorities to cooperate, but Oxford should look within its own boundaries for future development, on brownfield as well as greenfield sites, and by using higher building densities. It should use land for housing, not employment. By allocating land to employment instead of housing within Oxford City, even more "unmet needs" are generated. The Northern Gateway area, and any other areas now zoned for employment, should be rezoned for housing. Promotes new town/settlement concept.
PR-B-0931	Jane	Olds	Fringford Parish Council	5			Yes
PR-B-0933	Peter	Bateman	Framptons on behalf of the Donger Family	5			Ye, this objective accords with the emphasis of the Framework.
PR-B-0937	Philip	Rawle	Greenlight Developments	5			The OGB apportionments relates to all four of the Oxfordshire districts, therefore they should all be referred to in this objective. This would also be consistent with the requirements of the Duty to Co-Operate.
PR-B-0944	David	Stone		5			Yes, this is rhetorical question? The obligations of Oxford City and Cherwell mean co-operation is necessary and essential. But this should not result in collusion and underhand practice by avoidance in full engagement with residents most affected in North Oxford, Cutteslowe and Kidlington? The needs should not mean that these Councils have right to ride roughshod over the needs and rights of residents or indeed destroy as a consequence existing community cohesion.
PR-B-0948	Tim	del Nevo		5			Yes, clearly all the local councils need to work together but very rarely do so for political reasons.
PR-B-0949	Peter	Monk	Banbury Civic Society	5			Agree to SO16, but only within the framework outlined above. Transparent, accurate and timely monitoring of relevance of need is essential to ensure that sites are brought forward in good time to meet the required demand.
PR-B-0956	Mark	Recchia	Banbury Town Council	5			Supports Objective SO16, however would also welcome an explicit reference to town and parish councils' roles, in delivering Cherwell's contribution to meeting Oxford's unmet housing needs by 2031.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	5			Supports SO16.
PR-B-0973	Jonathan	Harbottle	Land and Partners Ltd	5			Yes, however, the council should also work with neighbouring authorities to help deliver contributions towards Oxford's unmet housing need. It is noted that SODC's contribution has not been agreed and it is unclear how this need will be met.

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PR-B-0984	Jane	Burrett		5			By 2021 there will be another census, understand the assessment of housing need is based in part of the 2011 census. We're in 2017 my comments on Q3, the situation in Oxford City employment may change. The Express Way between Oxford and Cambridge. The outcome of the feasibility study for an additional junction between 8 and 9 on the M40. Changes to employment like at Cowley before the Brexit vote and housing need from the social economic changes in the region which will arise from Brexit., this will take time to become clear. Unclear to educational institutions because of Brexit as immigration decision are yet to be made. 2031 seems unrealistic, interim reviews of targets have to be built into this objective. The birth rate in Bicester is on the raise which will lead to a high demand for local employment and local infrastructure, what serious challenges will they face in 2031.
PR-B-0985	Peter	Collins	Islip Parish Council	5			Objective SO16 does not make reference to the need to avoid sacrificing the quality of life enjoyed by Cherwell residents and businesses.
PR-B-1003	Simon	Turner	Launton Parish Council	5			Yes, no changes required.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	5			Supporting SO16 seems necessary, but hope that CDC will take a robust line.
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	5			Support SO16 and our new community at New Alchester will assist in the achievement of this Objective.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	5			Yes
PR-B-1024	Andrew	Hornsby-Smith		5			There is a legal duty to collaborate (co-operate), but considers that Oxford City should not predetermine or have a veto on where Cherwell delivers the unmet housing need, nor the weighting of the criteria that go to inform that allocation.
PR-B-1030	Jonathan	Harbottle	Land and Partners Ltd	5			Yes, however the council should also work with neighbouring authorities to help deliver contributions towards Oxford's unmet needs. It is noted that SODC's contribution has not been agreed and it is unclear how this need will be met.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	5			The suggested cooperation with Oxford City Council and Oxfordshire County Council is welcome. The objective should also include cooperative working with other Oxfordshire district councils, this is particularly important due to the uncertainty surrounding the role of South Oxfordshire in delivering homes required for Oxford.
PR-B-1036	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford	5			Support Draft Objective SO16 in principle, and consider that it is of critical importance that CDC continues to work with Oxford City and County in delivering Cherwell's contribution to meeting Oxford's unmet housing needs by 2031. However, consider that Cherwell should make a firmer commitment to deliver a minimum of 4,400 net additional new homes or more within the Strategic Objective. Provide a more detailed argument in the representation to make a case for Cherwell to provide 5000+ homes.
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	5			SO16 is supported.
PR-B-1038	Mrs Margaret	Sidebottom		5			No.
PR-B-1039	Igor Niladri	Dyson		5			No. Cherwell is being pressurised into this. The unmet housing need comes from a wish to grow population and to drive the economic growth. Regardless of the damage to the environment, heritage and social benefits. Sustainable is not an appropriate word describing development on any existing GB. Consideration should be given to previously developed land, be affordable and house the current population first.
PR-B-1069	JP	Lyes		5			No. It is not an objective but rather a method. The objective for Kidlington should be about protection of its strengths and attributes as a pleasant place to live and work.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	5			The wording is satisfactory if Cherwell concedes to City's need under joint working.
PR-B-1095	Val	Russell	Bodicote Parish Council	5			Agrees on this vision.

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PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	5			Draft SO16 is a requirement of NPPF para 178 and is therefore supported. The provision of at least 1,100 new homes on Land NW of Oxford Airport and Land E of Marlborough School will provide for the sustainable development of new homes to support Oxford City's unmet need.
PR-B-1099	Alan	Storah	Oxford City Council	5			Supports SO16.
PR-B-1108	Tom	Hockaday		5			It is sensible and reasonable to work together. The change that is required is for Oxford to find ways of allowing development in the GB
PR-B-1109	Keith	Johnston		5			There is an urgent need to explore all options to accommodate Oxford City's housing need within its boundary and thus determine the urban capacity of the city. Oxford City's website states that 52% of Oxford is open space. This should be no more, or less precious than GB surrounding the city which acts as a buffer to prevent over-urbanisation.
PR-B-1110	Iain	Johnson		5			Yes but Oxford City needs to take a greater role in planning for the growth of the city. Working with existing landowners in the city, identifying brownfield as well as greenfield sites and perhaps considering boosting jobs in surrounding towns rather than in an overcrowded city.
PR-B-1111	Pat	Clissold		5			Yes, if the number of houses proposed is reduced and the number of commuters is reduced. If public transport to the hospitals is fast tracked and bus lanes precede any development. Oxford has to find a way to live within its means and avoid growing into a mega city losing its historic attractive character.
PR-B-1126	Jamie	Lewis	Hunter Page Planning on behalf of M and G Real Estate	5			The draft objectives are supported, however, the key focus should be to deliver sustainable development across the Cherwell district. As well as responding to the unmet housing need of Oxford, this should ensure that development is brought about in a sustainable manner, supporting the district of Cherwell as a whole.
PR-B-1132	Linda	Ward	Kidlington Development Watch	5			Objects to SO16 for reasons provided in questions 1, 2 and 3
PR-B-1133	Philip	Towler		5			Do not support it in its current form, because Cherwell's contribution has been set too high relative to that apportioned to Oxford City.
PR-B-1142	Alan	Lodwick		5			No. Do not support Strategic Objective SO16 because disagree with the assumption that Cherwell has to meet Oxford's needs as these have been incorrectly assessed by the SHMA.
PR-B-1145	Richard	Bennett		5			Not fully. It needs to include all districts and be joined up with other districts.
PR-B-1154	Jim	Spencer		5			Yes, given the far reaching implications close working between the different authorities is essential
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	5			Do not support this objective. Support the interactive Local Plan adopted in 2015.
PR-B-1157	Nicola and Giles	Lewis		5			Have no objection to councils working together as long as the interests of those living in the relevant district are protected and their interests given priority. Strategic Objective SO16 should be subject to a review in five years when there is a clearer view of actual employment growth, especially following Brexit. It should also prioritise brownfield development and CDC should do its utmost to uphold GB policy. Cherwell and other district councils should divert employment growth away from Oxford and that Oxford City should use land for current housing needs rather than employment.
PR-B-1158	Elizabeth	Leckie		5			Cherwell, not Oxford, should decide where Cherwell's apportionment is to be sited. There is a significant conflict of interests: Oxford city, in insisting on putting the vast majority of its own 'unmet housing needs' outside the city, is prioritizing its own desire for growth and prestige developments over both the quality of life and wellbeing of the residents of Gosford and Kidlington. The GB benefits the residents of Oxford as well.
PR-B-1159	Tamsin	Leckie		5			Cherwell, not Oxford, should decide where Cherwell's apportionment is to be sited. There is a significant conflict of interests: Oxford city, in insisting on putting the vast majority of its own 'unmet housing needs' outside the city, is prioritizing its own desire for growth and prestige developments over both the quality of life and wellbeing of the residents of Gosford and Kidlington. The GB benefits the residents of Oxford as well.

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PR-B-1162	Roger	Bellamy	Hornton Parish Council	5			No and Yes. Oxford has to meet its own needs and allotted targets.
PR-B-1163	Catherine	Arakelian		5			No. Cherwell should act as a critical friend to its neighbouring councils and challenge them to recognise that these would be the wrong houses in the wrong place, for the wrong people at the wrong price. I understand that Oxford desperately needs housing for its key workers young people, but estate agents and developers view Oxfordshire countryside as prime land for large gated communities. This "vision" is without any genuine attempt to protect the homes for the people who need them. An allocation of 90% of these houses to key workers and young people is needed but would be unviable to developers. These premium houses, if built, would contribute to a spiral of rising house prices pushing even more people out of the area, worsening traffic flows, air pollution, and having damaged the countryside irreparably. SO16 will contribute nothing to sustaining the local economy, it is growth without sustainability.
PR-B-1165	Caroline	Johnson		5			Disagree with the strategic objective SO16. The basis for the unmet housing need is not firmly based. Do not agree that Cherwell should have to meet the unmet "need" for 4,400 houses. Cherwell should work with Oxfordshire and Oxford to develop a coherent strategy to have a sustainable distribution of employment and housing across the county.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	5			Support SO16. However, it is vital that all of the OGB authorities work together to ensure that all of Oxford's DC numbers are met and that the 2,750 apportionment to South Oxon does not fail to be provided.
PR-B-1174	Ellis	Davies		5			No
PR-B-1181	Heidi	Lancaster		5			No, do not support SO16. Oxford should work harder to meet their own housing needs by building on brownfield sites and limiting business expansion so as to not cause further demand for housing.
PR-B-1182	Alison	Noel		5			No, do not support this objective.
PR-B-1188	Carol	Matheson		5			Am in favour of working with Oxford City to meet Oxford's housing needs but it needs to be a genuine requirement based on verified and validated figures. If development goes ahead at North Oxford Golf course the same should happen at South Oxford Golf course.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	5			Supports SO16
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	5			No. Changes are required to reflect para B95 of the Local Plan Part 1 (which commits the Council to seeking to address the unmet housing needs arising from elsewhere in the OHMA particularly Oxford City) and para 17 of the Inspector's 9 June 2015 report on the examination into the Local Plan ('Clearly a joint approach involving all the relevant Councils is required on a co-operative basis to fully address the OANs of the whole county as one overall strategic housing market areas.') SO1 should therefore read: 'To work with all the relevant Councils in delivering Cherwell's contribution to meeting Oxford's unmet housing needs by 2031'.
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	5			Yes. It is universally accepted amongst Oxfordshire's district councils and Oxfordshire County Council that Oxford cannot fully meet its own housing need, due to the compact nature of the city's urban area and the green belt and environmental constraints which surround the city.
PR-B-1227	Richard	Silvester		5			Do not support this – Cherwell, Oxford and the county councils should be developing a joint strategy which disperses realistically assessed growth away from Oxford and its GB.
PR-B-1229	Henry	Brougham		5			Support. No changes required.
PR-B-1230	T M M	Green		5			No do not support this. Economic growth should be focussed away from Oxford and its GB. Oxford City should use land that it has allocated for employment to build high-quality high-density housing.

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PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	5			Supports SO16. Do not, however, agree with the conclusion at para 7.21 of the SA in respect of how Area H performs against SO16. Area H is well connected by public transport, with Oxford (18 mins by train). As a major town Banbury is socially and historically linked to Oxford and presents a realistic origin point for commuting to Oxford, for economic and leisure purposes. Directing development towards Area H would likely have a neutral effect on the delivery of SO16.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	5			No comments at this stage.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	5			Yes. Draft SO16 is supported.
PR-B-1240	Suzanne	Willson-Higgins		5			Whilst the objective itself can be supported the Parish Council has major concerns about how the unmet housing need and apportionment has been determined. A suggested amendment to the Objective would be: "To work with Oxford City Council and Oxfordshire County Council in delivering Cherwell's appropriate contribution to meeting Oxford's unmet housing needs by 2031."
PR-B-1243	Kazimiera	Kantor		5			Only if it actually means that Councils work collaboratively together and plan the development thoroughly, gradually and carefully. Work should start on brownfield sites and infrastructure should precede the building of houses. Leaving the infrastructure to a random developers' levy is unacceptable.
PR-B-1251	Susan	Silvester		5			Do not support this as Oxford and the county councils should be developing a joint strategy which disperses realistically assessed growth away from Oxford and its GB.
PR-B-1252	Philip	Boxall		5			Some sense of Oxford City Council's reciprocity needs to be added and also a qualifier about sustainability of the planned growth to be supported.
PR-B-1255	Kezia	Sheppard		5			No.
PR-B-1256	Nicola	Mallows	Gresswell Environmental Trust	5			Does not support SO16. Consider that Cherwell should work with Oxford City Council to keep development away from the Oxford Green Belt. Oxford should build for Oxford, within the city. Oxford does not need to be the economic hub of England. It does not need to further increase its business or commercial development, no increase its student capacity. Oxford needs to build houses to service its present need. These houses should be as close to the centre as possible.
PR-B-1260	Elizabeth	Sheppard		5			No
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	5			Agrees with SO16. The record of Councils working is woeful and wants this to work better in the medium term, and be replaced by a more efficient system of local government as soon as possible.
PR-B-1263	Katie	Silvester		5			Do not support this. Cherwell, Oxford and the county councils should be developing a joint strategy which disperses realistically assessed growth away from Oxford and its GB.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	5			Recommend a change to allow flexibility/away from the agreed 4,400 as 'the contribution' as this quantum has yet to be fully assessed in terms of deliverability. E.g. 'To work with Oxford City and Oxfordshire County Council in delivering an appropriate contribution to meeting Oxford's unmet housing needs by 2031, within Cherwell District.
PR-B-1272	S G	Wakeling		5			Changes are required to SO16. Limitations on number of houses in line with my comments in answers to questions 1 and 2. Conditions of cooperation with Oxford should be in terms of agreement to the conditions set out in answers to questions 3 and 4.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	5			Support SO16. Without a robust approach to this matter, the plan cannot be found sound. Indeed it was only on the basis of the paragraphs confirming how this unmet need would be addressed within the adopted Local Plan (in particular paragraph B.95) that the Cherwell LPP1 was found sound and the Inspector considered that CDC had appropriately met their duty to cooperate requirements

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PR-B-1287	Tenley	Soanes		5			Agree about building on Pear Tree Park and Ride – but sort out A40 as well or the transport congestion in Kidlington and A44 will be hideous as people attempt to avoid A40.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	5			Support effective delivery arrangements for Cherwell's contribution towards Oxford's unmet housing needs.
PR-B-1295	Natasha	Blackmore	Sheldon Bosley Knight on behalf of the Wright Family	5			Supports SO16, and considers that this objective accords with the NPPF Duty to Cooperate as an authority within the Oxford Housing Market Area. Collaborating with other stakeholders will ensure that not only are the housing numbers met, the dwellings are located in accessible and appropriate areas.
PR-B-1297	Simon	Handy	Strutt and Parker LLP on behalf of Dairystock Ltd	5			Support SO16 and do not consider that any changes are required.
PR-B-1298	James	Jocelyn		5			Yes.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	5			Supports SO16 . Para 178 of the NPPF requires public bodies to co-operate on cross-boundary planning issues, particularly those that relate to strategic priorities. It is a statutory duty and not a matter of choice.
PR-B-1306	Frank	Vreede		5			No. Cherwell's local plan is exactly that. The four additional draft objectives do not address local issues, as evidenced by the outcry of local residents to these proposals. The additional draft objectives do not in any way complement the local plan, nor do they benefit the local residents. Yes, changes are required. The additional draft objectives should be scrapped.
PR-B-1308	Alaric	Rose		5			Support the draft vision as long as points raised in the previous questions are addressed as the Draft Vision would support many of the residents.
PR-B-1342	Laura	Precious	Quod on behalf of Albion Land	5			Support SO16. Have provided a detailed statement in response to this question in the representation.
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	5			Support SO16.
PR-B-1344	Jonathan	Harbottle	Land and Partners Ltd	5			Support SO16. The council should also work with neighbouring authorities to help deliver contributions towards Oxford's unmet housing need. It is noted that South Oxfordshire's contribution has not been agreed and it is unclear how this need will be met.
PR-B-1346	Neil	Tiley	Pegasus on behalf of the Dorchester Group	5			Welcome Objective SO16. However, the commitment to joint working should also make reference to the other districts in order to ensure that the housing needs are met at the most appropriate locations across Oxfordshire.
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	5			Richborough Estates are fully supportive of SO16 and acknowledge that co-operation between all the authorities will be necessary to deliver Cherwell's contribution to meeting Oxford's unmet housing needs. In addition, it is essential that CDC engage with landowners and developers to ensure the deliverability of housing land in meeting the required housing targets for the District and for Oxford City.
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	5			Spreading 4400 new homes across Cherwell District will not meet the needs of those on low incomes, or key workers with jobs in Oxford; it will just add to the many thousands already commuting to London and Oxford.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	6			Yes
PR-B-0033	Henry	Munday		6			More employment is needed in Cherwell not Oxford. City. Don't join Kidlington/Gosford with Oxford, or Kidlington to Begbroke or Yarnton.
PR-B-0037	Clifford	Jones		6			Do not support this objective because it is based on the "projected economic growth which underpins the agreed Oxfordshire Strategic Housing Market Assessment 2014". A revised assessment is required following the results of the United Kingdom European Union membership referendum, 23 June 2016.
PR-B-0039	Susan	Cooper		6			Yes, support it.
PR-B-0055	Cynthia	Hall		6			Oxford has full employment and as it's surrounded by flood plains cannot safely expand. Bicester would benefit from large scale commercial development.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	6			Yes. Housing growth should support the rural economy, and the role of Local Enterprise Partnerships can help ensure this.



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PR-B-0058	Anthony	Hall		6			No. Further economic growth in Oxford is clearly unsustainable – as witness all the problems that are created by the present overheated economy and about to be exacerbated by the Northern Gateway.
PR-B-0060	Sue	Mackrell	Bicester Town Council	6			Agrees to the Objective SO17.
PR-B-0119	C A	McCall		6			It is all being done in a rush, and are CDC committing to something future generations will regret.
PR-B-0120	E	Tonkin		6			Why Kidlington and not perhaps Banbury's need for more economic development.
PR-B-0153	Paul	Goulding QC		6			No. The projected economic growth is insufficiently supported by robust evidence, of doubtful sustainability, and of questionable validity when measured against the potential harm to the countryside and the cohesion of existing communities.
PR-B-0156	Val	Colby	Berrys on behalf of Cancer Research UK	6			Agree, provided it is accepted that the current adopted Local Plan in part already achieves a level of support to Oxford by the extent of allocations at Bicester.
PR-B-0169	Colin	Carrit		6			Yes, fully support the SO17 statement.
PR-B-0171	Peter	Worth		6			Yes, it has to be delivered due to the geographic relationship of Kidlington and Yarnton to Oxford
PR-B-0184	Roger	Prince		6			Do not support this objective, as the figures in the SHMA are unrealistically optimistic and have been criticised in the past by several council leaders, MPs, and planning expert .One independent planning expert concluded that the estimated figures in the SHMA are likely to be “grossly overstated” by a factor of over two. The only people who seem still to be giving the SHMA any credibility are the commercial property consultants who prepared it, property developers and landowners who see an opportunity to make some significant profits and, regrettably, some members of the local councils. The fact that the Inspector has accepted the figures should be no barrier to local politicians disputing the validity of the SHMA on behalf of the people they represent.
PR-B-0186	Paul	Walker	Oxford Bus Company	6			Support SO17
PR-B-0209	Patrick and Julia	Jennings		6			Agree that the plan should aim to provide a significantly reduced Cherwell contribution to Oxford's current unmet housing needs, but not to support uncontrolled economic growth for Oxford.
PR-B-0447	Laura, John, Benito	Wainwright		6			Cannot support any contribution to meeting Oxford's housing needs when the figures are based on the dubious 2014 SHMA. Supporting projected economic growth will produce any open-ended commitment to providing houses with infrastructure requirements.
PR-B-0637	Prof Martin LG	Oldfield		6			No, changes are required to preserve the GB.
PR-B-0641	J	Willoughby		6			No, I have not sufficient knowledge.
PR-B-0643	L	Allen		6			No, concentration should be on developing other industries across Oxfordshire and remove the need to travel to Oxford. Oxfordshire is well placed to allow travel to other areas - London, Midlands, south coast and South Wales.
PR-B-0653	Peter	Webber		6			Only if Oxford City can demonstrate its housing needs are genuine and if Cherwell's economic growth is promoted as well.
PR-B-0655	Christina Mary	Shirley		6			No, do not wish to live on a housing estate.
PR-B-0656	Mary G	Shirley		6			No
PR-B-0658	Susan	Oldfield		6			No.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	6			The projected economic growth underpinning the SHMA needs to be reassessed by 2022 so that any further housing requirements for Oxford better reflects the actual economic situation. No-one knows the effect that Brexit will have on the UK economy therefore it would be prudent to reassess the situation when the UK has exited the EU.
PR-B-0705	Nick	Small	Stagecoach	6			Strongly supports and welcomes SO17
PR-B-0710	Selwyn	Phillips		6			Is the growth assessment still a reasonable projection. The future for Kidlington seems to be a medium style town. Oxford sprawl is not a satisfactory growth strategy.
PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	6			Generally support the draft strategic objective SO17

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PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	6			Have grave doubts that such as vision is achievable. In particular, the existing infrastructure, in terms of the local road network and provision for schools, healthcare and other essential services, is already under severe pressure. These facilities are limited in Yarnton and, are not capable of accommodating additional housing development on the scale proposed. Furthermore, there is nothing to suggest that realistic and deliverable plans are in place to provide the necessary infrastructure improvements. LTP seeks to reduce pressure on the local road network by encouraging the location of housing close to jobs where people can more easily walk or cycle to work and in places where people will be able to use high quality public transport to get to work.
PR-B-0743	John	Tremlett		6			Yes. support SO17 very strongly
PR-B-0745	Dr Ian	Scargill	Oxford Green Belt Network	6			Strongly oppose draft Strategic Objective SO17. The projected economic growth has been put forward by the Ox (LEP) to support its bids for external funding. It relies on a large number of commercial property development proposals actually coming to fruition and ignores the possibility of job losses and competition from other areas. It is unlikely that anything like the estimated numbers of jobs will be created in practice and, therefore, the housing requirement for the putative new employees is also much too high.
PR-B-0751	Dr Katrin	Kiessling		6			The projections appear optimistic in the light of the Brexit vote and should be revised after Brexit has been initiated and its effects can be better evaluated.
PR-B-0755	Martin	Palmer		6			Only if current transport problems are addressed and no development to join Kidlington with Oxford is considered.
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	6			The objective is supported
PR-B-0786	Jane	Olds	Caversfield Parish Council	6			Yes, if Oxford cannot be persuaded to change their employment policy.
PR-B-0793	Philip	Morley	North Oxford Golf Club	6			SO17 relates to economic growth. Figure 5 of the consultation shows that more people in 2011 worked on the east of the City (Headington and Cowley) than in the City Centre. Economic, social and technology trends are likely to mean that proportionately fewer people will work in the City Centre in fifteen years' time. Suggest that CDC revisits the housing and transport assumptions behind SO17.
PR-B-0796	David	Tighe		6			No
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	6			Oxford's unmet housing need is more underpinned by issues of unaffordability than by economic growth, as evidenced by the SHMA. This point is partially addressed by SO18, but is not identified as a key driver.
PR-B-0799	Ian	Sheppard		6			Do not support the draft objectives.
PR-B-0802	Peter J	Frampton	Framptons on behalf of db Symmetry	6			For the same justification as the submission in response to Q5, SO17 to be extended to include the economic needs of Oxford.
PR-B-0808	Chris	Robbins		6			Reservations about the SHMA. Failure to meet Oxford's unmet needs will impact adversely on Oxfordshire's economy. Have doubts about the precise figures, Accept the general desirability of ensuring housing development matches economic growth.
PR-B-0819	Tim	Green	The Harbord Road Area Resident Association	6			Do not support SO17 because the economic growth forecasts are exaggerated and over-estimated the housing.
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	6			Yes
PR-B-0821	Alan and Suzanne	Mclvor		6			No. The economic growth forecasts are exaggerated and over-estimate the housing requirement.
PR-B-0825	Simon	Joyce	Strutt and Parker on behalf of Mrs A Darbishire	6			Support this strategic objective and do not consider that any changes are required.
PR-B-0826	Alan	Dobson		6			?
PR-B-0830	Nigel	Buttler		6			Yes

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PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	6			Supports SO17, and considers that the drive for economic growth at Oxford is putting unprecedented pressure on Oxford to expand beyond its current boundaries. OPT is not in a position to stop this but it does want to play its part in ensuring that the place we all leave for future generations is an Oxford/shire of which we can be justly proud. OPT's aims and objectives are to protect and enhance Oxford and its green setting. Principles of good strategic planning should be embedded in and central to the development plan process – cannot have the economic growth without the housing and the housing should only be allowed where sustainable and balanced communities can be achieved (Question 3 and 4). In short, OPT believes that planning should be part of the economic plan and not following on its coat tails as at present. It encourages Cherwell District Council to put pressure on the LEP to do this.
PR-B-0832	Richard	Hills		6			Yes
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	6			Draft Strategic Objective SO17 is supported. This is a robust approach endorsed by NPPF, which requires that the evidence base and policies for housing and employment should be aligned. Having a strategic objective which supports the projected economic growth and which underpins the SHMA is therefore supported. The strategic objective should though more explicitly reflect the need to locate housing in a way that best serves the Oxford economy.
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	6			Yes
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	6			In considering housing sites careful thought must be given to economic links with Oxford City and the wider area. NW Bicester is consistent with this spatial pattern.
PR-B-0847	Richard	Cutler	Bloombridge LLP	6			Support SO17 but suggest the addition of the following wording at the end '.....as well as assisting the growth and regeneration of Kidlington' A detailed justification for this amendment, including references to the Alan Baxter study, is provided.
PR-B-0856	David	Smith		6			Insufficient knowledge to speak but gut reaction "No".
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	6			The objective is unbalanced in that it takes no account of environmental or social factors which need to be weighed in any decision about supporting economic growth. Reword 'To provide Cherwell's contribution to meeting Oxford's unmet housing needs so that it supports the projected economic growth which underpins the agreed Oxfordshire Strategic Housing Market Assessment 2014 and the local economies of Oxford and Cherwell whilst ensuring that this is balanced with the needs of existing communities and protection of the environment.'
PR-B-0862	Peter	Nicholson		6			Objects to SO17. Considers that economic growth from Oxford City which adversely affects the environment and quality of life in neighbouring districts should not be welcomed. Does not think that the projected growth of Oxford is at all desirable if it means that Cherwell would be swamped with 4,400 extra dwellings to support it. Concerned about the harm to the landscape, rural character and the GB. Has provided a detailed statement in the representation.
PR-B-0866	Matt	Todd		6			No. Strongly oppose. Projected economic growth has been put forward by Oxfordshire LEP to support bids for external funding. Relies on large number of commercial proposals coming into fruition, ignoring job loss and competition from other areas. Unlikely the estimated jobs will be created and the housing requirement is too high. Focus on the welfare of the Oxfordshire residents and not commercial opportunities.
PR-B-0869	Peter	Hainsworth		6			No, because it has been inadequately thought through and consultation has been exceptionally poor.
PR-B-0877	David	Flavin	Oxfordshire County Council	6			Supports SO17
PR-B-0878	Jane	Olds	Wendlebury Parish Council	6			Unable to respond - Insufficient time to consider the issues in detail
PR-B-0882	Julia	Trowles		6			No. The projected economic growth that underpins the agreed Oxfordshire SHMA 2014 is unrealistically high and exaggerates the housing need, Cherwell's allocation of Oxford's unmet housing need is disproportionately high, compared to other district councils.

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PR-B-0883	Peter	Trowles		6			No. The projected economic growth that underpins the agreed Oxfordshire SHMA 2014 is unrealistically high and exaggerates the housing need, Cherwell's allocation of Oxford's unmet housing need is disproportionately high, compared to other district councils.
PR-B-0887	Paul	Buckley		6			The number is too high, partly based on Oxford's needs and their natural evolution up to 2031, which has been amplified by their predicted employment growth, which depends on future planning decisions made by Oxford City with the priority they give to land for houses versus employment. The SHMA assumes that employment growth will replicate what various employers in Oxford wish for without consideration to sustainability the consequences in terms of housing required. Destruction of GB and increased commuter traffic. This is an unacceptable approach. Sustainability consequences of housing required should be central to any planning decisions to provide building for further employment in Oxford. If this were the case, Oxford's future 'unmet housing need' would definitely be lower than the SHMA predicts. The rep. has made suggestions to where changes are required. Economic growth, avoiding urban sprawl and merging of district communities and levels of commuting.
PR-B-0890	Chris	Dicks		6			In part, but Oxford's growth should not be at the expense of the GB. There are opportunities for housing in Oxford and opportunities for business elsewhere in Oxfordshire, such as Bicester, Kidlington Langford Locks and Milton Park. The statement needs to acknowledge those living and working in Cherwell and not just the needs of Oxford. There is little detail on how transport issues could be resolved and accommodate developments such as the Northern Gateway.
PR-B-0895	Dr Alison and Dr Simon	Street		6			Prefer to see housing is envisaged to support growth in Cherwell as a priority, rather than economic growth, as the latter will add to congested roads and extra pollution.
PR-B-0897	Rob	Lawrence		6			No. do not support this. The burden has fallen unfairly on Cherwell. It is based on SHMA which is itself inaccurate.
PR-B-0905	Theresa	Goss	Bloxham Parish Council	6			Support
PR-B-0907	Alison	Forfar		6			No because economic growth projections underlying the estimate for the housing need in Oxford has been exaggerated to attract investment. This is not the basis for concreting over the Cherwell area. It needs to be realistic and only proceed if economic growth thresholds are achieved.
PR-B-0910	Ken	Pelton		6			Again the question presupposes that Oxford has an unmet housing need and Cherwell should meet it. Disagree with both these assumptions.
PR-B-0911	Andrew	Smith	Hampton Gay and Poyle Parish Meeting	6			Understand the economic and cultural importance for Oxfordshire, but Kidlington should not be sacrificed for Oxford. Retaining the green gap, recreational value of the Countryside, etc. are important to Kidlington residents. Oxford City's housing strategy should be revisited. Considerations should be given to moving current facilities out of the City, where they can more easily be accommodated in the countryside and free up land for redevelopment.
PR-B-0912	David	Mason		6			No, it is based on an old survey of assessed housing needs, this needs to be updated next year.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	6			Fundamentally object to SO17. The employment growth will be substantially lower than projected. Note that a large number of employment sites in and around Oxford currently remain undeveloped or incomplete, e.g. Oxford Science Park and Business Park. Have listed the top 10 employers as set on County Council's website, and seven of these are heavily dependent on Govt. funding which is under severe pressure. Question the evidence behind the envisaged growth by these organisations and 'accelerated economic growth' claimed by the City Council, as this does not mean anything. Have provided a more detailed statement on economic growth and SHMA in response to this question in their representation.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	6			The strategic objective is reasonable and does not require changes.

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PR-B-0926	Dr Eric	Sidebottom		6			No.
PR-B-0929	Rosie	Lodwick		6			Objects to SO17 and considers that Cherwell should not support the projected economic growth and therefore the SHMA. Cherwell should question the assumptions upon which the projections are based. Any development, whether for employment or housing, should be planned incrementally, as and when required. By planning 15 years ahead, future land use is set in concrete, whatever happens to the local or national economy.
PR-B-0931	Jane	Olds	Fringford Parish Council	6			Yes
PR-B-0933	Peter	Bateman	Framptons on behalf of the Donger Family	6			Housing delivery should complement employment delivery and in this sense clients supportive of housing supporting projected economic growth. But needs to consistent with the Framework.
PR-B-0937	Philip	Rawle	Greenlight Developments	6			It should be Cherwell's contribution to meeting Oxford's full, objectively assessed unmet housing needs. SO17 should be referring to the 'Oxfordshire Knowledge Spine'.
PR-B-0944	David	Stone		6			This seems remarkably like previous questions! It would appear repetition of similar questions are introduced to provide selective interpretation of results? I do not believe the projections given by OSHMA 2014 it provides a form of guidance which is excessively overplayed and it completely counterproductive to rural communities, cities and towns. Equally it is causing "overdevelopment of South East England which will destroy communities and harmonious social integration. Future economic circumstances may vary and needs to be treated with caution and not destroy the GB causing coalescence and urban sprawl.
PR-B-0948	Tim	del Nevo		6			No do not. See little need for Oxford to grow so much.
PR-B-0949	Peter	Monk	Banbury Civic Society	6			This must be an obvious prerequisite within the framework outlined above. The viability of the economies of both areas is an essential requirement, otherwise the demand for additional housing will not materialise - unless commuter dormitories are envisaged and we do not wish that outcome.
PR-B-0956	Mark	Recchia	Banbury Town Council	6			Supports SO17 and considers that every effort is made to ensure that any prospective development brings benefits to both Oxford and Cherwell
PR-B-0966	E	Nicholson		6			The main focus of this objective is unclear. I support creating accommodation to meet demands of economic growth but not past the point which threatens the environment, GB, transport capacity and health and school provision. That point has now been reached. New houses north of Oxford would not serve Oxford's predicted industrial growth but attract London commuters.
PR-B-0973	Jonathan	Harbottle	Land and Partners Ltd	6			Yes
PR-B-0984	Jane	Burrett		6			Clearly do not. The SHM Assessment cannot be considered fixed.
PR-B-1003	Simon	Turner	Launton Parish Council	6			No, we do not believe that the supposedly agreed, but widely criticised, SHMA is correct.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	6			The economic growth in the SHMA was exaggerated , but at this stage, this is not discussed, as perhaps it should be, but support CDC's effort to find sites near Oxford.
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	6			Yes, support SO17 and new community at New Alchester will assist in the achievement of this Objective.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	6			Yes if South Oxfordshire meet its portion. No otherwise.
PR-B-1024	Andrew	Hornsby-Smith		6			Agrees, but only in a provisional sense. Suggests that the Council should build in 'subject to a process of review after a period of 10 years' or equivalent clause, which would take into consideration the real growth and the release of land at Pear Tree Park and Ride.
PR-B-1030	Jonathan	Harbottle	Land and Partners Ltd	6			Yes
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	6			This is supported including a commitment to support the projected economic growth which underpins the Oxfordshire SHMA.

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PR-B-1035	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford and Blenheim Palace	6			Supports Objective SO17 in principle, however consider that there is a need to balance new housing need and new infrastructure alongside the approach to help boost the local economies of Oxford and Cherwell. As housing numbers are needed to support economic growth; to support the delivery of affordable housing, they consider that the Strategic objective should be amended to state the need for Cherwell's contribution to be located in sustainable location in proximity to Oxford, as the key issue is to meet Oxford's unmet housing need and help deliver the economic objectives in the Local Plans. Therefore, location of housing growth along the A44 and A40 corridors should be supported by initiatives to improvements to it.
PR-B-1036	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford	6			Support SO17 in principle, and consider that it is critical that Cherwell contributes to meeting Oxford's unmet housing needs so that it supports economic growth which underpins the agreed Oxfordshire Strategic Housing Market Assessment 2014 and the local economies of Oxford and Cherwell. Consider that the Strategic Objective should be amended to state the need for Cherwell's contribution to be located in sustainable locations in proximity to Oxford, as this is the key issue for the Local Plan in supplying housing that will meet the demands of Oxford's and therefore help to deliver the economic objectives set out above.
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	6			Yes, this is broadly supported. It is however important to provide an appropriate evidence base to justify the level of Oxford's unmet housing needs.
PR-B-1038	Mrs Margaret	Sidebottom		6			No.
PR-B-1039	Igor Niladri	Dyson		6			No. Cherwell is being pressurised into this. The unmet housing need comes from a wish to grow population and to drive the economic growth. Regardless of the damage to the environment, heritage and social benefits. Sustainable is not an appropriate word describing development on any existing GB. Consideration should be given to previously developed land, be affordable and house the current population first.
PR-B-1069	JP	Lyes		6			Not a credible objective if it is founded on the widely discredited SHMA.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	6			The wording is satisfactory if Cherwell concedes to City's need.
PR-B-1095	Val	Russell	Bodicote Parish Council	6			Cherwell's contribution is too high - more homes should be provided by Oxford itself, as this is where the unmet housing need has been identified.
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	6			Draft SO17 aims to provide Cherwell's contribution to meeting Oxford's unmet needs so that it supports the projected economic growth which underpins the agreed Oxfordshire SHMA and local economies of Oxford and Cherwell. The delivery of the promoted sites at Woodstock will provide c1,100 new homes and a subsequent increase in the population of the local area. Situated close to Oxford, and with strategic employment sites on the route in between, the sites are exceptionally well located to support the economic growth of the area.
PR-B-1099	Alan	Storah	Oxford City Council	6			Supports SO17.
PR-B-1109	Keith	Johnston		6			No.
PR-B-1110	Iain	Johnson		6			No, basing housing on "expected" growth in such an uncertain economic climate is a strategic risk and it has not been considered carefully enough. Groups such as the Oxford GB network and CPRE have disputed this figure. Also, a high proportion of any new housing in Oxford is not bought by people working in Oxford.
PR-B-1111	Pat	Clissold		6			Oxford is a unique city. It is a huge tourist attraction and the tourist industry provides much employment of all grades. It must maintain its historic centre, museums, colleges and parks first and foremost. There are few cities in the UK with such a history, to allow this to be diluted by creation of jobs unrelated to the character of Oxford would be a mistake.
PR-B-1126	Jamie	Lewis	Hunter Page Planning on behalf of M and G Real Estate	6			See Q5 above.

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PR-B-1132	Linda	Ward	Kidlington Development Watch	6			Objects to SO17 because the projected economic growth referred to is hugely overestimated for reasons given in our answers to questions 1, 2 and 3. These projections of jobs growth are highly exaggerated in order to support funding bids from the unelected and unaccountable Local Enterprise Partnership. What jobs growth does occur can and should be directed away from the City to areas which would welcome it wherever possible. The economical considerations have been overemphasised and the outcome of this will be an unbalanced and unsound plan.
PR-B-1133	Philip	Towler		6			No. The SHMA is inherently flawed. The projections are inflated, and Oxfordshire cannot accommodate the numbers of houses claimed to be needed without substantial and irreparable damage to the environment.
PR-B-1142	Alan	Lodwick		6			No. Object to the basis for allocating this number, namely the SHMA. Support and refer to criticisms in a report for the CPRE criticising the validity of The SHMA. Employment figures are based on highly exaggerated estimates in an area that has almost full employment. Some of the actual growth that will occur should be diverted elsewhere to the mutual benefit of every location.
PR-B-1145	Richard	Bennett		6			Don't know, this question is not clear to us.
PR-B-1146	DJ	French	Deddington Development Watch	6			Objects to SO17. The economic growth projections which underpin the 2014 SHMA are only forecasts which pre-date Brexit and the current economic uncertainty. It is questionable whether this ambitious level of growth can be achieved.
PR-B-1154	Jim	Spencer		6			Yes
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	6			Objects to Objective SO17. It supports local economic growth reducing demand on Oxford City in terms of employment and travelling.
PR-B-1157	Nicola and Giles	Lewis		6			No, economic growth is only projected and is likely to be unrealistic. The GB shouldn't be sacrificed for a mistaken and exaggerated economic forecast driven by an alliance between the unelected LEP and developers. There is growing national concern about the issue of building on GB and the undemocratic process that's driving it. Given that there is virtually full employment in and around Oxford land should be used to meet current housing needs.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	6			No. Cherwell cannot meet Oxford's growth needs without a huge infrastructure investment that currently could not be funded.
PR-B-1163	Catherine	Arakelian		6			No. The projected economic growth is based on unfounded and unsustainable premises. Much has happened since the SHMA, including the process of exiting the EU, the growth forecast should be rethought basing it on the constraints of the City. The City should not increase the strain by encouraging employment without houses. Our own CDC seems to have a poor record of mixed development where houses and jobs are co-located.
PR-B-1165	Caroline	Johnson		6			Do not support the SO17. The projected growth figures were arrived at to support bids by the LEP for funding. It is optimistic and takes no account of reductions in some areas of employment or of competition from other areas or universities. In practice the employment created is liable to be below the estimates and thus the projected unmet housing need is also over estimated.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	6			As per our response to Q5, it is vital that all OGB authorities work together to ensure that all of Oxford's Duty to Cooperate numbers are met.
PR-B-1174	Ellis	Davies		6			No. Should be reducing expansion of Oxford city. There are other regions of the country that have far greater needs of development. Employment should be local to the area, thus reducing commuting.
PR-B-1181	Heidi	Lancaster		6			No, do not support SO17.
PR-B-1182	Alison	Noel		6			No, do not support this objective.
PR-B-1188	Carol	Matheson		6			This objective fails to take into account the existing communities needs and protecting the environment. Consideration needs to be given to the existing traffic problems in Kidlington and the local medical centres and schools which could not accommodate an extra 8,000 people. Building on the GB which is used as water catchment will increase the risk of flooding in both Kidlington and Oxford.

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PR-B-1224	Theresa	Goss	Adderbury Parish Council	6			Supports SO17 with the proviso that it should also benefit Cherwell's economic growth. It suggests CDC consider reinforcing this element within SO 17.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	6			Yes. No changes are required.
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	6			Yes. Given the position of South Oxfordshire there exists the opportunity for Cherwell to grasp some of this additional unmet need to further enhance the local economy in the District, and increase the range and quality of services available to local people, focusing on sustainable locations which support Oxford and Cherwell's future strategic growth in accordance with SO17.
PR-B-1227	Richard	Silvester		6			Do not support this because it is based on questionable projected economic growth patterns from the LEP which will inevitably prioritise commercial interests rather than unmet housing need for the local population
PR-B-1229	Henry	Brougham		6			Do not support as it stands. The projected economic growth and the housing needs should be reviewed in the light of post-BREXIT forecasts of lower growth.
PR-B-1230	T M M	Green		6			No, do not support this.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	6			Supports SO17 and the conclusion that all the Areas of search would make a minor positive contribution towards the delivery of SO17, namely sustaining and developing economic growth and innovation, an educated/skilled workforce and support the long term competitiveness of the district.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	6			No comments at this stage.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	6			Yes. Draft SO17 is supported.
PR-B-1240	Suzanne	Willson-Higgins		6			The objective is unbalanced in that it does not take account of environmental or social factors. Suggestion is, "To provide Cherwell's contribution to meeting Oxford's unmet housing needs so that it supports the projected economic growth which underpins the agreed Oxfordshire Strategic Housing Market Assessment 2014 and the local economies of Oxford and Cherwell whilst ensuring that this is balanced with the needs of existing communities and protection of the environment."
PR-B-1243	Kazimiera	Kantor		6			No. The irretrievable loss of the GB on the back of ill-founded demand estimates is unacceptable.
PR-B-1251	Susan	Silvester		6			Do not support this because it is based on questionable projected economic growth patterns from the LEP which will inevitably prioritise commercial interests rather than unmet housing need for the local population.
PR-B-1252	Philip	Boxall		6			Qualify the objective to support a sustainable portion of the projected economic.
PR-B-1255	Kezia	Sheppard		6			No.
PR-B-1256	Nicola	Mallows	Gresswell Environmental Trust	6			Strongly oppose SO17. They consider that the SHMA 2014 and the LEP figures are grossly exaggerated: pure economic conjecture drummed up by a development lobby. Undemocratic in practice, with no respect for the planning guidelines regarding the preservation and value of the Green Belt, as set out in the NPPF. The Oxford Green Belt is a planning constraint with a purpose: its aim is to stop urban sprawl, and to keep historic Oxford in scale with its historic surrounding landscape. It is supported by the NPPF and should be non negotiable.
PR-B-1260	Elizabeth	Sheppard		6			No
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	6			Agrees with SO17, as long as the growth figures are still objectively robust in the light of e.g. Brexit.



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PR-B-1263	Katie	Silvester		6			Do not support this because it is based on questionable projected economic growth patterns from the LEP which will inevitably prioritise commercial interests rather than unmet housing need for the local population.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	6			Has serious concerns regarding this objective, with Brexit the 2014 data needs to be reviewed and forecasts revised. This objective should be widened or an additional objective including character, landscape, settlement identity and other assets in Cherwell. Suggested addition to the objective: 'without unacceptable harm to the predominantly rural character of the District and its settlements'.
PR-B-1272	S G	Wakeling		6			Only within the constraints of all the answers to questions 1 to 4.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	6			Support SO17. It is however important to provide an appropriate evidence base to justify the level of Oxford's unmet housing needs, i.e. 4,400 as a minimum.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	6			Support CDC's draft objective SO17 and the link to projected economic growth. There will be a need to strengthen the local economy of Cherwell to support the increased population.
PR-B-1297	Simon	Handy	Strutt and Parker LLP on behalf of Dairystock Ltd	6			Support SO17 and do not consider that any changes are required.
PR-B-1298	James	Jocelyn		6			No. This is entirely redundant. Cherwell's Local Plan 2011-2031 already supports the projected economic growth which underpins the SHMA and the local economies of Oxford and Cherwell. The extent to which availability of affordable housing may constrain or be affected by the consequences of the economic growth projected in the SHMA is at no point considered in detail in the SHMA or in related documentation. Indeed, the SHMA states in relation to its assessment of affordable housing need: 'the figures derived should be used with caution.'
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	6			Supports SO17, subject to ensuring that land is allocated within the A44 Corridor, as otherwise they would not necessarily support the local economies of Cherwell and Oxford.
PR-B-1304	Tim	Wakeman		6			Nothing in this draft is supported.
PR-B-1305	Cllr Polly	Foster	Fritwell Parish Council	6			Objects. The Oxfordshire SHMA 2014 should be robustly challenged. It should also be more clearly recognised that housing built in the Bicester area is likely to be used by workers in London, not meeting Oxfordshire's needs.
PR-B-1306	Frank	Vreede		6			Providing Cherwell's contribution to meeting Oxford's unmet housing need may well support the local economies of Oxford and Cherwell, but to the cost of the local quality of life in Cherwell. No, do not support this objective.
PR-B-1308	Alaric	Rose		6			Do not believe the projected economic growth figures are relative or accurate since the EU referendum result has put funding in jeopardy.
PR-B-1342	Laura	Precious	Quod on behalf of Albion Land	6			Have provided a detailed statement on the Oxfordshire HMA and Cherwell's contribution to meeting Oxford's housing needs in the representation.
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	6			Support SO17.
PR-B-1344	Jonathan	Harbottle	Land and Partners Ltd	6			Support SO17
PR-B-1345	Nick	Alston	Bilfinger GVA on behalf of Oxford Aviation Services Ltd	6			Supports SO17 and consider that, greater attention should be given to the opportunity to boost/support the local and county-wide economy as a consequence of accommodating a proportion of Oxford's housing need in the district.
PR-B-1346	Neil	Tiley	Pegasus on behalf of the Dorchester Group	6			SO17 is unclear whether it is seeking to deliver 4,400 homes, or the economic growth in the SHMA or the OAN identified in the SHMA (which is at least 150 homes greater than the identified unmet needs); or sufficient housing to support the economies of Oxford and Cherwell. Each of these objectives are distinct and would necessitate a different policy response in the Local Plan Part 1 Partial Review. This would benefit from clarification.
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	6			Supports SO17. Grange Farm at Launton would assist in contributing towards meeting Oxford's unmet housing needs.

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PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	6			Spreading 4400 new homes across Cherwell District will not meet the needs of those on low incomes, or key workers with jobs in Oxford; it will just add to the many thousands already commuting to London and Oxford.
PR-B-0944	David	Stone		7		PR38, PR41, PR178, PR177, PR168, PR167, PR126, PR128, PR124, PR1243, PR12, PR122, PR118, PR9	The object in it's present form is not realistic and it unsustainable. It relies on a flawed assumption of geographic proximity enhancing the 'relationship to Oxford. New houses north of Oxford will not provide affordable houses, healthy living conditions or economic bliss. I strongly object to plans to build in areas specified. Oxford Parkway is close to these sites and will provide houses for London commuters not affordable houses that are needed. Developers will maximise their returns and traffic congestion will result in detrimental declining health for existing residents.
PR-B-0002	Kerry	Wilce		7			This is meaningless and imprecise. It should specify, sustainable developments located where environmental standards and public transport links to centres of employment already exist. Any development should enhance and compliment existing communities.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	7			Yes, Supports the provision of new affordable housing that can remain permanently affordable
PR-B-0033	Henry	Munday		7			Don't agree with people in Cherwell paying for Oxford houses and it will increase the land prices in Cherwell.
PR-B-0039	Susan	Cooper		7			Yes, support it, but feel it needs strengthening .Housing needs to be affordable and for people who work locally not commuting into London. Affordable needs clarification and a mechanism in place to keep it affordable in years to come.
PR-B-0055	Cynthia	Hall		7			Would like to see affordable housing in Oxford, but without government incentives don't believe this will be delivered, due to buy-to-let.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	7			It is important to encourage affordable access to the housing market for new entrants, key workers and key employment areas and ensure that development responds to both need and local context.
PR-B-0058	Anthony	Hall		7			Yes in principle, but since developers never honour their initial promises to provide affordable housing, and are always let off the hook by complaisant local authorities, I don't believe it has any meaning
PR-B-0060	Sue	Mackrell	Bicester Town Council	7			Suggest that the employment could be moved away from the city and reduce demand and consider Bicester for employment sites.
PR-B-0119	C A	McCall		7			This is to support Oxford city's need and not Kidlington's. It is a rushed decision that may be regretted.
PR-B-0120	E	Tonkin		7			No, CDC needs to develop less economically successful locations.
PR-B-0153	Paul	Goulding QC		7			Agree to providing access to the housing market for new entrants and key workers -NHS workers and state school teachers. Not however those requiring access to Oxford's key employment areas sine this is insufficiently defined. Particular weight should be attached to 'developments that respond to local context' meaning the existing character of properties in GB. Cherwell's' contribution should also be proportionate.
PR-B-0156	Val	Colby	Berrys on behalf of Cancer Research UK	7			Agree, provided it is accepted that the current adopted Local Plan in part already achieves a level of support to Oxford by the extent of allocations at Bicester.
PR-B-0169	Colin	Carrit		7			Yes, fully support the SO18 statement.
PR-B-0186	Paul	Walker	Oxford Bus Company	7			It is critical that any new affordable housing to facilitate economic growth with the transport network designed to enhance this. It needs to be of suitable density to enable viable public transport connections from where affordable housing in located to areas of employment so that residents can be economically active.
PR-B-0209	Patrick and Julia	Jennings		7			Agree with the statement, but not the extent of the contribution.

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PR-B-0447	Laura, John, Benito	Wainwright		7			Cannot support any contribution to meeting Oxford's housing needs when the figures are based on the dubious 2014 SHMA. Supporting projected economic growth will produce any open-ended commitment to providing houses with infrastructure requirements.
PR-B-0637	Prof Martin LG	Oldfield		7			No, changes are required to preserve the GB.
PR-B-0641	J	Willoughby		7			No, I have not sufficient knowledge.
PR-B-0643	L	Allen		7			No, the vision is not achievable due to market forces beyond the control of councils and is inversely influenced by the presence of good transport and other facilities. The opening of the London link via Water Eaton is a prime example. However council houses would offer a solution despite being a long payback for any developers or investors.
PR-B-0653	Peter	Webber		7			Only if Oxford City can demonstrate its housing needs are genuine and if Cherwell's economic growth is promoted as well.
PR-B-0655	Christina Mary	Shirley		7			No, it will create urban sprawl and unhappy neighbourhoods
PR-B-0656	Mary G	Shirley		7			No
PR-B-0658	Susan	Oldfield		7			No.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	7			The City Council has provided a wholly inadequate level of affordable housing. Fail to see how any housing situated near the City can be built to an affordable level, especially in the Kidlington area with its access to Oxford Parkway station. Whilst the objective is welcome it is unachievable.
PR-B-0705	Nick	Small	Stagecoach	7			Strongly supports and welcomes SO18
PR-B-0710	Selwyn	Phillips		7			Kidlington will become an extension of North Oxford. There is no chance that key workers will be able to afford to live there, try Bicester. Key workers need to live in areas that are away from the centre with provision of good transport links. All areas around Oxford city with the exception of Blackbird Leys would be too expensive.
PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	7			Generally support the draft strategic objective SO18
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	7			Have grave doubts that such as vision is achievable. In particular, the existing infrastructure, in terms of the local road network and provision for schools, healthcare and other essential services, is already under severe pressure. These facilities are limited in Yarnton and, are not capable of accommodating additional housing development on the scale proposed. Furthermore, there is nothing to suggest that realistic and deliverable plans are in place to provide the necessary infrastructure improvements. LTP seeks to reduce pressure on the local road network by encouraging the location of housing close to jobs where people can more easily walk or cycle to work and in places where people will be able to use high quality public transport to get to work.
PR-B-0743	John	Tremlett		7			Yes. support SO18. Think it would be improved by incorporating a reference to a range of household types and incomes as in the draft vision before Q4.
PR-B-0755	Martin	Palmer		7			Only if it does not mean Kidlington becoming part of Oxford. As long as it does not gridlock Kidlington, a certain amount of commuting into Oxford will be acceptable.
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	7			The objective is supported
PR-B-0786	Jane	Olds	Caversfield Parish Council	7			Yes, if Oxford cannot be persuaded to change their employment policy.
PR-B-0796	David	Tighe		7			No
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	7			Agrees as SO18 is, on the basis of the SHMA, more important than SO17.
PR-B-0799	Ian	Sheppard		7			Do not support the draft objectives.
PR-B-0808	Chris	Robbins		7			Affordable housing should be a significant element in any development resulting from this review. Consideration should be given to adopting Oxford City's requirement of 50% affordable housing in any development intended to provide for Oxford's needs.
PR-B-0819	Tim	Green	The Harbord Road Area Resident Association	7			Do not support SO18

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PR-B-0820	Liam	Ryder	Gladman Developments Ltd	7			Yes, although the objective should make it clear that a wide range of market housing is needed as well as affordable housing.
PR-B-0821	Alan and Suzanne	Mclvor		7			No
PR-B-0825	Simon	Joyce	Strutt and Parker on behalf of Mrs A Darbishire	7			Strongly support this strategic objective and do not consider that any changes are required.
PR-B-0826	Alan	Dobson		7			Yes in principle, but have little confidence that this development would meet the needs of the target groups for affordable housing.
PR-B-0829	Fergus	Campbell	Oxfordshire Clinical Commissioning Group	7			Key worker housing is an issue for Health and would welcome a discussion across the health economy on how this can best be achieved. Have provided a detailed response in a separate statement as part of their representation.
PR-B-0830	Nigel	Buttler		7			Yes
PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	7			Supports SO18 and considers that the aim of providing housing that is affordable and well-designed responding to local needs and the local context in sustainable and balanced communities once it is known that sites can be found and weighed against the previous criteria described above.
PR-B-0832	Richard	Hills		7			Yes – but need to make housing cheaper for all, not just new entrants and key workers.
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	7			SO18 is supported. But would add clarity if the plan were to have separate objectives relating to firstly providing housing to serve those employed in Oxford and secondly having well designed development that responds to needs and the local context. Housing should be provided to serve all those with a need to live close to Oxford.
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	7			Yes
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	7			The viability of housing development must also be considered. Homes should be provided where existing services and employment opportunities exist or can be enhanced.
PR-B-0847	Richard	Cutler	Bloombridge LLP	7			Suggest the addition of the following text '.....in a way that maximises the benefits to Cherwell residents and the district's economy, whilst maintaining the integrity of the Green Belt.'
PR-B-0856	David	Smith		7			No. Yes if you delete "for Oxford".
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	7			The PC supports this objective, and agrees that this needs to be fully addressed in any development proposals. As the main impetus is to deliver a supply of affordable homes for local employees - then the Plan should consider specific affordable housing quotas of at least 50% as applies within Oxford. The PC would like to deliver a small number of low cost, affordable housing within its urban gaps to meet the needs of key workers. Reference is made to adopted policies ESD 14 and H6. Affordability will be an issue especially if company and landlord purchases are allowed. Housing within new developments should not only be about affordability but accessibility to individuals and families.
PR-B-0862	Peter	Nicholson		7			Objects to SO18 .Concerned that the 'key workers' etc. this housing is aimed at would not necessarily be potential buyers. The Oxford Parkway Station offers good connections to London, which would attract London commuters. Has provided a detailed statement in the representation.
PR-B-0869	Peter	Hainsworth		7			No, because it has been inadequately thought through and consultation has been exceptionally poor.
PR-B-0877	David	Flavin	Oxfordshire County Council	7			Supports SO18 - more detailed comment is provided in the representation.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	7			Unable to respond - Insufficient time to consider the issues in detail
PR-B-0882	Julia	Trowles		7			No. Providing affordable access to the housing market for new entrants and key workers should be an objective relating to all housing provided in Cherwell, not only housing provided for Oxford.
PR-B-0883	Peter	Trowles		7			No. Providing affordable access to the housing market for new entrants and key workers should be an objective relating to all housing provided in Cherwell, not only housing provided for Oxford.
PR-B-0887	Paul	Buckley		7			Yes

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PR-B-0890	Chris	Dicks		7			Yes, but not at the expense of the GB. The key statement of SO18 is "local context" – Kidlington, Yarnton and Begbroke are separate entities with valuable rural space around them and it must be respected. There is little detail on how transport issues could be resolved and accommodate developments such as the Northern Gateway. Further housing at Bicester with its greatly improved transport links to Oxford should be considered.
PR-B-0895	Dr Alison and Dr Simon	Street		7			Prefer to have the clause focused on design as a separate sentence. The design and layout is important, any development should be of mixed housing so as to be affordable for a range of people.
PR-B-0896	Lucy and Richard	Miles		7			Support the principle of SO18, but fail to see how Cherwell can provide this housing as key workers and employment areas are a distance from Cherwell, which puts pressure on existing infrastructure within and outside of Cherwell.
PR-B-0897	Rob	Lawrence		7			No. do not support this. It needs to change to include action by Oxford to deal with the completely inadequate transport links to and around the city (NOT more busses).
PR-B-0905	Theresa	Goss	Bloxham Parish Council	7			Suggest inserting "sustainable" housing for Oxford.
PR-B-0907	Alison	Forfar		7			If the objective is to be affordable for new entrants the housing needs to be in Oxford as the cost of travelling into Oxford from Cherwell negatively impacts affordability.
PR-B-0910	Ken	Pelton		7			What does "substantively" mean. If Cherwell provides additional housing it should reflect the mix that local communities would like to see. Any housing in Cherwell should be appropriate for the employment in Cherwell whilst Oxford should offer the housing mix that Oxford employees need.
PR-B-0911	Andrew	Smith	Hampton Gay and Poyle Parish Meeting	7			Broadly agrees that wherever housing allocation is identified in Cherwell it should provide affordable access to the housing market for key workers in the long term. They are concerned that housing between Kidlington and Cutteslowe would become a commuter belt for London workers using the new Oxford Parkway station.
PR-B-0912	David	Mason		7			On its own no do not support this, it should not be regarded as a separate strategic objective, it must be considered along with the infrastructure requirements.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	7			It would be helpful to them to understand what mechanisms CDC believes it has at its disposal, under current planning law, to restrict the building of new homes to those that are key workers or those requiring access to Oxford's key employment areas. Without such mechanisms, it is clear that any new housing built will not meet this objective.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	7			The strategic objective is reasonable and does not require changes.
PR-B-0929	Rosie	Lodwick		7			Objects to SO18 as it implies that development will be well designed, but id development is determined by profits, it almost ensures low design quality.Oxford already has sufficient brownfield and greenfield (e.g. Northern Gateway) sites to absorb its need. Questions how Cherwell proposes to limit new homes to those "requiring access to Oxford's key employment areas"? The new train station will be a honey pot to London commuters, and far from lowering the cost of housing, is already pushing up the cost of housing in the area.
PR-B-0931	Jane	Olds	Fringford Parish Council	7			Yes
PR-B-0933	Peter	Bateman	Framptons on behalf of the Donger Family	7			The Strategy should not limit itself to housing in locations geographically close to Oxford as alternative sustainable options can ensure new entrants to the housing market, key workers and all those commuting to Oxford have realistic alternatives.
PR-B-0937	Philip	Rawle	Greenlight Developments	7			Oxford's future housing requirements, in terms of house types, is the same as that of the wider HMA. SO18 should reflect these points and not continue to assume that Oxford has significantly different housing market characteristics and issues relating to it than the rest of the HMA.
PR-B-0948	Tim	del Nevo		7			No do not. Fear that the houses will be occupied by commuters.

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PR-B-0949	Peter	Monk	Banbury Civic Society	7			Strongly object to SO18. They consider that the means of achieving this object are not specified and more clarity is required on this point. Reliance on private sector developers is not enough and a 'lead' by the public sector via some mechanism is necessary in order to prioritise dwellings for rental and / or shared rent / buy is an absolute MUST.
PR-B-0956	Mark	Recchia	Banbury Town Council	7			Supports SO18 and feels it is important that key workers reside close to Oxford. It should also be viewed as a successful means of providing affordable housing.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	7			Supports SO18
PR-B-0966	E	Nicholson		7			Agree with providing key workers with affordable housing but not where it sacrifices GB, particularly GB of another district.
PR-B-0973	Jonathan	Harbottle	Land and Partners Ltd	7			Yes, although it should be noted that a significant amount of existing local stock can already serve those requiring access to Oxford's key employment areas. New development to serve local needs can release this existing stock.
PR-B-0984	Jane	Burrett		7			Where you build the houses commuters will require affordable and rapid transport into Oxford's key employment areas. CDC documents note that employment in Headington and Cowley in the 2011 Census accounted for 35,300 jobs. If South Oxfordshire district will not contribute to the need it places an impossible burden for sustainable transport into Oxford from the other districts. It will mean more and more car journeys.
PR-B-0985	Peter	Collins	Islip Parish Council	7			Supports the need to provide affordable access to the housing market. The Low Cost Housing Survey in 2010 undertaken by the Parish identified the need for 11 homes. They are now looking for suitable rural exception sites.
PR-B-1003	Simon	Turner	Launton Parish Council	7			Yes, no changes required.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	7			Supports SO18.
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	7			Yes and proposed new community at New Alchester will assist in the achievement of this Objective.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	7			Yes
PR-B-1024	Andrew	Hornsby-Smith		7			Disagrees and considers that the wording should be amended to reflect the fact that Oxford residents also work in Kidlington area, and that there is economically a close link between Oxford and the Kidlington area. It is this relationship that has facilitated the employment growth at Begbroke Science Park and the Oxford Technology Park. Suggests that this should be amended to read: '.... <i>those requiring access to Oxford's and the Kidlington housing area's key employment areas,</i> ... ..' Also suggests that what should be reinforced is the fact that several other district council's bordering Oxford enforce far higher affordable housing targets. Discusses in more detail the different affordable housing requirements of the neighbouring authorities; therefore considers that it is reasonable to expect that a 50% affordable homes target should and could be achieved.
PR-B-1030	Jonathan	Harbottle	Land and Partners Ltd	7			Yes, although it should be noted that a significant amount of existing local stock can already serve those requiring access to Oxford's key employment areas. New development to serve local needs can release the existing stock.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	7			This is supported. It is imperative that the Plan provides affordable access to housing, particularly for key workers in order that the vision for the District, City and County are realised. Support the provision of access from new housing to Oxford's employment areas to encourage delivery of sustainable transport links.

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PR-B-1036	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford	7			Support SO18 in principle, and consider that it should take account of the fact that in substantively providing affordable access to the housing market for new entrants, key workers and those requiring access to Oxford's key employment areas, additional growth needs to be directed to sustainable locations within proximity to the City of Oxford, associated infrastructure and sustainable transport links. Furthermore the provisions of housing should not be limited to new entrants, key workers and those requiring access to Oxford's key employment areas but also the wider Oxford community with aspirations for a home. Key worker accommodation on an allocated site should be considered to fully meet any requirement to provide affordable housing. Key worker housing could be defined as follows: Key worker housing is intermediate housing that includes a condition of tenancy or lease that at least one full-time occupier of each unit or sub-unit, at the point of that person's first occupation, be in paid employment with one or more of the following occupations: Universities and colleges: academic staff, early career research staff and other priority staff (both technical and support) at any College, Division or the Administration within the University of Oxford.
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	7			A clear evidence base to justify the approach being taken, including appropriately justifying the level of Oxford's unmet need is required to provide a response to this question. Without such an evidence base, it is not possible to confirm whether the plan and proposed approach is sound or otherwise.
PR-B-1039	Igor Niladri	Dyson		7			Agree that there is a need for affordable housing for Oxford's existing residents, but not at the expense of the existing GB. The Westgate Shopping Centre should have been allocated for affordable housing.
PR-B-1069	JP	Lyes		7			No. Surely this is the job of Oxford City?
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	7			The wording is satisfactory if Cherwell concedes to City's need.
PR-B-1095	Val	Russell	Bodicote Parish Council	7			Agrees.
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	7			Draft SO18 seeks to provide housing for Oxford so that it provides access to the housing market for new entrants, key workers and those requiring access to Oxford's key employment areas, together with development that responds to needs and local context. The development of the promoted sites at Woodstock meets this objective.
PR-B-1099	Alan	Storah	Oxford City Council	7			Supports SO18 and shares these laudable intentions
PR-B-1109	Keith	Johnston		7			No. More than 50% of employment within Oxford City is to the East and South. With four other authorities bordering the city and feeding the centre with its 'external' employment base, It is disproportionate to expect CDC to accept 30% of the city's 'unmet' housing need.
PR-B-1110	Iain	Johnson		7			Yes. Agree that affordable housing is needed but past experience shows that developers will follow profit and am sceptical that the affordable houses will get built in the numbers required
PR-B-1111	Pat	Clissold		7			Yes, with the provisos already stated above.
PR-B-1126	Jamie	Lewis	Hunter Page Planning on behalf of M and G Real Estate	7			See Q5 above.
PR-B-1133	Philip	Towler		7			Partially. It is important to provide affordable access to housing for key workers in and around Oxford. However, the commitment to provide affordable housing is not being met – recent developments have fallen far short of the stated % of affordable housing set as a target by Cherwell. Is it not acceptable for developers to seek to avoid their responsibilities in this respect by pleading 'non-viability'.
PR-B-1140	Catherine	Richenburg		7			Much of the new housing may end up in the buy-to-let market and so will not provide affordable housing for new entrants. Measures should be taken to prevent this.

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PR-B-1145	Richard	Bennett		7			As long as it's supported with good infrastructure plans and it helps to provide not solely provide.
PR-B-1152	Helen	Pattison		7			It would be best if most to the houses being built in and for Oxford were defined as affordable to help alleviate the housing crisis.
PR-B-1154	Jim	Spencer		7			Yes, genuinely affordable housing is a key driver.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	7			Accommodation anywhere is bound to be expensive especially near to Oxford Parkway. This particular provision is for London and other city commuters - not for Oxford.
PR-B-1157	Nicola and Giles	Lewis		7			In principle, yes, as long as previous objectives have been amended to ensure protection of the GB. Such housing should be genuinely 'affordable' to those earning less than £50,000, this is unlikely to be achievable, to the north of the city with its access to Oxford Parkway station. Developers are consistently seen to fall short of their promised quota of affordable housing – as seen in the Coop development in Kidlington where only 15% has been provided due to it not being viable. And presumably due to the realisation that proximity to the station can command higher prices.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	7			No. As outlined above, one of the reasons too much of Oxford's current housing is unaffordable is due to low levels of house building. Building this housing in outlying areas (even if enough truly sustainable sites could be found) would only add transport costs and travelling time to those working in Oxford, and adding congestion overall. Oxford's private housing stock would only increase in cost overall, due to the law of supply-and-demand.
PR-B-1163	Catherine	Arakelian		7			No. The phrase "substantively provides affordable access to the housing market" is not adequately defined. 90% affordable would be substantive. Only 35% seems to be on offer at present – although the City has 50%. Why would any council planner, knowing that developers want the smallest percentage of affordable homes allow this selling off of land? Because the government has relaxed the law and prevented Councils from building council houses. Without such safeguards as public ownership, the strategic objective is unobtainable and thus meaningless. If the Growth Board, the LEP and individual councils are aware that this land will not "substantively provide affordable housing", then they are misleading the public.
PR-B-1165	Caroline	Johnson		7			Council Officers told me that they could not force this. Conceded that housing by Oxford Parkway would be developed for people commuting to London. New entrants, key workers and those requiring access to Oxford's key employment areas needs are best met by location near those employment areas not by being located in a "dormitory".
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	7			Support SO18.
PR-B-1181	Heidi	Lancaster		7			No, do not support SO18.
PR-B-1182	Alison	Noel		7			No, do not support this objective.
PR-B-1188	Carol	Matheson		7			Low cost affordable housing for new entrants and key workers can be provided by building on cheaper land not commuter belt land. Expensive land would render the building of cheap affordable houses as not viable as outlined in Policy H6 - Local Plan chapter 2: Housing. Brownfield sites close to Oxford need looking at as need to house key worker and young people rather than those commuting to London.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	7			Supports SO18 with the proviso that particularly for more affordable housing and starter homes. However APC hopes planners will avoid the creation of affordable 'ghettos' where housing is of poor quality and which creates issues for the future.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	7			Yes. Whilst changes are not required it would be helpful if 'new entrants', 'key workers' and 'key employment areas' are defined.
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	7			Yes. The College would like to enter in to a dialogue with CDC on how collegiate accommodation can serve as key worker affordable housing, similar to NW Cambridge. The acceptance of discretionary charitable relief on CIL for charitable investment purposes would assist in maximising the provision and delivery of affordable housing to support the development of the wider University.



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PR-B-1229	Henry	Brougham		7			Support, but as these will be in GB the design should achieve high densities that minimise the impact on GB objectives with exemplary environmental standards.
PR-B-1230	T M M	Green		7			No,do not support this.
PR-B-1232	Mark	Schmull	Nathaniel Litchfield and Partners on behalf of The Church Commissioners	7			Request that it is amended as follows: 'To provide housing for Oxford so that it substantially provides affordable access to the housing market for new entrants, key workers and those requiring access to Oxford's key employment areas, in locations that, in the first instance, are located on existing strategic transport corridors, and well designed development that responds to both needs and local context...'
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	7			No comments to make.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	7			No comments at this stage.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	7			Yes. Draft SO18 is supported.
PR-B-1240	Suzanne	Willson-Higgins		7			Supports SO18 and agrees that this needs to be fully addressed in any development proposals. Suggests 50% affordable should apply. Has provided a detailed response.
PR-B-1243	Kazimiera	Kantor		7			Only if it preserves the GB and is based on properly constructed demand figures. If there is a need for workers in Oxford then should provide such homes in Oxford and construct properties commensurate with the workers financial abilities.
PR-B-1252	Philip	Boxall		7			Agree with well designed developments. However the objective of providing housing "for those requiring access to Oxford's key employment areas" seems to be hard to focus meaningfully. The design, price and financing of housing can directly be aimed at new housing and key workers but then how can housing be distinguished between those who require access to Oxford and those who don't.
PR-B-1255	Kezia	Sheppard		7			No do not support.
PR-B-1260	Elizabeth	Sheppard		7			No
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	7			Agrees with SO18, and considers that the plans don't propose how the unmet need will be met through the plans for key workers who are on low incomes. Suggest considering imaginative models such as, 'Smart homes', 'Pocket homes' and the willingness to rethink assumptions around definitions of affordable housing and pooling of decision-making in Cambridge, creating a new model of cooperation with the University. These plans must not proceed on the basis of the old Local Plan assumptions around policies like Balance of Dwellings, percentages of affordable/ market/ mixed ownership; height; density. Openness to creative thinking will also allow better use to be made both of existing sites and of any that are brought forward, both within CDC and within Oxford. "Well-designed development" means factoring in health and well-being: footpaths, cycle lanes and real community centres to encourage healthy life-styles and interaction between all generations and residents. In design terms, this is an opportunity to create a vision for our part of the history of our region.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	7			Request that the affordable housing quota be 50% prioritising key workers, etc. These affordable homes should also be available to residents in need within Kidlington, as these are equally important local employees. Suggested revision: 'Seek a quota of 50% Affordable Housing on all new strategic sites designated for the purpose of meeting Oxford's needs in Cherwell'.
PR-B-1272	S G	Wakeling		7			Cherwell should only be providing low cost housing, 100% for Oxford key workers. There is already an abundance of medium to high cost housing in Kidlington and rest of the Cherwell.

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PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	7			Object to SO18. The apportionment is likely to be increased and therefore the apportionment of 4,400 to CDC can only be treated as a minimum.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	7			Support SO18 and consider that affordability is a key aspect.
PR-B-1297	Simon	Handy	Strutt and Parker LLP on behalf of Dairystock Ltd	7			Support SO18 and do not consider that any changes are required. New housing on sites PR14 and PR27 would be ideal for new entrants, key workers and those requiring access to Oxford's key employment areas due to the close proximity of the land to the city and the good location of the land in relation to the existing and emerging transport network.
PR-B-1298	James	Jocelyn		7			The word 'substantively' should be removed. Consider its insertion here to be a deliberate attempt to fudge the issue of Oxford's unmet need being overwhelmingly for affordable housing and thereby enable the pursuit of inappropriate and unsustainable development as long as it can be shown in some way to 'provide affordable access to the housing market.'
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	7			Supports SO18. Sites PR23 and PR24 can provide for a range of housing, including affordable housing, key worker housing and Starter Homes.
PR-B-1305	Cllr Polly	Foster	Fritwell Parish Council	7			Supports this objective, but to achieve this housing must be located close to Oxford.
PR-B-1306	Frank	Vreede		7			No. Commuting into Oxford from the north, is not efficient, enjoyable, affordable or even safe, and providing housing for more commuters will make it even less so.
PR-B-1308	Alaric	Rose		7			Support the draft vision as long as points, particularly the 50% threshold for affordable/keyworker/social housing, raised in the previous questions are addressed.
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	7			Support SO18.
PR-B-1344	Jonathan	Harbottle	Land and Partners Ltd	7			Support SO18, and it should be noted that a significant amount of existing local stock can already serve those requiring access to Oxford's key employment areas. New development to serve local needs can release this existing stock.
PR-B-1346	Neil	Tiley	Pegasus on behalf of the Dorchester Group	7			SO18 is not sufficiently clear whether this refers to provision of affordable housing or to an overall improvement of the affordability of the housing market. It only seeks to provide affordable access to certain groups, so for example, it would not address the affordable needs or affordability problems (whichever it relates to) of established households who work outside the key employment areas in Oxford City or who do not work. This would be both contrary to national policy and would also not be enforceable. Suggest rewording the objective to "To provide a mix of affordable and market housing for Oxford City which meets the needs of the population in locations which are accessible to the employment offer and services of Oxford City."
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	7			Supports SO18. Grange Farm at Launton would assist in providing a range of housing to assist in contributing towards Oxford's unmet housing needs.
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	7			Spreading 4400 new homes across Cherwell District will not meet the needs of those on low incomes, or key workers with jobs in Oxford; it will just add to the many thousands already to commuting London and Oxford.
PR-B-0966	E	Nicholson		8	A, B	PR20, PR48, PR51, PR75, PR92, PR23, PR24, PR74,	Improvements to the transport network should be ongoing and not contingent on new housing developments. Oxford and its environs have significant congestion that needs addressing. It's encouraging to see ideas in the transport strategy but concerning to note the OTS high forecasts for additional traffic. This rep provides a detailed analysis of the OTS and its provision at sites within search areas A and B.
PR-B-1036	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford	8		PR51	Support SO19 in principle given that it seeks to meet Oxford's need in such a way that it complements the LTP, which promotes sustainable transport initiatives including Park and Ride facilities. PR51 is an unconstrained site which is highly suitable and logical for housing to meet Oxford's needs and could also potentially include an appropriately situated Park and Ride facility, as set out in the Oxfordshire County Council Report - Oxford Park and Ride - Future Strategy Report (May 2016). The location of housing, Park and Ride and other complementary uses is provided on an attached masterplan.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	8			Yes

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PR-B-0033	Henry	Munday		8			Have not read the local transport plan, but before building commences rail and roads need widening. Suggest a new ring road further out from Oxford and an elevated road if Wendlebury is built over
PR-B-0039	Susan	Cooper		8			Yes, support it and would like to see more emphasis on efficient public transport as opposed to Park and Rides.
PR-B-0055	Cynthia	Hall		8			Oxfordshire County Council needs to invest in public transport for commuters, to ease congestion on the roads.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	8			Yes. The proposed transport schemes within the Connecting Oxfordshire Local Transport Plan to deliver A41 infrastructure improvements and bus priority, together with Park and Ride facilities would be welcomed.
PR-B-0058	Anthony	Hall		8			Yes
PR-B-0060	Sue	Mackrell	Bicester Town Council	8			Concerned that the Strategic Transport Plan is not robust enough and traffic issues will continue to escalate.
PR-B-0119	C A	McCall		8			This is Oxford city's unmet housing needs which is being foisted onto vulnerable villages in the district.
PR-B-0120	E	Tonkin		8			No, CDC needs to develop less economically successful locations. Congestion would increase in Kidlington.
PR-B-0153	Paul	Goulding QC		8			Yes, subject to improvement of public transport services and links in and around Oxford. However, there has to be a realistic assessment of the lack of public transport links (e.g. bus services) to villages in the Cherwell District (e.g. Noke) and the improbability of any material improvement in the future. This is a strong reason not to build more houses in those villages with poor transport links.
PR-B-0156	Val	Colby	Berrys on behalf of Cancer Research UK	8			Agree, provided it is accepted that the current adopted Local Plan in part already achieves a level of support to Oxford by the extent of allocations at Bicester.
PR-B-0169	Colin	Carrit		8			Yes, fully support the SO19 statement.
PR-B-0171	Peter	Worth		8			Yes, it has to be delivered due to the geographic relationship of Kidlington and Yarnton to Oxford. It will help key workers, it may need additional bus routes i.e. direct to the JR hospital.
PR-B-0186	Paul	Walker	Oxford Bus Company	8			Have concerns about the aspirations of these plans. They question its ability to deliver infrastructure required against the clear gap between aspiration and funding. Oxfordshire County Council's Bus Rapid Transit schemes to help buses to get to the city more quickly are not mature enough to demonstrate how the highway will be used to facilitate this and therefore what journey time improvements can be made that would be sufficient and deliverable alternative to what is being proposed by the applicant. Suggest phasing to allow infrastructure to be delivered that enables development to be sustainable. This includes how developments will be connected and initiatives to ensure journey times are reduced and journey time reliability if enhanced.
PR-B-0209	Patrick and Julia	Jennings		8			Agree that any contribution should be integrated with a Transport Plan, but in the absence of more detail cannot currently agree that the Transport plan looks sound. Still argue that it is better to locate jobs in another hub away from Oxford and locate affordable housing closer to where people can walk or cycle to work (Headington and Cowley) rather than increasing traffic around ring roads.
PR-B-0447	Laura, John, Benito	Wainwright		8			Any contribution by CDC to meet Oxford's housing needs would have to be conditional on the Local Transport Plan. As it stands it is inadequate for coping with the transport needs of a vastly increased population in Kidlington, Yarnton and Begbroke.
PR-B-0637	Prof Martin LG	Oldfield		8			No, changes are required to preserve the GB.
PR-B-0641	J	Willoughby		8			No.

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PR-B-0643	L	Allen		8			No, at present there appears to be no achievable transport plan. The councils do not have the ability to influence commercial operators as is seen with the bus services running between Oxford and Kidlington, which miss out Begbroke and Yarnton. Emphasis would also be better focused on diverting traffic that is passing through Oxfordshire, away from the congested areas around the city.
PR-B-0653	Peter	Webber		8			Only if there is continual investment in transport within and around local communities, and it gives access to Oxford, Banbury and Bicester. Housing added to existing sites with Park and Ride facilities will only reduce rural community bus services.
PR-B-0655	Christina Mary	Shirley		8			No, there has been insufficient thought. Do not wish to live like Bicester. Each new house will have two or three cars, increasing pollution and causing gridlock.
PR-B-0656	Mary G	Shirley		8			No
PR-B-0658	Susan	Oldfield		8			Not sure how currently insoluble traffic problems can be solved by adding more cars.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	8			Capacity improvements are needed on the A34, A40 and A44 to deal with the current levels of traffic let alone in relation to the future provision of housing. These key strategic roads require a vast level of investment alongside the initiatives outlined in the LTP because these initiatives alone are not going to make much difference to current residents. It would be wrong for the Council to act like some banks where the best deals are reserved for new customers leaving existing customers to a large extent ignored.
PR-B-0705	Nick	Small	Stagecoach	8			Strongly supports and welcomes SO19. In addition the Plan should take full advantage of suitable additional opportunities presented by the selected development strategy and specific development schemes supported by the strategy, to effectively and sustainably enhance the operation and sustainability of the local transport network.
PR-B-0710	Selwyn	Phillips		8			Oxford city has been unable to demonstrate a sound transport strategy and continue to carry out a piecemeal approach to working. This level of building requires national support to improve the transport arteries.
PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	8			Generally support the draft strategic objective SO19
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	8			Have grave doubts that such as vision is achievable. In particular, the existing infrastructure, in terms of the local road network and provision for schools, healthcare and other essential services, is already under severe pressure. These facilities are limited in Yarnton and, are not capable of accommodating additional housing development on the scale proposed. Furthermore, there is nothing to suggest that realistic and deliverable plans are in place to provide the necessary infrastructure improvements. LTP seeks to reduce pressure on the local road network by encouraging the location of housing close to jobs where people can more easily walk or cycle to work and in places where people will be able to use high quality public transport to get to work.
PR-B-0743	John	Tremlett		8			Yes. support SO19
PR-B-0746	Adrian	White and 79 others	Petition with 80 signatories	8			It is difficult to understand how supporting housing development in Steeple Aston could contribute to a sustainable transport aspiration even with a S106 contribution towards public transport provision if public transport is not then used.
PR-B-0755	Martin	Palmer		8			Should be asking why Oxford is not addressing much of its requirement, rather than allowing vast business parks to be built such as that at Cowley.
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	8			The objective is supported
PR-B-0786	Jane	Olds	Caversfield Parish Council	8			Yes

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PR-B-0793	Philip	Morley	North Oxford Golf Club	8			SO19 relates to the Local Transport Plan. Have a concern that this consultation, the Local Plan before it, and the Local Transport Plan, are not taking sufficient account of the rapid changes in transport that are arising from social and technology changes. As an example would draw CDC's attention to the deal, already live, between Uber and a city in New Jersey. Its aim is to reduce the need for future carparks to be built. Such changes are mentioned in the Local Transport Plan, but only in a cursory way. Indeed, local companies, such as Oxbotica, are at the core of these technology changes. 2031 could see dramatically fewer vehicles on the road than 2017. Also believe that the consultation and related documents may not be taking enough account of the ageing population and the consequent growth in requirements for hospital and specialist care, even allowing for adoption of new technologies and medical knowledge. Oxford hospitals are clustered on the east side of the City, and so sites to the east of the Banbury Road could have more significance for housing.
PR-B-0796	David	Tighe		8			No
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	8			Agree, but state that, SO19 should also recognise ongoing work by the Oxfordshire Growth Board to evaluate existing transport infrastructure capacity.
PR-B-0799	Ian	Sheppard		8			Do not support the draft objectives.
PR-B-0808	Chris	Robbins		8			Reservations about some of the County Council transport plans. It does make sense for housing developments and transport improvements to be mutually compatible.
PR-B-0819	Tim	Green	The Harbord Road Area Resident Association	8			Do not support SO19. Traffic around this area is already very congested. At times the traffic queues back for miles in many directions. There are already very significant housing developments in the pipeline all of which will add to this traffic - e.g. Northern Gateway, Barton Park, Elsfield Way, Wolvercote Paper Mill etc. The effect of these on traffic should be measured before any further large scale development is planned on one of the main routes into Oxford. In addition the well documented problems on the A34 and A40 have not yet been resolved and it is by no means certain that planned measures to deal with these roads will help. Recent multi-million pound works to the Wolvercote and Cutteslowe roundabouts have not improved the traffic flow. Will however have increased pollution due to the amount of stationary traffic.
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	8			Rewording suggested as follows ' To provide Cherwell's contribution to meeting Oxford's unmet needs in such a way that it complements the County Council's LTP, including where applicable, its Oxford Transport Strategy and so that it facilitates wherever possible and appropriate, demonstrable and deliverable improvements to the availability of sustainable transport for access to Oxford'
PR-B-0821	Alan and Suzanne	Mclvor		8			No. Transport plan is unrealistic and sound. Traffic around Oxford is extremely congested, building more houses will make it worse. Recent "improvements" to the Cutteslowe and Wolvercote roundabouts have not significantly improved the traffic flow. Large number of traffic lights, always stationary traffic at these roundabouts increasing air pollution. A4144 and A4165 into Oxford already congested. Your reports suggesting to the contrary are incorrect and misleading.
PR-B-0825	Simon	Joyce	Strutt and Parker on behalf of Mrs A Darbishire	8			Support this strategic objective and do not consider that any changes are required.
PR-B-0829	Fergus	Campbell	Oxfordshire Clinical Commissioning Group	8			Have provided a detailed statement in response to this question in their representation. They highlight the proportionate need for primary care, including all types of assisted living, extra care housing, care/nursing homes, etc. would be needed with an increase in population and some secondary care too!. They consider that the growth in population is likely to represent a significant additional workload for GPs and will exponentially impact on the capacity of a practice to accommodate growth. It would be helpful for CCG to engage in discussions relating to any of these development as early as possible.
PR-B-0830	Nigel	Buttler		8			More homes should be provided by Oxford.

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PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	8			Supports SO19 and considers that sustainable transport, public transport, cycling and walking as well as cars, lies at the heart of the success of any housing development in Cherwell district and this should be a key criterion in assessing where development can go (Question 3 and 4).
PR-B-0832	Richard	Hills		8			Yes
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	8			This is supported. It should also be recognised that the identification of sites should be informed by additional criteria that define sustainable development. It should also refer to the NIC Interim Report on the Oxford-Milton Keynes-Cambridge Corridor. There is also opportunity to contribute towards Cherwell's own housing need in locations that will benefit from investment in the east West Rail Line and the Oxford-Cambridge Expressway.
PR-B-0838	David	Jackson	Savills on behalf of University of Oxford, Christ Church, Exeter, Magdalen, Merton and St John's Colleges	8			SO19 is supported. The report should also refer to the NIC interim report on the Oxford-Milton Keynes-Cambridge Corridor and the commitment to an Oxford to Cambridge Expressway; and the East West rail line. The NIC states that this could be the UK's Silicon Valley
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	8			Yes
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	8			This is in general accordance with para 30 of the NPPF.
PR-B-0847	Richard	Cutler	Bloombridge LLP	8			SO19 should be more specific. It needs to refer to the delivery of public transport improvements to Langford Lane and Banbury Road. This needs to be set up as the principal axis for travelling in to Oxford. This approach will preserve the countryside (and GB) setting of the A44 south of the airport.
PR-B-0856	David	Smith		8			Yes.
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	8			The Parish supports this objective, however very concerned about the potential impact of large scale development on existing transport infrastructure given the congestion on the road network at peak times, the cutting of bus services by Oxfordshire County Council and existing parking problems. Question how new development can be successfully accommodated without exacerbating these problems.
PR-B-0862	Peter	Nicholson		8			The objective implies that only through meeting City's unmet housing will new sustainable transport measures be delivered in the Oxford area. Not confident that Oxfordshire County Council will deliver the transport improvements. Therefore difficult to believe that "demonstrable and deliverable improvements to the availability of sustainable transport for access to Oxford really will happen with the extra new housing. Discusses in more detail the ITA and transport issues in the representation.
PR-B-0869	Peter	Hainsworth		8			No, because it has been inadequately thought through and consultation has been exceptionally poor.
PR-B-0877	David	Flavin	Oxfordshire County Council	8			Supports SO19
PR-B-0878	Jane	Olds	Wendlebury Parish Council	8			Unable to respond - Insufficient time to consider the issues in detail
PR-B-0887	Paul	Buckley		8			Yes. But actually it's meaning is obscure so it is difficult to be sure. It is unclear what 'it' is in the 5th line up. If it is 'Cherwell's contribution' then it is hard to see how that can facilitate 'improvements to the availability of sustainable transport'.
PR-B-0890	Chris	Dicks		8			The importance is how this can actually be achieved as the A44, A34, Banbury Road corridor is already at capacity. Oxford Parkway provides good access to Oxford but must be reached on the same road network. The Local Transport plan should be revised in light of the cuts to rural bus services and poor management of the North ring road improvements.
PR-B-0895	Dr Alison and Dr Simon	Street		8			Yes. Sustainable transport links are key. Links between centres within Cherwell, for example Banbury to Bicester to Kidlington should be given as much importance as their access to Oxford, by consideration of areas of employment growth outside the city.

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PR-B-0897	Rob	Lawrence		8			No. do not support this because It is not fit for purpose from the perspective of Cherwell residents. Radical changes are needed by Oxford with public transport to and within the city. Road access to Banbury railway station car park is convoluted and need streamlining to prevent traffic congestion at peak times. Banbury to Oxford train is overcrowded at peak times. Park and Ride requires a direct metro link to Oxford and not rely on buses.
PR-B-0905	Theresa	Goss	Bloxham Parish Council	8			Support
PR-B-0907	Alison	Forfar		8			The objective is not meet by the local plan. To complement the transport plan, sites for development need to have safe walking and cycling and have a bus service to the nearest transport hub. No evidence to make the roads safer for cycling or provide local bus services.
PR-B-0909	Mark	Lowen		8			This appears to be the wrong way around as transport strategy should follow the housing strategy. However it's questionable that Oxfordshire County Council can deliver any such transport strategy.
PR-B-0910	Ken	Pelton		8			Criticism towards the lack of a transport strategy now and for the future. The prospect of the rapid transit links being built is little, if it is just more buses these would compete with the cars on the inadequate roads at peak times. A34 northbound and A40 eastbound are slow with no fix in place. The Parkway to Marylebone rail link is tremendous but to along time to implement, any new rapid transit link will take time to develop, housing will get built and there will be gridlock. People will still want to use cars as they are convenient and flexible, not to be forced to use public transport. Cycling should be encouraged and enjoyed with a safer provision around in and around Oxford.
PR-B-0911	Andrew	Smith	Hampton Gay and Poyle Parish Meeting	8			Does not have confidence that the Oxfordshire County Council LTP will deliver sustainable transport to deliver improvements to the current situation as well as handling the additional burden of those needing access to Oxford from the new housing developments.
PR-B-0912	David	Mason		8			Yes, but only if Oxfordshire County Council's transport strategy does not adversely impact on CDC in comparison with other District Councils.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	8			The LTP does not put forward proposals to sort out Oxford transport issues. Have discussed some of the issues with the roads and rail in the LTP in their representation. Consider that the reference to Rapid Transport is vague, and are concerned that there is no planned infrastructure for the planned growth. Transport is a huge problem and is unlikely to resolved. They question how CDC proposes to solve this problem within the proposed timeline for the increased housing, when the means of improvement are not even at planning stage.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	8			Yes, the draft SO19 complements the LTP and the Oxford Transport Strategy.
PR-B-0929	Rosie	Lodwick		8			Objects to SO19 and does not believe that this can be implemented. The existing transport infrastructure for access to Oxford from surrounding settlements is already over-stretched. There are plans for Rapid Transit public transport, but has not seen any evidence of upgrading road systems and any rapid transit. On the contrary the traffic system should be used to take traffic away form Oxford centre. Suggests that a retail park be built at the Northern Gateway area. This would act as a pressure valve for Oxford city centre, helping to stem the ever increasing number of buses, cars and pedestrians that currently clog it. That would welcomed by the residents of north Oxford, Kidlington and many outlying villages.
PR-B-0931	Jane	Olds	Fringford Parish Council	8			Yes
PR-B-0933	Peter	Bateman	Framptons on behalf of the Donger Family	8			Linking the housing growth to the LTP is a suitable objective, however it should be considered with the evidence of a complete county wide IDP to be robust.

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PR-B-0937	Philip	Rawle	Greenlight Developments	8			Should refer to Cherwell's contribution to meet Oxford's needs. SO19 could be extended to state that it will build upon existing public transport and capacity improvements. Examples are given. Trying to emphasise that Oxford's local area of influence is greater than perhaps SO19 suggests. Bicester is highlighted as an example.
PR-B-0944	David	Stone		8			Totally disagree with this assertion. Any proposals from Oxfordshire County Council will not meet the needs of the present horrendous traffic congestion around Oxford and will completely exacerbate limited capacity reducing vehicle movement and journey times to work especially as a majority of employment sites are south of the City of Oxford. The sites proposed in areas A and B do nothing to reduce over whelming traffic conditions.
PR-B-0948	Tim	del Nevo		8			Fear that this will just not be delivered. There is a crying need for there to be a relief or link road between the A40 from Witney through to Peartree. See no sign of it. What is said in your document are just fine words but with no prospect of delivery.
PR-B-0949	Peter	Monk	Banbury Civic Society	8			So far as can be ascertained LTP 4 does not make provision for increased movement into / out of Oxford City from sites to the north and therefore a modification to LTP 4 will be necessary when the 'unmet needs' sites have been selected. Given that the employment focus will be the City area ( or to the south of the City) it is obvious that the site search must be in the south of the District (i.e. south of a line from Bicester to Woodstock) if the sustainability criteria is to be met.
PR-B-0956	Mark	Recchia	Banbury Town Council	8			Supports SO19, the ongoing review of the bus subsidies to reduce services does not complement Oxford Transport Strategy and is likely to increase in private car travel from Banbury to Oxford. This will not facilitate sustainable transport improvements to Oxford.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	8			Supports SO19
PR-B-0973	Jonathan	Harbottle	Land and Partners Ltd	8			The contribution to meeting Oxford's unmet need should be delivered in a way that ensures sustainable transport is available for access to Oxford. This might be delivered through improvements not already envisioned through the LTP.
PR-B-0984	Jane	Burrett		8			Support this, as it is a key element in the whole partial review. Good bus service from Bicester to Oxford via the dual carriageway, despite the improvements to the A41 and A34 crossing at J9 of the M40 there are still long delays at peak times and you do not know when you will arrive in Oxford. To gain access to the bus to Oxford you walk via a churchyard, but on the way have you to walk across four lanes of fast moving busy traffic on the A41, often in the dark.
PR-B-1003	Simon	Turner	Launton Parish Council	8			Yes, no changes required.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	8			Support improvements to on and off-road links to Oxford from new sites near Oxford. Do not support improvements to the road networks just for the purpose of new developments at greater distances in Cherwell district, thus encouraging more commuter traffic into Oxford.
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	8			Should be amended to refer to connections to key employment areas in the Science Vale. We suggest the following wording be added to the end of SO19: 'and core Science Vale locations at Culham, Milton Park and Harwell'.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	8			Yes
PR-B-1024	Andrew	Hornsby-Smith		8			Agrees in principle, but considers that LTP rationale for building new Park and Rides north of Oxford to reduce congestion at Pear Tree Interchange has now to be amended to keep the Park and Ride at Pear Tree open, which would have provided an opportunity to free up brownfield land for housing rather than encroaching on the Green Belt. Also refers to the direct links between Kidlington/Begbroke and East Oxford employment areas in the LTP, but considers that Peartree undermines the viability of the replacement sites and discusses these issues in more detail in the representation.



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PR-B-1030	Jonathan	Harbottle	Land and Partners Ltd	8			The contribution to meeting Oxford's needs should be delivered in a way which ensures sustainable transport is available for access to Oxford. This might be delivered through improvements and in locations, not already envisioned through Oxfordshire County Council's Local Transport Plan.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	8			The LTP also encourages a reduction in the need to travel, and effective transport systems. It is fundamentally important that housing built outside the City in Cherwell to meet Oxford's housing needs is easily accessible to Oxford. In order to avoid worsening the existing traffic congestion and transport emissions of pollutants this accessibility needs to be provided via sustainable transport means. The LTP4 and Oxford Transport Strategy provides the means to achieve this.
PR-B-1035	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford and Blenheim Palace	8			Agree to Objective SO18. Consider that the need to provide housing in a way that complements the County Council's Local Transport Plan and the Oxford Transport Strategy is recognised and supported. The provision of existing and potential new sustainable transport links into and out of the city of Oxford should be a key consideration in the identification of sites for housing to meet Oxford's unmet need.
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	8			Yes, this is broadly supported. It is clear that the strong sustainable transport connections (outlined in the rep) between Bicester and Oxford which have been and are proposed to be delivered, facilitate the ability to meet Oxford's unmet needs in a way which complements the aims and objectives of the LTP.
PR-B-1039	Igor Niladri	Dyson		8			Using low or zero emission transport is good. Sustainable transport always respects the integrity of the existing natural environment and heritage with the inclusion of GB. Encourage communication technology to minimise commuting and enabling dispersed employment.
PR-B-1069	JP	Lyes		8			Yes. Essential regardless of number of homes to be built.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	8			The wording is satisfactory if Cherwell concedes to City's need.
PR-B-1095	Val	Russell	Bodicote Parish Council	8			Agrees, but considers that Cherwell's contribution is too high and Oxford should provide more housing within the City.
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	8			The development of land NW of Oxford Airport and Land E of Marlborough School will support the aims of SO19. The rep includes detailed Transport Strategy documents in support of the promoted sites which provide a detailed assessment of the transport implications on existing and future networks.
PR-B-1099	Alan	Storah	Oxford City Council	8			Suggests an amendment to SO19 to state: "To provide Cherwell's contribution to meeting Oxford's unmet housing needs in such a way that its locations complement the County Council's Local Transport Plan, including where applicable, its Oxford Transport Strategy, so that it minimises the need to travel and maximises the use of sustainable modes of transport whilst also facilitating demonstrable and deliverable improvements to the availability of sustainable transport for access to jobs and services in Oxford." to adhere to the principle of minimising the need to travel in this particular context.
PR-B-1109	Keith	Johnston		8			No. It appears CDC is being held to ransom with no infrastructure improvement without accommodating an unsubstantiated, unmet housing need.
PR-B-1110	Iain	Johnson		8			Yes agree that a sustainable transport plan is needed. But must not add to the traffic problems around Oxford without additional infrastructure being in place first.
PR-B-1111	Pat	Clissold		8			Put intra city transport first.
PR-B-1126	Jamie	Lewis	Hunter Page Planning on behalf of M and G Real Estate	8			See Q5 above.

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PR-B-1132	Linda	Ward	Kidlington Development Watch	8			Objects to SO19 and question how building 4400 houses can "facilitate demonstrable and deliverable improvements to the availability of sustainable transport for access to Oxford." This is meaningless. The Local Transport Plan is full of impressive sounding terms which will mean little in reality. See little hard evidence that it will be possible to satisfactorily deal with existing problems let alone accommodate the traffic growth implied by 15,000 additional houses around Oxford (of which the 4,400 is just part).
PR-B-1133	Philip	Towler		8			The transport infrastructure in North Oxford and Kidlington has regular gridlock, particularly around Pear Tree and access to the A34. Any development will make the situation worse. Improvements at Cutteslowe and Kidlington roundabouts were poorly planned, badly managed and have delivered little improvement. Have no confidence in the count council's ability to deliver its Local Transport plan.
PR-B-1145	Richard	Bennett		8			Yes support this objective. Again though infrastructure plans are essential before development.
PR-B-1146	DJ	French	Deddington Development Watch	8			Supports SO19, but consider that providing it positively promotes the use of sustainable modes of transport (i.e. high quality "welcoming" public transport, cycling, walking) and reduces dependence on the private motor car.
PR-B-1154	Jim	Spencer		8			Yes, although strategic changes will be required.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	8			Objects to Objective SO19 - The current service is between Woodstock, Kidlington, Oxford Parkway, and Summertown. No consideration is given to Begbroke and Yarnton. Loss of K2 bus service have not been addressed by Oxfordshire County Council. Current transport issues are unmanageable with little scope for future improvement. The recent "improvements" on the A40 at Cutteslowe and Wolvercote will only be short term.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	8			No. There is nothing in the County Council Local Transport Plan's Oxford Transport Strategy that could suggest several thousand additional cars per day at commuter peaks from outlying districts could be adequately handled. With reduced resources for buses and greater distances mitigating against cycling it is hard to see any new way of bringing commuters into central Oxford from outlying areas. Increased numbers = unsustainable transport demand.
PR-B-1163	Catherine	Arakelian		8			No. Traffic flow down the A34, A44 and A4126, have not been properly assessed and additional traffic would be a disaster. Both the County Local Transport Plan and the Oxford Transport Strategy appear to be chronically underfunded, over-ambitious and so unachievable in the current climate. It is highly likely that infrastructure needed to support housing and jobs would not be built before the houses.
PR-B-1165	Caroline	Johnson		8			The Local Transport Plan has no substance. Before additional housing and employment is added to Oxford there needs to be delivery of transport improvements. Oxford City can barely contain the current transport movements and any perturbation results in major disruption. Any contribution that Cherwell makes will be exacerbating the transport issues in Oxford.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	8			Support SO19
PR-B-1174	Ellis	Davies		8			Am not sure County Council's Local Transport Plan is anything to go by when it has cut bus services forcing people to use cars.
PR-B-1180	RA	Humphreys	Humphreys and Co Solicitors on behalf of Oxford Programs Ltd	8			The LTP and Oxford Transport Strategy seek to reduce pressure on the local road network by encouraging the location of housing close to jobs where people can more easily walk or cycle to work and in places where people will be able to use high quality public transport to get to work. Yarnton is a relatively small rural settlement and, in sustainability terms, is not well located in relation to main employment and public transport facilities.
PR-B-1181	Heidi	Lancaster		8			No, do not support SO19. If there was no additional development the transport plan would still probably not meet the transport needs.
PR-B-1182	Alison	Noel		8			No, do not support this objective.

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PR-B-1188	Carol	Matheson		8			Support a linked up transport system that serves all, however there is already congestion in and around Kidlington and parking is a problem. The new station and parking charges at Water Eaton Park and Ride has exacerbated the parking problems before additional cars are added. Having a good public transport link from a new development area into Oxford would alleviate the current congestion.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	8			Supports SO 19 but also requests that, should other Search areas be used for the apportionment, that areas H and E are considered due to their public transport connections with Oxford.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	8			Yes. No changes are required.
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	8			Yes. This is a long and detailed response which refers to Oxfordshire County Council's Local Transport Plan and questions the findings of the Council's preliminary Transport and Sustainability Assessments. It goes on to state that the site has been designed to reduce car use and is located in a sustainable location for fast and direct commuting in to central Oxford and to other destinations.
PR-B-1229	Henry	Brougham		8			Support. It is critical that links between development sites in Cherwell and employment areas of Headington and Cowley are in place early in the plan. Rapid Transit Line 3 and Chiltern Railways proposed service to East Oxford.
PR-B-1230	T M M	Green		8			No, do not support this. The transport plan is unrealistic. Traffic around Oxford is extremely congested and building more houses will make this worse, especially when the Northern Gateway is taken into account. The A4144 and A4165 routes into Oxford are already very congested and your reports that suggest the contrary are incorrect and misleading.
PR-B-1232	Mark	Schmull	Nathaniel Litchfield and Partners on behalf of The Church Commissioners	8			Request that it is amended as follows: 'To provide Cherwell's contribution to meeting Oxford's unmet housing needs in such a way that it complements the County Council's Local Transport Plan (LTP) including where applicable, its Oxford Transport Strategy, and/or that takes opportunities to provide new transport connections that are identified outside of the LTP or Transport Strategy, and so that it....
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	8			No comments to make.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	8			No comments at this stage.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	8			Yes. Draft SO19 is supported.
PR-B-1240	Suzanne	Willson-Higgins		8			Supports SO19, however is concerned about the potential impact of large scale development on existing transport infrastructure given the congestion on the road network at peak times, cutting of bus services by Oxfordshire CC and parking problems. Questions how new development can be successfully accommodated without exacerbating these problems.
PR-B-1243	Kazimiera	Kantor		8			Only if the objectives includes the provision of infrastructure prior to building more homes and if there is clarity regarding the protection of the GB. The provision of 4400 homes which could result in over 10,000 additional adults and children in the area requires consideration to facilities, such as roads, transport, schools, and medical facilities.
PR-B-1255	Kezia	Sheppard		8			No do not support.
PR-B-1260	Elizabeth	Sheppard		8			No
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	8			Agrees with SO19, but the plans should not just "complement" LTP4, they should enhance it. If you build segregated, well-lit cycle lanes along wish-lines and dedicated bus lanes which will be quicker than driving, people will use them. If you don't, they will take their car. This needs to be hard-wired into the plans now.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	8			Supports this objective, but considers that this requires genuine and certain delivery of the transport infrastructure in parallel with new housing.
PR-B-1272	S G	Wakeling		8			Only under the transport conditions. Developments should only be allowed if they are situated outside Oxford's GB and a fast green public transport system is in place before any the houses are completed. Currently the route from Oxford along the Banbury Road doesn't cope. Dedicated bus and cycle lanes are needed from North Kidlington to the centre of Oxford, present journey times are not acceptable. An electric bus or tram system is required as a matter of urgency
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	8			Supports SO19, and consider that focussing growth within and adjacent to the key urban areas also supports the delivery of new bus services, allowing new routes to be concentrated along key corridors, maximising the viability of investment in these services.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	8			Support SO19, and the link to the County Council's Local Transport Plan and the Oxford Transport Strategy. The impact on the A44 corridor needs to be carefully considered, and it is vital that both districts work together with the County Council to bring forward the proposed A40/A44 link.
PR-B-1295	Natasha	Blackmore	Sheldon Bosley Knight on behalf of the Wright Family	8			Support SO19, and consider that Cherwell's contribution complements LTP, including where applicable, its Oxford Transport Strategy, so that its facilitates demonstrable and deliverable improvements to the availability of sustainable transport for access to Oxford. Distributing housing allocations so that they complement the Transport Plan will ensure that the residents of any new developments are connected to the existing and proposed transport network to reduce isolation and ensure ease of access to Oxford City where many residents will be commuting to.
PR-B-1297	Simon	Handy	Strutt and Parker LLP on behalf of Dairystock Ltd	8			Support SO19 and do not consider that any changes are required.
PR-B-1298	James	Jocelyn		8			Yes.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	8			Supports SO19. Sites PR23 and PR24 complement wider strategic plans of the County Council. The A44 provides a direct, major and largely dual route to Oxford incorporating premium bus routes, connecting Oxford City with Begbroke and beyond. Have provided a detailed comment in the representation.
PR-B-1305	Cllr Polly	Foster	Fritwell Parish Council	8			Broadly supports this objective.
PR-B-1306	Frank	Vreede		8			Having commuted for many years and tried all transport options available, they are all either time consuming, expensive, inconvenient, dangerous or a combination of these. Recently upgraded train line and roundabouts have improved but not solved the situation. Short of creating a new direct bidirectional bus or tram lane through Kidlington into Oxford any additional commuters would overwhelm any "sustainable transport" routes.
PR-B-1308	Alaric	Rose		8			Support the draft vision as long as points raised in the previous questions are addressed as the Draft Vision would support many of the residents. However, the transport must be in place before any housing is built.
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	8			Support SO19.
PR-B-1344	Jonathan	Harbottle	Land and Partners Ltd	8			Support SO19. The contribution to meeting Oxford's unmet housing needs should be delivered in a way which ensures sustainable transport is available for access to Oxford. This might be delivered through improvements not already envisioned through the County Council's Local Transport Plan. Reliance on the transport plan should not prejudice sustainable development in locations not considered by the County Council.
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	8			Supports SO19.
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	8			Spreading 4400 new homes across Cherwell District will not meet the needs of those on low incomes, or key workers with jobs in Oxford; it will just add to the many thousands already commuting to London and Oxford.

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PR-B-0731	Ioana	Davies		9	A		Yes. Object strongly to development in the Oxford GB. It protects historic Oxford from the effects of over development. Option A closest to Oxford. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB.
PR-B-0828	Roger	Smith	Savills on behalf of Croudace Homes	9	A		Croudace Homes controls land at St Frideswide Farm which is owned by Christ Church. A site plan is provided. The site is located within the administrative boundary of Oxford City Council, but it adjoins the boundary with CDC and therefore land east of Banbury Road which forms part of Area A. The merits of this site are described in the rep. Area A is considered the most appropriate location for strategic housing development to help meet Oxford's unmet needs.
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	9	A		The general approach to identifying areas of search is considered acceptable. Area A represents the most sustainable location for sites to meet Oxford's unmet need.
PR-B-0838	David	Jackson	Savills on behalf of University of Oxford, Christ Church, Exeter, Magdalen, Merton and St John's Colleges	9	A		As a general approach to identifying areas of search this may be valid, but it overlooks the key consideration in the context of looking for sites to meet Oxford's unmet need. i.e. proximity to the City. Locations close to Oxford are the most sustainable. Area of search A is best suited to meet Oxford's unmet needs. After that the preferred area of search would be Area B
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	9	A		Many of the sites proposed occupy the strategic gap between Oxford and Kidlington. This gap contains a major transport hub. East-west routes through this area are already congested and would be further slowed by local traffic from additional development within this area.
PR-B-0930	Philip	Marsh	Knights on behalf of Philip King Homes and Oxford City Charity	9	A		Area A is supported as the most appropriate location for strategic housing development to meet Oxford's unmet need. The site east of Kidlington and west of the A34 is a sustainable location with excellent access to public transport to a range of destinations such as Oxford and Bicester.
PR-B-0948	Tim	del Nevo		9	A		If you develop area A, Kidlington it will become part of Oxford. GB and the green lung needs to be maintained between these two. Developing on the land close to Cutteslowe Park will have a significant and detrimental effect on this wonderful open space.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	9	A		Option A is considered appropriate for Oxford's unmet need, in particular the southern parts. Every effort should be made for good road and off-road links to Oxford.
PR-B-1140	Catherine	Richenburg		9	A		Option A is especially inappropriate as development will damage Kidlington as a distinct and separate community, affect the GB and compound traffic problems on the A4165.
PR-B-1158	Elizabeth	Leckie		9	A		Area A is GB and am opposed to development in the Oxford GB which absorbs harmful pollution, supports a wide range of wildlife and provides a space for healthy leisure activities. The GB in area A ensures that Gosford and Kidlington retain a clear identity from Oxford allowing a sense of community and social cohesion. Government guidance states that unmet housing need is not a legitimate reason to build on GB and CDC's policy to protect it must be upheld.
PR-B-1159	Tamsin	Leckie		9	A		Area A is GB and am opposed to development in the Oxford GB which absorbs harmful pollution, supports a wide range of wildlife and provides a space for healthy leisure activities. The GB in area A ensures that Gosford and Kidlington retain a clear identity from Oxford allowing a sense of community and social cohesion. Government guidance states that unmet housing need is not a legitimate reason to build on GB and CDC's policy to protect it must be upheld.

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PR-B-0751	Dr Katrin	Kiessling		9	A		Area A needs revision as this is GB which needs to be protected for many reasons. More sense to build on the Headington and Cowley side of Oxford. The traffic description in the Kidlington development plan is incorrect, there is congestion on a few routes already and building will only exacerbate the problem. Concerns with the flood plains and already existing flooding in the area, this will increase if built upon. New houses near the Oxford Parkway station/Kidlington etc. are not going to be more affordable as local estate agents are selling and advertising already houses to London commuters. This does not help Oxford nor local residents.
PR-B-1297	Simon	Handy	Strutt and Parker LLP on behalf of Dairystock Ltd	9	A		Area of Search A is the most suitable location to accommodate Oxford's unmet need, excluding the land immediately to the north of Oxford which is likely to result in coalescence between Kidlington and the city. Any housing growth not met just to the north of Oxford could be met through a combination of sites PR14 and PR27.
PR-B-0747	George A	Doucas		9	A, B		CDC favours areas A and B, which are entirely in the GB. If released this would lead to coalescence of Oxford, Kidlington, Yarnton, Begbroke and possibly Woodstock, thus a violation almost of the purpose of the existence of the GB. To use the GB is unjustified and the Council should reject this.
PR-B-0890	Chris	Dicks		9	A, B		Search areas A and B are fundamentally flawed as they will have a significant and unjustified impact on the GB and rural setting. Kidlington, Yarnton and Begbroke will lose their identities and all suffer from insufficient amenities at present. Local roads are limited and trunk roads are at capacity with Oxford Parkway contributing to this. The rural setting of the canal and river will be impacted and there is limited local employment.
PR-B-0959	Cllrs Neil and Maurice	Prestidge and Billington		9	A, B		Agree with the Areas of Search A and B. However consider that when choosing the sites the Council needs to ensure that Oxford does not surround any of the settlements to the north of Oxford, and that none of these settlements join together by leaving enough green space around all of them.
PR-B-0966	E	Nicholson		9	A, B		Search areas A and B are for the most part within the GB and totally disagree with the proposal to build there. The Government's NPPF states that GB is to prevent urban sprawl and safeguard the countryside from encroachment, this must be respected. Development could threaten the SSSI, Special Area of Conservation and local wildlife sites. Villages such as Islip, Shipton-on-Cherwell, Begbroke and Yarnton would become disproportionately large, saturated with traffic and pollution. They lack the infrastructure and amenities for a large development. There is no justifiable exception for building on the GB and CDC's policy to protect it must be upheld.
PR-B-1003	Simon	Turner	Launton Parish Council	9	A, B		Options A and B are most suitable in all respects except green belt restrictions.
PR-B-1036	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford	9	A, B		Gerald Eve support the recognition of the defined area A on the basis that it is a sustainable location. Area B is not appropriate as it does not offer sustainable locations suitable to meet Oxford's unmet housing needs and would increase travel times and congestion to areas of employment in Oxford, in turn impacting upon economic efficiency and quality of life. On the basis that Oxford's unmet housing needs need to be met in sustainable locations in close proximity to Oxford, Area A is the only appropriate option as an area for housing growth to meet the identified need. Do not consider that the introduction of more regular buses to Oxford would provide a suitable alternative means of sustainable transport for housing delivered in Area of Search A.
PR-B-1099	Alan	Storah	Oxford City Council	9	A, B		Agree with the Areas of Search A (immediately north of Oxford) and B (key transport corridors).
PR-B-1133	Philip	Towler		9	A, B		Too much focus has been placed on areas A and B, areas outside the GB should be investigated more. If the bulk of the 4,400 homes were to be sited in areas A and B the character of Kidlington village would change beyond recognition. They need to be dispersed among different areas to reduce the impact.

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PR-B-1143	Dr Pamela	Roberts		9	A, B		The majority of sites in areas A and B are in the Oxford GB and should remain protected by CDC's policy ESD14. The GB shelters wildlife, stores carbon, removes pollutants and absorbs rainwater. It also provides recreation and views for our well-being.
PR-B-1163	Catherine	Arakelian		9	A, B		Support the objections to Areas A and B submitted by the parish councils of Yarnton, Begbroke and Kidlington and the objections raised by Kidlington Development Watch. "We object strongly to development in the GB around Kidlington which is pleasant, unspoilt countryside with many well-used footpaths appreciated and enjoyed by the residents. It protects the historic city of Oxford from overdevelopment and unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and CDC's existing policy to protect the GB must be upheld." Local residents are custodians of this countryside. Were consulted at length over the creation of the Kidlington Masterplan adopted by CDC in 2016, this should be the basis for future development. Giving up areas around Kidlington will damage our opportunities to provide for our own needs in the future.
PR-B-1165	Caroline	Johnson		9	A, B		The document favours areas A and B for further investigation. Most of these sites are in the Oxford GB this should not be the preferred area for development. Strongly object.
PR-B-1272	S G	Wakeling		9	A, B		Only parts of Area A and very limited sections of Area B make sense, and then these should only be consider within the constraints of responses to questions 1 to 5 and question 7 above.
PR-B-1287	Tenley	Soanes		9	A, B		Seems like areas A and B are the done deal. Make sure that all the options are looked at properly and at same level of detail and rigour as the A and B.
PR-B-1296	Graciela Inglesias	Rogers		9	A, B		Yes. Strongly object to development in the Oxford GB. GB around Kidlington (option A and B) has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1317	Rachel	Walton		9	A, B		Strongly to development in search areas A and B around Kidlington which are in GB which is a permanent designation. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. The Government's promise and CDC's policy to protect it should be upheld. Brownfield sites should be inexhaustibly researched for development before the GB. There has been no assessment on the impact to Kidlington's transport, local facilities and services or the flood risk.
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	9	A, B		Considered to be the most suitable because of their closeness to the City and the best location for public transport.
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	9	A, B, C, D, G, H, I		Areas A and B close to Kidlington are by far the best related to Oxford in terms of proximity. Given the good public transport connections they are also the most sustainable locations in terms of accessibility. Many of the other locations are very poorly related to Oxford including Options D, G, H and I. It would be difficult to provide good public transport links to these locations. Option C is closer to Oxford than some other options but is in a location where there are existing congestion issues.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1268	Garry	Lancaster		9	A,B	PR167, PR178, PR50, PR122, PR125, PR23, PR24, PR34, PR74, PR91, PR92	As a Kidlington resident my comments concern areas A and B. Many of the sites are in GB, to which only exceptional circumstances can this be developed on. Pressure to build can not be viewed as exceptional. The character of existing urban areas needs to be preserved. Kidlington is one of the UK's largest villages and we are proud of this. GB also prevents the joining of urban areas, to develop on sites PR167, PR178, PR50, PR122 and PR125 between Kidlington and Cutteslowe would effectively join Kidlington to Oxford. Also sites PR23, PR24, PR34, PR74, PR91 and PR92 west of Kidlington and near to Begbroke would merge these two separate villages. Many sites in areas A and B are in flood zones. There are current developments already in a flood prone zone south-east of Kidlington, further developments will affect drainage and increase the risk of flooding to all residents. Traffic on the Banbury and Oxford Road towards Oxford during rush hour often reaches near standstill and also other routes into Oxford. Cycling is often quicker than taking the car or bus. It's too soon to see the affect of the new train route and the improvements made to the Oxford ring road. Would welcome a modest increase in affordable housing, however the sheer scale of the plan which seems to indicate that development will be near Kidlington make it impossible to do anything but other than object robustly.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	9	B		Development to the north of Kidlington would avoid the exacerbation of the transportation issues created by Option A sites as it does not constitute development within the strategic transport gap between Kidlington and Oxford. The rep sets out the benefits of developing the Quarry site.
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	9	B		Whilst parts of Option B are within GB, it is significant to note that the promoted sites are not. They are also the first locations to be arrived at from Oxford outside the designation. Land NW of Oxford airport would have the potential to form a new garden neighbourhood community served by its own local facilities to meet the needs of the community, with the Land East of Marlborough School extending the existing Woodstock settlement.
PR-B-0808	Chris	Robbins		9	B, I		Bletchington and Kirtlington which lie outside or on the edge of the GB to be included in area B rather than area I. They lie on a public transport route to Oxford which could increase if Upper Heyford proposals proceed. 100-200 houses in these villages could help sustain the viability and contribute to Oxford's unmet need.
PR-B-0984	Jane	Burrett		9	C		Area C is of particular relevance for the village of Wendlebury because of J9 of the M40. Since the M40 extension in 1992, and the dual carriage of the A34 and A41 section to Bicester, there is now an air quality problem, resulting in children and adults using asthma hailers. The rep. provides a quote from Weston Front Group of Villages referring to air pollution at the Weston Otmoor proposal in 2008. There would be a threat to new residents health.
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	9	C, D, E, G, H		All too far from Oxford and totally unsuitable on environmental and transport grounds.
PR-B-0786	Jane	Olds	Caversfield Parish Council	9	C, E		Option C should be avoided due to the potential traffic challenges. Option E should be avoided coalescence between the town of Bicester and the surrounding villages.
PR-B-0890	Chris	Dicks		9	C, E		Search areas C and E provide a better and more sustainable option for significant housing developments. There would be no impact on the GB and it's not in a rural setting. It's directly located on the M40 with good rail connections and better town centre amenities with local employment opportunities. Development would be an expansion of Bicester opposed to merging towns together and there's good availability of ex-MOD land.
PR-B-0802	Peter J	Frampton	Framptons on behalf of db Symmetry	9	C, G		Areas of Search C and G are the two locations where a regional scale distribution centre would be best located to meet the needs of the manufacturing industry and serve market demand for electronic retailing. The opportunity to locate a regional distribution centre at these locations is illustrated on the accompanying plans. Either location is well located to provide employment opportunities within the logistics sector for economically active residents in Areas of Search A and E



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PR-B-1342	Laura	Precious	Quod on behalf of Albion Land	9	E	PR3	Agree, but considers that Area E should be included in the area of search. Preference towards areas A and B is inappropriate. Have provided a detailed statement and the reasons why the site is suitable, deliverable and available for development in response to this question in the representation.
PR-B-0825	Simon	Joyce	Strutt and Parker on behalf of Mrs A Darbishire	9	E		Area of Search E is the most suitable location to accommodate Oxford's unmet need. The Council's adopted Local Plan highlights Bicester and the surrounding area as a key growth location. Reference is made to LTP 4, the development of the 'Knowledge Spine' and the East-West rail project. Given the level of national and local investment being made in and around Bicester and its excellent links with Oxford it is logical that further sustainable development in this part of the District would be appropriate to meet Oxford's unmet housing need. However, acknowledge that it is inappropriate for Bicester itself to grow further. It is submitted that our client's land at Launton is well placed to sustainably provide a proportion of the 4,400 homes required. Further details on site characteristics of this site can be found in our response to Q13.
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	9	E		Due to its strong economic and transport connections with Oxford City, consider Bicester would be a logical location in which to bring forward new homes to meet the unmet need of Oxford City. A2D therefore welcomes the identification of Bicester in Areas of Search Option E.
PR-B-0937	Philip	Rawle	Greenlight Developments	9	E		This is a lengthy response assessing each of the areas of search. It concludes by stating that Option E is the preferred area of search, and that development options here need to be fully explored and exhausted before development sites in the Oxford GB are even considered.
PR-B-1140	Catherine	Richenburg		9	E, F		Options E and F as well as rural dispersal are probably the best choices. Bicester has already undergone considerable expansion with new facilities and good transport links.
PR-B-1229	Henry	Brougham		9	F		Provision of good public transport access to Oxford from Heyford Park is problematic and so should be excluded.
PR-B-1346	Neil	Tiley	Pegasus on behalf of the Dorchester Group	9	F		The Areas of Search identify options to meet the needs of both Cherwell and Oxford City. Area of Search F provides a sustainable option to meet the unmet needs of Oxford City as it is well-related to Oxford by way of a rail connection. Area of Search F also provides the most sustainable, deliverable option to meet the needs of Cherwell in the longer-term. Have provided a detailed comment in the representation.
PR-B-1347	Zahra	Alrashed	Nathaniel Litchfield and Partners on behalf of Kenley Holdings	9	F		Support the inclusion of the Former RAF Upper Heyford and surrounding area (search option F). The SA and ITA findings for Letchmere Farm in Area F are recorded as having significant positive effects; therefore it should be considered within site assessments.
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	9	F		Further development at Upper Heyford and in the adjacent villages must be resisted.
PR-B-1229	Henry	Brougham		9	G		M40 J10 has no large settlement nearby so should be excluded.
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	9	H		Area of Search H seems too tightly drawn and should be expanded to include settlements such as Bloxham which are located in close proximity and with good transport links to Banbury
PR-B-0956	Mark	Recchia	Banbury Town Council	9	H		The map of these areas (pg.45) demonstrates why 'Option H', is unsuitable for Oxford's unmet need.
PR-B-1108	Tom	Hockaday		9	H		Area H is the furthest from Oxford and transport is the least favourable of all the areas. It is already absorbing huge numbers of new houses under the Cherwell plan and does not address Oxford's opportunities for economic growth.
PR-B-1229	Henry	Brougham		9	H		Banbury has its own travel to work area and should therefore be excluded.
PR-B-0153	Paul	Goulding QC		9	I		Area I (Remainder of District/Rural Dispersal) is particularly notable for its rural beauty and views, distinctive and unique village life, and limited infrastructure and public transport links. These factors should weigh heavily in future development of the Plan.

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PR-B-1027	Jonathan	Porter	Archstone Projects Ltd	9	I		Combining all the sites within the rest of the district and rural areas in to one area of search (Option I) does not make sense for assessment. They vary hugely geographically and relate to different centres and transport links within the District. Option I should therefore be broken down so that the sub areas are assessed accordingly and more fairly.
PR-B-1126	Jamie	Lewis	Hunter Page Planning on behalf of M and G Real Estate	9	I		For reasons set out elsewhere M and G Real Estate believes that Option I will be a necessary element of meeting the housing requirement in a sustainable manner.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	9	I		Agrees that it is appropriate to identify areas of search across the whole District. However, question Area of Search I and whether it would make it easier to refine the proposals if this was split in to geographically more appropriate areas.
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	9	I		Should be dismissed as it will simply add more and more expensive homes in the countryside without addressing the real needs of people seeking a home in Oxford.
PR-B-1146	DJ	French	Deddington Development Watch	9	I		See the logic of defining Areas of Search around urban areas or other 'focal points', but do not understand the logic of Option I (Remainder of District/Rural Dispersal), which represents a 'scatter gun' approach for the sake of appearing to be inclusive. Self-evidently, development on the scale contemplated to meet Oxford's unmet housing needs in the rural areas would not be sustainable for a variety of reasons. This is confirmed by the Interim Transport Assessment and the Initial Sustainability Appraisal.
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	9	I, A-G		Area I is unhelpful as it is too general to be useful and the Banbury area is too remote from Oxford to be relevant. The Areas of Search should be restricted to areas A-G. New Alchester is within Area C together with proposals at Weston on the Green. New Alchester is close to the built up area of Bicester and falls within the Garden Town Masterplan area. It does not relate well to Weston on the Green. It should therefore be considered as part of the area around Bicester. (Area E).
PR-B-1033	Matthew	Symons	Hollins Strategic Land	9	I, E		It is demonstrated that Ambrosden should be removed from Option I and included within Option E. Have provided more detailed information in their submitted representation
PR-B-0931	Jane	Olds	Fringford Parish Council	9		A, B, C, E, I	Preference is Option A and B, avoid Option C, Option E needs careful consideration, and Option I consider maintaining rural character and sustainability in terms of available services and travel in villages.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	9		H	Welcomes the approach to the identification of the potential areas of search and the inclusion of Area H 'Banbury and Surrounding Area'. Questions whether Area I is well connected, or spatially close to Oxford. Noted that Area H includes land to the south of Bodicote. This is welcomed and in RPS view confirms that the land south of Bodicote represents a sustainable location for further development.
PR-B-0267	Carole	Pack		9		PR14, PR27	Sites PR14 and PR27 behind The Moors is one of our most beautiful stretches of meadowland and important area of biodiversity. It needs to be preserved.
PR-B-0907	Alison	Forfar		9		PR157	Why has site PR157 been included if this site has been categorised as unsustainable in two previous local plans. Nothing has changed to the village. Development would constitute village extension which has been previously refused. Your proposal would suggest that 200 homes could be added to a village that currently has 55 homes with no local infrastructure or transport links would be in any way sustainable. It would not.
PR-B-0848	Rob	McLennan	Rob McLennan Planning on behalf of Mr RF Kendall	9		PR161	The additional allocation of housing should be provided in accordance with and in compliance with the sound planning principles set out in the adopted Cherwell Local Plan. Quotes the vision and states that the spatial strategy of the plan. Considers that growth should be directed towards the larger and more sustainable towns and villages rather than this site. Has provided a very detailed statement setting out the reasons why this site is not suitable for development and development should be carried out in accordance with the adopted Cherwell Local Plan and the NPPF.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0848	Rob	McLennan	Rob McLennan Planning on behalf of Mr RF Kendall	9		PR192	The additional allocation of housing should be provided in accordance with and in compliance with the sound planning principles set out in the adopted Cherwell Local Plan. Quotes the vision and states that the spatial strategy of the plan. Considers that growth should be directed towards the larger and more sustainable towns and villages rather than this site. Has provided a very detailed statement setting out the reasons why this site is not suitable for development and development should be carried out in accordance with the adopted Cherwell Local Plan and the NPPF.
PR-B-0904	Jill	Grain		9		PR20	Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, to build here would destroy the villages identity along with Yarnton and Begbroke if site PR20 were developed. Footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. Building on GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. CDC adopted the Local Plan to protect GB.
PR-B-1076	Jana	Gnappova		9		PR20, PR24	Yes, especially PR20 and PR24, see general comments
PR-B-1221	Martin	Perisi		9		PR20, PR24	Yes, especially PR20 and PR24, see general comments
PR-B-0653	Peter	Webber		9		PR20, PR24, PR126	The areas near to Oxford Parkway will be attractive to London commuters and therefore won't be affordable houses. If Oxford airport was relocated to another local airfield in conjunction with developing sites PR20, PR24, and PR126 it would support sustainable transport and a significant new railway station within site 20.
PR-B-1254	Philip	Redpath		9		PR22, PR25	Land North West of Oxford Airport is located in the parish of Shipton-on-Cherwell and is therefore in Cherwell's district. The effect though is on Woodstock, which is already being targeted in the revised West Oxfordshire Local Plan. This site in 2014 was rejected by CDC for good reasons and there have been no changes to the situation. Apart from the infrastructure and environmental issues relating to the site it will have an adverse impact on the Blenheim World Heritage Site and has been opposed by ICOMIS which advises Unesco accordingly. The land is adjacent to GB land and has a claim to be made GB so that it can protect historic Woodstock. The farmland is very production and tenants have already objected to its loss. Land East of Marlborough School, Woodstock. This site is isolated from the town of Woodstock and cannot be easily integrated. It also ignores the fact that there are other proposals for Woodstock causing overload to the local infrastructure. It breaks the Cherwell policies of development in villages and should not be considered.
PR-B-1081	Lynn	Pilgrim		9		PR32, PR14, PR27	Building on GB meadows adjacent to Kidlington conservation area, sites PR14, PR27 and PR32 GB would completely disregard the NPPF. It would destroy ancient ridge and furrow, wildlife, and flora. It would increase flood risk and impact on the setting of listed buildings.
PR-B-0267	Carole	Pack		9		PR37	Site PR37 lies within the conservation area and was described by the inspector as an "area of high landscape value", it should be preserved.
PR-B-1110	Iain	Johnson		9		PR38	The development between Oxford and Kidlington will fill the green space between the two and double the size of the suburb of Cutteslowe. This important space with views of the countryside will be lost. GB is there to protect against such urban sprawl. There is no provision to deal with the road congestion and no consideration of the additional cars, sources of particulate pollution degrading the air quality and health.
PR-B-0944	David	Stone		9		PR38, PR39, PR41, PR123, PR124, PR125, PR125(sic) PR167, PR168, PR177, PR178	Yes, strongly object to building on the GB between Kidlington and Oxford which is essential to preserving the openness and setting of Kidlington and North Oxford. These plans are unsound and unsustainable. Particularly object to building next to Cutteslowe Park and the destruction of North Oxford Golf Course for misleading assertions of economic gain. I object to development on the sites listed. Have slight sympathy for smaller commercial development such as Oxford United Stadium/ sports complex to replace the Gosford facilities with better solutions to facilitate community needs, this as far as erosion of the Green Belt is any way acceptable.

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PR-B-0742	Keith and Hilary	Prince		9		PR38, PR50	No. GB should not be developed, as it's a vital green space between Kidlington and Oxford for wildlife and recreational use. Business sites in Oxford need to be utilised as this is the better solution to traffic congestion. Absolutely do not want to come under jurisdiction of Oxford City. Development of Sites PR38 and PR50 will encourage to try and increase their area, if development is allowed the other side of the A34 too, Kidlington will eventually become part of Oxford City itself.
PR-B-0799	Ian	Sheppard		9		PR38, PR50	Sites PR38 and PR50 have no consideration for the destruction of the GB and the impact on the local surrounding areas. Do not agree with the excepted circumstances stated. Used as a commuter belt for London etc. No consideration into the CPRE survey which 76% surveyed in Oxford want GB protected. Oxford City has enough brownfield sites to develop.
PR-B-0801	Janet	Stott		9		PR38, PR50	Strongly object to development in the Oxford GB. GB policy to prevent urban sprawl, keeping land permanently open. GB between Kidlington and Oxford is unspoilt, we walk in the fields of sites PR38 and PR50, value its biodiversity, views and its role as a green lung for the area. GB protects historic Oxford, do not accept that the exceptional circumstances exist to justify housing on GB close to Oxford, once this land is lost, there will be a continuous sprawl of housing from Oxford city centre to the far end of Kidlington, and a loss of open space. In a public survey commissioned by the CPRE Oxfordshire 76% of Oxfordshire residents were in favour of protecting the GB with the majority seeing housing as the greatest threat.
PR-B-0812	Tim	Stott		9		PR38, PR50	Strongly object to development in the Oxford GB. GB policy to prevent urban sprawl, keeping land permanently open. GB between Kidlington and Oxford is unspoilt, we walk in the fields of sites PR38 and PR50, value its biodiversity, views and its role as a green lung for the area. GB protects historic Oxford, do not accept that the exceptional circumstances exist to justify housing on GB close to Oxford, once this land is lost, there will be a continuous sprawl of housing from Oxford city centre to the far end of Kidlington, and a loss of open space. In a public survey commissioned by the CPRE Oxfordshire 76% of Oxfordshire residents were in favour of protecting the GB with the majority seeing housing as the greatest threat.
PR-B-1227	Richard	Silvester		9		PR38, PR50	Agree with CDC's adopted Local Plan Part 1 which states that Oxford GB was "designated to restrain development pressures which could damage the character of Oxford City and its heritage through increased activity, traffic and the outwards sprawl of the urban area". If sites PR38 and/or PR50 are developed traffic would inevitably increase between North Oxford and Kidlington along with noise and pollution. Open spaces, used by many for recreation would be lost. This would compound the problems already arising due to large scale development happening nearby, the West Barton development and the proposed Northern Gateway. In a public survey commissioned by CPRE 76% of Oxfordshire residents were in favour of protecting the GB.
PR-B-1251	Susan	Silvester		9		PR38, PR50	Agree with CDC's adopted Local Plan Part 1 which states that Oxford GB was "designated to restrain development pressures which could damage the character of Oxford City and its heritage through increased activity, traffic and the outwards sprawl of the urban area". If sites PR38 and/or PR50 are developed traffic would inevitably increase between North Oxford and Kidlington along with noise and pollution. Open spaces, used by many for recreation would be lost. This would compound the problems already arising due to large scale development happening nearby, the West Barton development and the proposed Northern Gateway. In a public survey commissioned by CPRE 76% of Oxfordshire residents were in favour of protecting the GB.

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PR-B-1263	Katie	Silvester		9		PR38, PR50	Agree with Cherwell's adopted Local Plan part 1 which states that Oxford GB was "designated to restrain development pressures which could damage the character of Oxford City and its heritage through increased activity, traffic and the outwards sprawl of the urban area". If sites PR38 and RR50 were developed, then traffic would increase on the Banbury Road between North Oxford and Kidlington. Noise and other pollution would increase and green spaces for recreational activities would be lost. This would add to the large scale developments like West Barton and the Northern Gateway. A public survey commissioned by the CPRE Oxfordshire 76% of Oxfordshire residents were in favour of protecting the GB with the majority seeing housing as the greatest threat.
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	9		PR39	The historic development patterns of Kidlington have preserved the setting of the historic core of the village, whilst resulting in a more urban form that is car-orientated and lacking in services. The historic development of Oxford has resulted in a north-south urban area consisting of a number of distinct yet linked settlements. Site PR39 will compliment this historic development of Oxford and will provide for a more sustainable and higher quality development with easy access to key transport links than would be achievable at a 'South of Kidlington' location.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	9			No, do not support Option I as a sustainable location for Oxford's unmet need. Dispersing Oxford's unmet need across district's rural communities would be an approach that is incompatible with Council's draft vision. It would not deliver the good connectivity and convenient, sustainable and affordable travel opportunities to Oxford City that such a growth would require.
PR-B-0029	Sonia	Morgan		9			The government's promise in its last manifesto to protect GB must be upheld. I strongly object to development in the GB around Kidlington, where it is a pleasant, well used space which protects the historic city of Oxford from over development.
PR-B-0033	Henry	Munday		9			Think the areas of search are extensive, frightening and disruptive, and people may move away.
PR-B-0036	David	Blowers		9			Objects strongly to development on GB which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld.
PR-B-0037	Clifford	Jones		9			Objects strongly to development on GB which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld.
PR-B-0046	Caroline	Thompson		9			I object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld.
PR-B-0055	Cynthia	Hall		9			The GB is a beautiful and vital part of the environment and should be maintained with vigour. Only brownfield sites should be considered.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	9			7.7has remains of SHLAA ref WG019. The remaining land falls within areas of search C, E and I.
PR-B-0058	Anthony	Hall		9			No except, that you have obviously decided that the choice of A and B is a foregone conclusion
PR-B-0060	Sue	Mackrell	Bicester Town Council	9			Agree that the only sensible areas for housing working in Oxford are Options A and B.
PR-B-0078	Anthony	Churchill		9			Objects strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld.
PR-B-0081	Linda	Beattie		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld.
PR-B-0082	Felicity	Emptage		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld.

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PR-B-0119	C A	McCall		9			Option A Flood plains and overcrowding.
PR-B-0119	C A	McCall		9			Option B Loss of GB and potential merging of Kidlington to Oxford City.
PR-B-0120	E	Tonkin		9			No, CDC needs to develop less economically successful locations. Congestion would increase in Kidlington.
PR-B-0150	Patrick and Julia	Marcks		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld.
PR-B-0151	Prof John	Batchelor		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld.
PR-B-0152	Henrietta	Batchelor		9			Objects strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld.
PR-B-0154	Hannah	Hale		9			Objects strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld.
PR-B-0156	Val	Colby	Berrys on behalf of Cancer Research UK	9			No comment
PR-B-0171	Peter	Worth		9			Mostly agreeable however there are other land opportunities that could be considered which provide less than 100 houses. If other pieces of land were said to be suitable, some would become available due to the increase in land value.
PR-B-0175	Mr D and Mrs S	Rudd		9			Objects strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld.
PR-B-0181	Diane and Darryl	Bates-Brownsword		9			Objects strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld.
PR-B-0184	Roger	Prince		9			Yes, the GB is a permanent designation and government guidance states, unmet housing needs are not a reason for building there. CDC policy is also to protect GB, which provides footpaths used and enjoyed by many, and prevents urban sprawl.
PR-B-0185	Terrence	Yeatman		9			Objects strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld.
PR-B-0186	Paul	Walker	Oxford Bus Company	9			Agree with the identified areas of search, in particular concentrating the areas of search adjacent to existing settlements, most noticeably are Kidlington and Bicester. Support the approach to develop sites over 100 houses as well as the need to develop sites that can enable infrastructure, including ability to support viable public transport provision.
PR-B-0201	Dr Catherine	Grebenik		9			Objects strongly to development on GB around Kidlington, which is well used and enjoyed by many. It is a haven for wildlife with large populations of badgers, foxes and roe deer. It protects the historic City of Oxford from over-development, and the government's promise and Cherwell's policy to protect it should be upheld.

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PR-B-0209	Patrick and Julia	Jennings		9			Area A and B are in Oxford's GB which prevents irreversible urban sprawl and ensure access to the countryside and nature for existing Oxford residents. It's there for a reason and should be respected. Article 7.30 outlining results from the Interim Transport Assessment states that 'exceptional circumstances need to be demonstrated to release of any land from the Green Belt.' However this is in direct contradiction to your statement that Areas A and B are the most sustainable broad locations for identifying sites and have therefore undertaken an early assessment of the 38 sites in A and B. To actually respect and not breach 'National Policy' areas C should be prioritised over GB. The fact that you have undertaken an early assessment and appear to already have formulated a conclusion before the consultation process is over actually suggests you do not plan to seriously assess other areas or respect the National GB Policy.
PR-B-0213	Linda	Browning		9			Objects strongly to development on GB around Kidlington, which is pleasant, unspoilt, well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-0222	Malcolm	Axtell		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-0234	Prof Roger	Davies		9			Strongly object to development in the GB, it's a permanent designation and unmet housing needs do not justify building on it. Some of the areas to the north and east of Kidlington contain precious natural habitats and well used footpaths. GB's purpose is to prevent urban sprawl and the present governments manifesto promise and CDC's policy to protect it should be upheld.
PR-B-0238	D A	Burt		9			Strongly object to the loss of GB it is a permanent feature and unmet housing needs do not justify building on it. It allows people to enjoy the countryside with its walks and prevents urban sprawl.
PR-B-0240	Mrs Carole	Walton		9			Object strongly to development on GB around Kidlington, which is mainly unspoilt countryside, well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-0241	Richard	Walton		9			Object strongly to development on GB around Kidlington, which is mainly unspoilt countryside, well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-0260	Chris	Pack		9			It is clear that Kidlington and the surrounding area in the GB are the principle target and it would have a devastating impact upon Kidlington.
PR-B-0262	Peter and Christine	Stevenson		9			The area of search is an important part of the GB and too valuable as such to build upon. There are no exceptional circumstances to justify building on GB.
PR-B-0447	Laura, John, Benito	Wainwright		9			Brownfield sites, previously developed land and areas next to busy roads and junctions should always be considered before GB; therefore Options A and B are not appropriate sites. The numbers suggested would destroy Kidlington as a village and put stress on infrastructure and traffic. It is unreasonable that Banbury based CDC should nominate it as its preferred area of search.
PR-B-0637	Prof Martin LG	Oldfield		9			Option A and B are in the GB and there are no exceptional circumstances to justify building in the GB. Oxford's overcrowding problems should be solved by dispersed new villages and industrial centres rather than new houses in the periphery impacting on the transport crisis.
PR-B-0641	J	Willoughby		9			It would destroy a large proportion of quiet, unspoilt land of great benefit to residents. We use it daily.
PR-B-0643	L	Allen		9			The GB and open spaces must be preserved, to prevent loss of identity between existing communities and maintain wildlife corridors for the survival of species. In the partial review document, the value of the open countryside is grossly underestimated in providing free amenity for everyone, and supporting wildlife.

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PR-B-0648	Patricia	Perisi		9			Object strongly to the proposed development of 4,400 houses on GB, which should be protected. Have lived in Kidlington 80 years and do not want to see my village joined to Oxford and lose its character. The development will destroy the countryside and wildlife and bring chaos to the area. Traffic is already heavy and the doctors surgery at capacity
PR-B-0655	Christina Mary	Shirley		9			Purchased our property on the understanding we were in GB, this should not be changed without consultation.
PR-B-0656	Mary G	Shirley		9			It is far too large.
PR-B-0658	Susan	Oldfield		9			They represent a wholly unacceptable destruction of GB, which is your responsibility to protect.
PR-B-0670	Mary	Phipps		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic city of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-0671	David	Phipps		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic city of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-0673	Joyce M	Morris		9			Object strongly to development in the Oxford GB which will result in north Oxford becoming one large urban sprawl. The historic nature of Oxford as a city will be destroyed. The government's promise and CDC's policy to protect it should be upheld.
PR-B-0676	John F	Morris		9			Strongly object to development on GB with its well used public footpaths. Government guidance states that unmet housing needs are not a reason to use GB, and so their manifesto promise and CDC's policy to protect it must be upheld.
PR-B-0682	Felicity	Peacock		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-0695	Mark	Bale		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. The destruction on GB is irreversible, please consider such developments as the Westgate in the 1960's which involved the demolition of St Ebbe's, which is still lamented.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	9			Object to any areas of search in the green belt as they would contravene the five purposes of the Green Belt which must be protected and enhanced.
PR-B-0705	Nick	Small	Stagecoach	9			Strongly agrees that a 'Policy off' approach should be taken to identifying and defining areas of search. The Green Belt should not be considered sacrosanct as exceptional circumstances exist.
PR-B-0710	Selwyn	Phillips		9			Yes. There are other choices, such as new garden villages, the area around Bunkers Hill and a major expansion of Upper Heyford.
PR-B-0712	Sonya	Willoughby		9			Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	9			Questions the suitability of Yarnton for significant additional development.
PR-B-0728	Verity	Westgate		9			Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.



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PR-B-0729	Tamara	Lucas		9			Strongest objection to erosion of unspoilt green belt around Kidlington. The old part of the town is a heritage site. Unmet housing need is not a reason for building in the green belt. The Government's manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld.
PR-B-0736	Kieran	Ward		9			Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-0739	G	Gelder		9			Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-0740	Richard and Linda	Jurd		9			Object strongly to development in the Oxford GB around Yarnton. Already lost old footpaths due to intolerant landowners over the past 25 years, the plan will take many more away. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB, this should be supported by our local Member of Parliament. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-0743	John	Tremlett		9			No.
PR-B-0745	Dr Ian	Scargill	Oxford Green Belt Network	9			Note that Areas A and B are favoured for further investigation and that most of the sites in these areas are in the Oxford Green Belt. Furthermore the initial three sites identified in the Growth Board Spatial Options report and on which the figure of 4,400 homes was based were all in the Green Belt. Strongly object to development in the GB which was designated to restrain development pressures which could damage the character of Oxford City and its heritage..." as stated in Policy ESD14 of the adopted Cherwell Local Plan. Support the five purposes of the GB, and in particular protect the setting band character of the historic city of Oxford. The reference to the character of the City, as referred to in Cherwell's local plan is often overlooked but it is a crucial arm of the GB policy. The City is already under substantial pressure and this is likely to become intolerable if expansion on the edge of the city is not restricted. The City's never-ending traffic problems are testimony to this, and there have been calls for even the number of buses in the centre to be limited. Do not consider that exceptional circumstances exist to justify development in the GB and suggest adhering to Policy ESD14 and maintain the existing GB boundaries.
PR-B-0746	Adrian	White and 79 others	Petition with 80 signatories	9			Steeple Aston is too distant from Oxford to warrant serious consideration as an area of search.
PR-B-0749	Dr and Mrs M	Wallace		9			Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld.

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PR-B-0750	Niels	van Kuijk		9			Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-0752	Keeley	Middleditch		9			Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-0754	Philippa Jane	Nelson		9			Object strongly to development in the Oxford GB for reasons outlined to question 1. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld.
PR-B-0755	Martin	Palmer		9			All areas would mean that Kidlington becoming part of Oxford, with the loss of GB that needs to be avoided at all costs.
PR-B-0757	Martin	Palmer		9			Object strongly to development in the Oxford GB. GB Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld.
PR-B-0759	R L	Davies		9			Areas are in the GB, present government promised to protect in its 2015 manifesto along with Cherwell's existing policy. Strongly object to building on GB as the purpose of GB is to prevent urban sprawl. Areas north and east of Kidlington contain precious natural habitats, enjoyed by all, why build here.
PR-B-0764	Steven	Daggitt		9			Object strongly to development in the Oxford GB around Kidlington it has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld. How can GB stop urban sprawl if boundaries can be moved when they are considered inconvenient?
PR-B-0765	Layla	Vidal-Martin	NLP Nathaniel Lichfield and Partners on behalf of Taylor Wimpey	9			Do not consider it is appropriate to identify 'Areas of Search'. Further concerns about the application of the site search methodology within these Areas of Search.
PR-B-0776	Anthony	East		9			Object strongly to development in the Oxford GB around Yarnton, Begbroke and Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld.
PR-B-0779	David C	Hinde	Hinde Law Ltd	9			Object strongly to development in the Oxford GB. GB around Yarnton has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.

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PR-B-0782	Andrew and Emma	Mundy		9			Object strongly to development in the Oxford GB around Yarnton, Begbroke and Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld.
PR-B-0796	David	Tighe		9			Object strongly to development of the GB. GB policy to prevent urban sprawl. GB between Oxford and Kidlington is an unspoilt green lung, appreciated by many local residents. GB helps protect historic Oxford. This is not exceptional circumstances. A public survey commissioned by the CPRE Oxfordshire 76% of Oxfordshire residents were in favour of protecting the GB with the majority seeing housing as the greatest threat.
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	9			Disagree. The areas of search more remote from Oxford lie beyond its economic or principal travel-to-work area, so are less relevant in the context of specifically meeting Oxford's unmet housing need.
PR-B-0805	Tamara	Frishberg		9			Too much concentration in the Kidlington and Oxford area. Development to be sited in smaller villages, increasing the population to keep schools, shops and bus services running. Strongly feel that the bulk of GB between Oxford and Kidlington needs to be reserved.
PR-B-0807	Justin	Scroggie		9			Yes. Cherwell have committed to protecting and upholding the GB in the district. This is a direct contradiction and the areas identified most lie within the GB. Health and well-being of Kidlington residents are under threat by Cherwell plans. The more that this is damaged the greater burden on the NHS. Local services already under strain or being closed, these would be overwhelmed by the almost doubling of the homes in Kidlington.
PR-B-0809	Karen	Selway		9			Yes. All GB areas should be removed from the consultation. GB created to check unrestricted urban sprawl, preventing merging into towns. The GB should only be built on in exceptional circumstances - and these are not. Consider other areas like Peartree Park and Ride.
PR-B-0819	Tim	Green	The Harbord Road Area Resident Association	9			Object to the areas of search included in the GB land. Public opinion surveys by CPRE show that the majority of people think that GB land should not be developed. GB designation is intended to be permanent, only to be amended in exceptional circumstances which have not been demonstrated. GB around Oxford prevents urban sprawl and protects Oxford's setting. GB around Oxford is accessible open space and it is well used but many local communities for exercise and recreation.
PR-B-0821	Alan and Suzanne	Mclvor		9			Told by CDC Planning that areas A and B are "preferred". Most of the sites are in the GB. Concerned this view has been formulated, before consultation has been completed. CDC should revisit and avoid building on GB. Object strongly to the development of GB. GB is permanent only to be changed in exceptional circumstances, which this is not. GB around Oxford fulfils preventing urban sprawl, protecting the character and heritage. Provides open space used by local communities. Pubic opinion surveys show that the majority of people think the GB should be protected.
PR-B-0826	Alan	Dobson		9			Thought key principles of having a GB included preventing urban sprawl and providing a green buffer between conurbations. Cannot see how the proposals square with the 'Five GB Purposes' on p.5 of the summary booklet. Footpaths in this area are an amenity enjoyed by residents of Oxford, Cherwell and other areas, they should be protected. The presence of the golf course provides a green lung to help reduce pollution in the area. The green lung argument, of course, applies to both sides of Banbury Road.
PR-B-0829	Fergus	Campbell	Oxfordshire Clinical Commissioning Group	9			Note that the more remote or rural areas pose additional challenges due to distance from existing surgeries, and lack of sustainable options for new local surgeries. Have provided a detailed response in a separate statement as part of the representation.
PR-B-0830	Nigel	Buttler		9			The Areas of Search should be limited to those areas much closer to the City of Oxford boundary

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PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	9			The importance of the key criteria of the Green Belt should be paramount in protecting the green setting of Oxford. OPT is strongly opposed to any development which will act to coalesce Oxford and Kidlington and therefore cannot support the sites within the Kidlington Gap (sites 38, 39, 41, 50, 122, 123, 124, 167, 168, 177 and 178). All sites must be assessed against the criteria set in Questions 3 and 4 on the main purposes of the Green Belt, Oxford's setting and flooding issues.
PR-B-0832	Richard	Hills		9			It is a good start. More areas must be identified. Planning applications for development from outside these areas should be welcomed too.
PR-B-0833	Cas	Lester		9			Object strongly to development in the Oxford GB. The GB around Kidlington has many well-used footpaths and 'green spaces' is much appreciated and enjoyed by large numbers of local residents. It also helps to protect the historic city of Oxford from the effects of over-development. Government guidance states that unmet housing need is NOT a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld.
PR-B-0834	Eleanor	Williamson		9			Concentrated heavily on Kidlington and not equally dispersed around the district. The village would become engulfed and disfigured beyond recognition. Concerns regarding the population growth. Concerns about the impact to the loss of rural landscape, amenity and the effect on the quality of life. Residents chose to live in Kidlington to avoid the urban -suburban sprawl of Oxford so they can enjoy the surrounding countryside. GB is sacrosanct and strongly oppose building upon it. Government guidance states that unmet housing need is not a reason for building in the GB. The Government's promise must be upheld. Cherwell's policy is also to protect the GB which needs to be upheld.
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	9			No
PR-B-0841	Darren	Bell	David Lock Associates on behalf of Hallam Land Management Ltd	9			Serious concerns expressed about the Areas of Search. It has, in effect, predetermined the assessments by ruling out deliverable sites in other sustainable locations. Option I is far too broad. There are strong opportunities to deliver additional housing in Cat A villages. It is not appropriate that these opportunities are sifted out at the high level. This is of fundamental importance so that CDC has properly and fully assessed all alternatives. It is suggested that a further Area of Search is included which draws on updated evidence on Cat A villages and assesses 'Category A villages with public transport connectivity to Oxford'
PR-B-0847	Richard	Cutler	Bloombridge LLP	9			Area A is the key area of search. Area B is already separated from Oxford by the River Cherwell. Suggestions for a revised GB boundary to the north of Kidlington are put forward. Banbury, Bicester and U Heyford have already received substantial amounts of housing and the other Areas of Search are too remote from Oxford and will not deliver the pressing need for housing within the time required.
PR-B-0856	David	Smith		9			Only that areas And B need to be looked at in conjunction with the adjoining local authority and that these extended areas are the logical ones to look at if the objective is solely to provide overflow for Oxford.
PR-B-0857	Mark	Christodoulou		9			Major objection is to the development on GB should Kidlington be chosen for 4,400 homes. CDC previously adopted their local plan to pledged to protect the GB. it's their policy to do so. No exceptional circumstance have been presented to revise this position. The original policy of CDC to protect GB must be preserved.
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	9			No comment at this stage.
PR-B-0862	Peter	Nicholson		9			CDC should not accept the undemocratically-allocated housing quota; therefore strongly objects to the Ares of search A and B on that basis. Objects to development in the Green Belt. Has provided a very detailed statement in response to this question in the representation.
PR-B-0866	Matt	Todd		9			Favourable inclination to areas A and B which are in the GB. Imperative that GB is preserved. These are not exceptional circumstance when many options available.

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PR-B-0868	Jennifer	McFadden		9			Totally opposed to the decimation of the Oxford GB. Encroachment of this area already with the Northern Gateway development. GB's aim is to protect undeveloped areas from becoming urban sprawl. GB provides open spaces and footpaths that many residents use and it's important for mental well-being. Sites PR38 and PR50 would join Kidlington to Oxford becoming one large urban area. Circumstance do not justify the use of GB. Health concerns linked with busy roads and dementia. A public survey by CPRE Oxfordshire finds 76% of Oxfordshire residents want GB to be protected. Site PR50 has a footpath and bridleway that would disappear. Views at Cutteslowe Park would be affected and air quality decreased due to more cars in the area.
PR-B-0869	Peter	Hainsworth		9			Strongly in favour of maintaining the GB, unless there are greater benefits to be gained from development for the inhabitants of Oxford and Kidlington. GB is a valued and well used amenity for all. Development will have a negative impact on the day to day lives of many, these new homes will likely serve London commuters via Oxford Parkway.
PR-B-0871	Patricia	Redpath		9			Reference to land North West of Oxford Airport. Suggestions that submitted for employment, retail and residential use which is unacceptable. Debate regarding the appropriateness use of GB, overriding factors that are important to keeping the GB undeveloped. Site borders GB so its an impact on its "openness" contrary to para 79 of NPPF. GB protects historic towns like Woodstock. Cherwell and Oxford should not seek to undermine this. In 2014 a previous application was rejected. Rather than destroying the site it needs to be protected and made GB. There's no change to the circumstances to fulfil another authority's needs. There are other proposals for Woodstock and surrounding areas that are in debate put upon West ODC.
PR-B-0871	Patricia	Redpath		9			Reference to land East of Marlborough School Woodstock. No acknowledgement of the impact on Woodstock. The site is poorly related to Woodstock both in terms of access to the town and from a landscape perspective. Due to the site's isolated nature, it is difficult to see how the site could be successfully integrated into the town. It is not taking into consideration the other proposals for Woodstock in the West Oxfordshire Local Plan and is against the Cherwell plan of development of the rural areas - being actually situated in Shipton-on-Cherwell but at a distance.
PR-B-0873	Jenyth	Worsley		9			Object very strongly to the development in the Oxford GB. GB was set up to prevent urban sprawl, which is now threatened. The green lung between Oxford and Kidlington has been there since after the war. Oxford is a historic city and should not be allowed to sprawl towards the north. Do not accept that exceptional circumstances exist to justify housing on GB close to Oxford. Over 76% of Oxfordshire residents want to protect the GB from housing.
PR-B-0877	David	Flavin	Oxfordshire County Council	9			Provides detailed comments for all the options on Transport Strategy and Health and Education in its representation.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	9			Questions the status of the Growth Board and whether the or not the publication of these sites is in direct contravention of the principles of LPP1. Why has the Authority done a 'U' turn by encouraging landowners and speculative developers to put forward schemes by drawing a red line on a map? This action has placed stress and concern on this community and the others affected by this process.
PR-B-0880	Rhiannon	Davies		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld.

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PR-B-0882	Julia	Trowles		9			Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Do not agree that search areas A and B are reasonable options.
PR-B-0883	Peter	Trowles		9			Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Do not agree that search areas A and B are reasonable options.
PR-B-0887	Paul	Buckley		9			No
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	9			Agree with the areas of search in broad terms although some areas are a long distance from Oxford and not well connected by sustainable modes of transport. They suggest that some areas should be combined as they affect the same communities. This could also assist in assessing impacts comprehensively and cumulatively as well as providing appropriate infrastructure (including green infrastructure). * Areas A and B: Area A and B both affect Kidlington and are located in the Oxford Green Belt. Development in area A (and B) also raises concerns with regard to potential impacts on the SAC as well as potentially resulting in Kidlington and Oxford growing together. * Areas C and E: Areas around J9 (M40) and Bicester; * Areas F and G: Upper Heyford, (Lower Heyford) and Ardley.
PR-B-0891	Katherine	Simpson		9			Object strongly to development in the Oxford GB. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development.
PR-B-0892	Richard	Simpson		9			Object strongly to development in the Oxford GB. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development.
PR-B-0895	Dr Alison and Dr Simon	Street		9			Consider section A around Kidlington to be too large with the present infrastructure and integrity of the village. Kidlington could support some further development to the north, emphasising the amenities provided by the canal. Development to the west of the canal should not be supported exclusively by Yarnton Road hump backed bridge. Do not support development on the GB between Kidlington and Oxford. Also do not support any development on section B.
PR-B-0896	Lucy and Richard	Miles		9			Regarding option A due to the proximity of this area to West Oxfordshire borders and the proposals for development there, what considerations are being made to ensure that there is not an over development of the areas surrounding the A44? This area has beautiful countryside with protected species such as bats, rural pathways and habitats that need to be preserved rather than becoming part of the Oxford sprawl.
PR-B-0897	Rob	Lawrence		9			Many of the areas of search are too far from Oxford for reasonable commuting especially given the poor road infrastructure and lack of suitable public transport.

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PR-B-0902	Vanessa	Pinder		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-0905	Theresa	Goss	Bloxham Parish Council	9			Agree with the assessment criteria and area of search
PR-B-0906	Steve and Anne	Handsley		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Kidlington has grown from a small village to one of the largest in the county. It has contributed significantly to the housing growth in the CDC area. Further growth will allow it to lose its character. The green corridor between Kidlington and Oxford needs to be maintained.
PR-B-0910	Ken	Pelton		9			Again the question presumes areas of search are needed. The areas of search should be well away from Oxford and not in the Oxford GB. Would like to see a safe and dedicated cycle route from Noke to Islip and Noke to Oxford.
PR-B-0911	Andrew	Smith	Hampton Gay and Poyle Parish Meeting	9			Concerned about the impact on Kidlington if areas A and B were developed. It will sacrifice the 'Green Belts' of Kidlington area and risk it becoming an Oxford suburb; destroying key recreational and nature conservation area of the River Cherwell.
PR-B-0912	David	Mason		9			Option A covers a far too wide area, which leave it open for unviable sites to be dismissed, leaving the remaining one or two as the only serious options. Disregarding GB and that CDC existing policy prohibits the merging of villages and should be sufficient to discount all but one or two small developments. Each of the villages in this location have a distinct character which would be lost.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	9			Strongly objects to development in the GB, which exists to protect the historic city and equally acts as a 'green lung' providing opportunities for recreation for the local communities. Set out the purpose of the GB around Oxford and that any development in the GB would need exceptional circumstances to justify development. Consider it to be a telling and serious omission that you have not asked a question about the acceptability of development in the Green Belt.
PR-B-0926	Dr Eric	Sidebottom		9			Strongly object to building in the GB. Do not accept that exceptional circumstances exist to justify the need. GB policy is to prevent urban sprawl and keeping land permanently open. GB between Kidlington and Oxford is an unspoilt green lung with footpaths that is appreciated by local residents. It's there to protect historic Oxford. Public survey by CPRE Oxfordshire, 76% of Oxfordshire residents are in favour to protect GB.
PR-B-0929	Rosie	Lodwick		9			Agrees to the areas of search and considers that if Cherwell does not have to take Oxford's unmet need, Arncott and Upper Heyford would be preferred areas of search. A new town/settlement approach outside the Green Belt is suggested rather than building on the Green Belt. The areas of search should not be just Cherwell but cover the entire County area. The process has not been coordinated with other districts, and so inherently flawed.
PR-B-0933	Peter	Bateman	Framptons on behalf of the Donger Family	9			Area I is a very broad area covering the majority of the District. This causes the conclusions of the SA to be unduly broad and strategic. Should more focused areas be assessed it is considered that a more robust conclusion and scoring system would result.

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PR-B-0935	David	Lock	David Lock Associates on behalf of Gallagher Estates	9			The approach to the Areas of Search has predetermined the assessments by ruling out deliverable sites in appropriate locations beyond Kidlington. An approach that excludes sites that have a real opportunity to deliver new housing to meet Oxford's needs in a sustainable location with good links to Oxford. It does not adequately consider potential from Cat A villages. The approach of assessing all villages through a single category is flawed. The potential of Cat A villages should be considered taking in to account their suitability as service villages and their connectivity relative to Oxford.
PR-B-0939	Lynne	Tighe		9			Strongly object to building in the GB. Do not accept that exceptional circumstances exist to justify the need. GB policy is to prevent urban sprawl and keeping land permanently open. GB between Kidlington and Oxford is an unspoilt green lung with footpaths that is appreciated by local residents. It's there to protect historic Oxford. Public survey by CPRE Oxfordshire, 76% of Oxfordshire residents are in favour to protect GB.
PR-B-0949	Peter	Monk	Banbury Civic Society	9			The need to examine all sites put forward in order to meet the 'comprehensive analysis' test is understood but, following the logic of the criteria regarding proximity to employment, community education etc. facilities (see Q 8) only the sites in areas A to E can possibly meet the sustainability test, given the constraints on Oxford City's investment budget. Suggestions of 'mass transit solutions must be far in the future for cost reasons and the County Council will have its budget stretched to improve routes such as Banbury Road, Oxford if provision of facilities for limited stop bus services on tracks that have a good running surface are to materialise - these being essential if users are to be attracted to use such services into the city centre. Present users of this route will attest to the 'shake, rattle and roll' journey currently offered.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	9			Notes that the SA concludes that all areas of search would have significant negative effects in relation to SA Objective 9: "To protect, enhance and make accessible for enjoyment, the historic environment." This is most unfortunate and must beg the question whether further development in any of the Areas would be truly sustainable. Whilst they understand the consideration of the spatial options of the Growth Board, and the need for strategic sites, etc. which are discussed in detail in their representation. In terms of effects on the historic environment this demonstrates that these are generally clearer assessed on a site by site basis, as we have done in response to Question 11, rather than broad Spatial Options or even broader Areas of Search.
PR-B-0960	M	O'Mahoney		9			Strongly objects to development in the GB. The GB around Kidlington is mainly pleasant and unspoilt countryside with many well-used footpaths and 'green spaces'. It is much appreciated and enjoyed by large numbers of local residents. It also helps protect the historic City of Oxford from the effects of overdevelopment. Also makes reference to the importance of the GB as set out in the NPPF.
PR-B-0963	Mr and Mrs	Shepherd		9			Object strongly to development in the Oxford GB. GB around Kidlington. Has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-0967	Eileen	Bloomer		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld
PR-B-0970	Ken	Martin	Noke Parish Meeting	9			The preferred Areas A and B are in the Green Belt. As Green Belt is essential to preserve the special character of Oxford, it is highly questionable that the criteria for 'exceptional circumstances' has been met'.



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PR-B-0973	Jonathan	Harbottle	Land and Partners Ltd	9			The Areas of Search may be appropriate for larger strategic development areas. However, the identified housing requirement should not be confined to these areas. Deddington is outside the Areas of Search but offers a sustainable location for development within the Oxfordshire HMA. It would benefit significantly from housing growth which would also deliver much needed sports facilities.
PR-B-0983	Suzanne	Morris		9			Strongly object to building in the GB. GB policy is to prevent urban sprawl and keeping land permanently open. GB between Kidlington and Oxford is an unspoilt green lung with footpaths that are appreciated by local residents. It's there to protect historic Oxford. Do not accept that exceptional circumstances exist to justify the need. Public survey by CPRE Oxfordshire, 76% of Oxfordshire residents are in favour to protect GB and housing is seen as its greatest threat.
PR-B-0996	Lucy	Smith		9			Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-0997	George	Thomas		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-0998	Lisa	Coulling		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. GB is there to protect against unrestricted urban sprawl of large built up areas. If built upon between Kidlington and Oxford we become consumed and lose our village identity. Building between Kidlington, Yarnton, Thrupp and Begbroke four villages become one town.
PR-B-1005	SP and SA	McQuillan		9			CDC acknowledge the GB is essential to preserve the special character of Oxford City. Questionable therefore that the criteria for exceptional circumstances has been met for any of the proposed GB areas. Brownfield sites within GB are a much stronger case for development and should be considered first.
PR-B-1015	Daniel	Hatcher	Rosconn Group	9			On the basis of seeking to direct housing to meet Oxford's unmet needs to locations well-connected by public transport, would have expected the Council to have considered an option assessing sites within an appropriate distance from existing train stations. Suggest reviewing the adopted Greater Birmingham and Solihull LEP Strategic Housing Needs Study (Stage 3 August 2015) undertaken by PBA. This study considered sites within 1.2km and 3.75km of train stations on the basis these reflected reasonable walking and cycling distances respectively. This would be a simple further option to consider on the basis that some of the search areas already include such locations at Banbury, Bicester and Kidlington. The additional option would therefore only need to consider the potential of areas within Cherwell close to the stations at Kings Sutton, Lower Heyford and Tackley. Such locations are clearly more sustainable than other areas within the rest of the Rural Area under Option I, providing realistic and commutable train journeys into Oxford City of no more than 23 minutes (Kings Sutton).

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PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	9			No
PR-B-1024	Andrew	Hornsby-Smith		9			Area I is too broad an area of search to be meaningful. Areas such as Bletchingdon and Kirtlington are more sustainable than Cropredy or Hook Norton, and it seems incongruous that they are not incorporated within Area B or as a separate area.
PR-B-1030	Jonathan	Harbottle	Land and Partners Ltd	9			The Areas of Search may be appropriate for larger strategic development areas. However, the identified housing requirement should not be confined to these areas. Sibford Ferris is outside the areas of search but offers a sustainable location for development within the OHMA. It would benefit significantly from housing growth which would support existing services and facilities.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	9			A more refined approach would be beneficial. As noted in para 3.38 the Partial Review is specifically to address the unmet need arising from Oxford City, therefore those areas remote from the City can be reasonably discounted. Development remote from the City would necessitate long distance commuting and increase car focussed travel.
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	9			In identifying areas of search, clear reference must be made back to the overarching spatial strategy of the adopted LPP1. Whilst the principle of the approach set out in para 6.6 is supported, the strategy must be clear in that the bulk of the proposed growth must continue to be focused in and around Bicester and Banbury. This will ensure that growth can be delivered in a sustainable manner, supported by strong transport connections to Oxford.
PR-B-1038	Mrs Margaret	Sidebottom		9			Strongly object to development in the Oxford GB., this is not accepted as exceptional circumstances. Aim of GB is to prevent urban sprawl with land permanently open. GB between Kidlington and Oxford has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. A public survey commissioned by the CPRE Oxfordshire 76% of Oxfordshire residents were in favour of protecting the GB with the majority seeing housing as the greatest threat.
PR-B-1039	Igor Niladri	Dyson		9			No. Cherwell is being pressurised into this. The unmet housing need comes from a wish to grow population and to drive the economic growth. Regardless of the damage to the environment, heritage and social benefits. Sustainable is not an appropriate word describing development on any existing GB. Consideration should be given to previously developed land such as at the former air base at RAF Upper Heyford, be affordable and house the current population first.
PR-B-1040	Robert	Dyson		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1046	William	Hodgson		9			Object strongly to development in the Oxford GB. GB policy is to specifically prevent urban sprawl, land kept open and not covered with concrete and tarmac which kills the soil. GB between Kidlington and Oxford has unspoilt farmed countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. Do not accept the justification to build on the GB close to Oxford. A public survey commissioned by the CPRE Oxfordshire 76% of Oxfordshire residents were in favour of protecting the GB with the majority seeing housing as the greatest threat.

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PR-B-1049	Maria	Page		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1052	Andrew	Mundy		9			Object strongly to development in the Oxford GB. GB around Yarnton, Begbroke and Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Rural setting is loved and village identity would be lost forever.
PR-B-1053	David	Hemingway		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1054	Bharat and Jankee	Badiani		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1055	Philippa	Mullineux		9			Strongly object to any development on any of the Oxford Green Belt. The Green Belt around Kidlington is mainly pleasant and unspoilt countryside with many well-used footpaths and 'green spaces'. It is much appreciated and enjoyed by large numbers of local residents. It also helps to protect the historic city of Oxford from the effects of over-development. The phrase 'Green Belt' is a permanent designation and Government guidance states that unmet housing need is not a reason for building in the Green Belt. The Government's Manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld.
PR-B-1056	Simon	Parker		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of overdevelopment. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1057	Julie	Walters		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.

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PR-B-1058	Kim	Bennell		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of overdevelopment. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1065	J	Bevis		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1068	Louise	Crone		9			GB is a permanent designation and that Government guidance states that unmet housing need is NOT a reason for building in the GB. The Government's promise and CDC's existing policy to protect the GB should be upheld.
PR-B-1069	JP	Lyes		9			Are there no possibilities for garden villages? Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1073	Susan	Simms		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1079	JW	Fresen		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1080	Mr and Mrs	Horne		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1081	Lynn	Pilgrim		9			Object strongly to development in the Oxford GB. The rep provides a list of the NPPF stated purposes of GB and the benefits it provides. The wellbeing of Oxfordshire residents needs to be considered along with the history, beauty and scientific interest of the area. The Government's Manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld.
PR-B-1082	Nicholas Edward	Mullineux		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1085	Susan M	Rugg		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1088	Bryan	Rugg		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1089	Dave	Bevis		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	9			The areas of search are clearly defined.
PR-B-1095	Val	Russell	Bodicote Parish Council	9			Only the areas close to Oxford should be considered, as Oxford is where the unmet need for housing has been identified.
PR-B-1097	Caroline	Hayes		9			Do not think it is appropriate to develop in the Oxford GB which provides a green lung to the city and helps protect our historical city from excessive development.

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PR-B-1098	Michael	Bott		9			Object strongly to development in the Oxford GB. GB around Kidlington, Yarnton and Begbroke has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1100	Katherine	Andrews		9			Strongly object to any development on GB which is an area enjoyed by local residents and important to wildlife. It protects Oxford from over-development and serves as a flood plain which must be taken into account. The GB is a permanent designation and the government's manifesto promise and CDC's policy to protect it must be upheld.
PR-B-1101	Catherine	Dobson		9			Object strongly to development on GB which is there to limit urban development and keep open spaces. GB is well used and a vital breathing space, in a survey commissioned by CPRE 76% of Oxfordshire residents wish to keep the GB. It should only be encroached upon in exceptional circumstance which don't exist at present.
PR-B-1102	James and Kate	Hamilton		9			The areas of search chosen are reasonable, but believe there is more potential in Bicester which is not constrained by a GB. Bicester is 15 minutes from the centre of Oxford by train, which compares with 30 or more minutes by bus from Kidlington High Street.
PR-B-1105	Norman and Janet	Bates		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1111	Pat	Clissold		9			Seem OK
PR-B-1117	Georgina	Tibbs	Barton Willmore on behalf of Bellway Homes Ltd and Archstone Projects Ltd	9			Support the identification of rural dispersal as one of the spatial options for accommodating new housing. Consider rural dispersal to be a sustainable option which is appropriate to the context of the District, much of which is characterised by dispersed rural settlements. The Ambrosden site presents an opportunity to provide new housing at a scale which is appropriate to the local context, in a location which relates to the existing settlement and with strong connections to Bicester beyond.
PR-B-1119	Bob	Hessian	Weston on the Green Parish Council	9			Options Area A and B, close to Oxford, would seem the ideal location for development sites but not where the Oxford Green Belt is degraded. Options Areas C (Junction, M40), Banbury and Bicester nor villages where there is no public transport are not suitable.
PR-B-1123	Paul	Mayhook		9			Strongly object to development in GB around Kidlington which is pleasant unspoilt countryside with footpaths used and appreciated by many. The GB helps protect the historic city of Oxford from overdevelopment and should only be used as a last resort.
PR-B-1127	David	Betts		9			Object in principle to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. The coalescence of villages should be avoided but in order to capitalise on potential investment in infrastructure favour housing in a smaller number of sites. Any development within close proximity to Oxford Parkway will attract London commuters and not provide affordable houses. The majority of employment is to the south of the city so building should be to the north. Banbury and Bicester could meet Oxfords unmet needs with strengthened rail links.
PR-B-1132	Linda	Ward	Kidlington Development Watch	9			Object to development in the GB (areas A and B), which is mainly pleasant and unspoilt countryside with many well-used footpaths and 'green spaces'. It is much appreciated and enjoyed by large numbers of local residents. Concerned that Kidlington does not have many green spaces and parks within it and the surrounding GB compensates for it. The Masterplan notes that Kidlington's distinctive character is as a 'village set in the landscape' and specifically seeks to enhance that. Have also highlighted the purpose of the Oxfordshire Green Belt.
PR-B-1134	Neil	McKendrick		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.

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PR-B-1142	Alan	Lodwick		9			Search Areas A and B are almost entirely within the GB. CDC's Local Plan Part 1 includes Policy ESD 14 to maintain the GB. It was designated to restrain development which could damage the character of Oxford City and its heritage through increased activity, traffic and the outward sprawl of the urban area. GB provides a well used and appreciated space for people from a wide area. The rep refers to Q1 and questions the need for development and its justification.
PR-B-1145	Richard	Bennett		9			Areas under review are heavily congested already. Compromise and protection to our green belt is essential with this very important factor in mind.
PR-B-1154	Jim	Spencer		9			Wherever any development is proposed someone will inevitably complain.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	9			Objects to development in the green belt. It is a pleasant and unspoilt countryside with many well-used footpaths and 'green spaces', which is much appreciated and enjoyed by residents. It helps protect the historic city of Oxford from effects of overdevelopment.
PR-B-1157	Nicola and Giles	Lewis		9			Strongly object to the development on GB which will lead to unrestricted sprawl. Kidlington, Yarnton and Begbroke will merge together losing their setting and special character as countryside is encroached upon. One of the main features of the NPPF is the permanence of GB and we believe there are alternatives to development on GB. Oxford City's inability to meet its housing needs are not exceptional circumstances for developing on GB.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	9			Yes. Some are more suitable than others. Some are completely unsuitable. Sites E and H (Bicester and Banbury) already have their own road traffic problems at peak times. Rail links from Banbury to Oxford already exceed capacity at certain times, yet the new Chiltern link to Oxford offers additional capacity, except that there is virtually no scope for additional housing close to Bicester station, thereby creating more road travel in and around Bicester. Option F, however (Upper Heyford) could provide a very good development site if new roads were constructed to link in with the M40 and better rail services from the local station It would also require a large investment in effectively creating a new town with. all necessary services and facilities on site.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	9			Agree with these identified areas of search being investigated, but as noted in response to Q2, feel that the additional growth should reflect sustainable patterns of development including a focus on sustainable larger settlements , new settlements and garden towns.
PR-B-1174	Ellis	Davies		9			Strongly object to development in the Oxford GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. Why should Begbroke, Yarnton and Kidlington be sacrificed for Oxford when they protect their own GB by Horspath. The GB around Begbroke is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1175	Clare	Cooper		9			Strongly object to development in the Oxford GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1176	Laura	Pritchard		9			Strongly object to development in the Oxford GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld.

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PR-B-1177	Sandra and Richard	Tyrrell		9			Strongly object to development in the GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1180	RA	Humphreys	Humphreys and Co Solicitors on behalf of Oxford Programs Ltd	9			Do not take issue with the areas of search.
PR-B-1181	Heidi	Lancaster		9			Some of the sites are on GB which can only be built on in exceptional circumstances and some areas would lose their character if further developed. It is quicker to get into Oxford from the north of the district by train, than from the south of the district by road.
PR-B-1182	Alison	Noel		9			Object to development on the Oxford GB which aims to prevent urban sprawl and keep land permanently open. The GB around Kidlington is well used and enjoyed by many, a survey commissioned by the CPRE showed 76% of Oxfordshire wished to protect it. It protects the historic City of Oxford from overdevelopment and exceptional circumstances to justify building on it don't exist.
PR-B-1186	Christina	Miskin		9			Strongly object to development in the Oxford GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1187	Nigel	Homent		9			Strongly object to development in the Oxford GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1188	Carol	Matheson		9			Too much emphasis has been placed on Kidlington because of its proximity to Oxford and existing infrastructure. However the infrastructure cannot accommodate another 4,400 houses. New facilities and services will need to be built and a solution to solve the transport problems. Brownfield sites offer a better option than carving up the GB. Having a good public transport link from the site into Oxford would help the traffic problems at Kidlington and Gosford.
PR-B-1192	Robert	Selway		9			Yes. All GB areas should be removed from the consultation, it was created to check unrestricted sprawl and prevent towns merging together. The GB should only be built on in exceptional circumstances, and these are not, especially when other areas such as Pear Tree Park and Ride have not been considered.
PR-B-1207	Douglas and Louise	Lloyd		9			Strongly object to development in the Oxford GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1213	Fleur	Hodgson		9			Strongly object to development in the Oxford GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1216	Christine	Lodge		9			Strongly object to development in the Oxford GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld.

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PR-B-1224	Theresa	Goss	Adderbury Parish Council	9			The Parish Council supports the identification of Areas of Search being close to existing larger settlements, including those spatially close to Oxford and others with good transport links to Oxford. It does not think that area I will provide the same benefit.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	9			No
PR-B-1230	T M M	Green		9			Strongly object to development of the GB and the areas of search should be revisited avoiding it. These areas of GB are largely pleasant and unspoilt countryside used and enjoyed by many people for recreation. It prevents urban sprawl and protects the character, setting and heritage of the historic City of Oxford. Do not believe that exceptional circumstances exist to justify building on the GB. A public survey has shown that the majority of people think that the GB should be protected and not built on.
PR-B-1231	Prof J M	Baker		9			Strongly object to the proposed development in the Oxford GB which exists to prevent urban sprawl and discourage development pressure around the city. Building such a large development would have the opposite effect and encourage erosion of the GB elsewhere. The land east of Banbury Road has high landscape value which is an amenity for local residents. The semi-rural quality of Cutteslowe Park would be impaired.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	9			No comments at this stage. It is noted that the Area of Search covers the whole of CDC.
PR-B-1241	Beverley	Kwan		9			Strongly object to development in the Oxford GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1243	Kazimiera	Kantor		9			The proposed destruction of the GB to build 4,400 homes based on speculation is unacceptable. The Government guidelines require an exceptional reason to build on GB and no such justification has been put forward. Instead the proposal will provide urban sprawl which will damage the City of Oxford, remove the GB and destroy ancient villages. The Government and our MP must fulfil their promise to protect the GB.
PR-B-1245	Jason and Petra	Tyrell		9			Yes strongly object to extensive development within the GB, which was designed to prevent urban sprawl and villages like Kidlington being merged with Oxford. Need to maximise use of brownfield sites already within Oxford city. There are no extenuating circumstances to justify extending development into the GB.
PR-B-1255	Kezia	Sheppard		9			Isn't the point of GB policy to protect open areas to prevent the spread of Urban areas ? This proposal is totally contrary to this principle. The area between Oxford and Kidlington is beautiful countryside which is good for our health. There aren't enough areas like this, so to develop on this area will impact on many people's lives. Can't think of any exceptional circumstances to build on the GB. What would the impact be on this historic area, GB helps to protect against development pressure and needs to be maintained. A public survey shows that 76% of the public are in favour of protecting GB, public views need to be considered.
PR-B-1256	Nicola	Mallows	Gresswell Environmental Trust	9			LP Policy ESD14 is to maintain the Green Belt. Cherwell has a duty to all of us to keep Oxford within its boundaries, to keep the Green Belt open, to keep GB development small scale within the surrounding villages – with gaps in between, and to stop villages becoming merged or being swamped by ill conceived blanket developments. Oxford's unmet housing need is not only exaggerated, but is NOT 'an exceptional circumstance', so should NOT be adopted by Cherwell. There are no exceptional circumstances that mean the Cherwell should relax its commitment to the GB. It is also inappropriate to ask a question that is deliberately designed to consider any development whatsoever in the GB.



Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1257	Charles	Fletcher		9			Object strongly to development in the Oxford GB. The fundamental aim of GB policy is to prevent urban sprawl by keeping land permanently open GB around Kidlington and Oxford has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. GB protects historic Oxford from the effects of over development. Do not accept that this is exceptional circumstance to justify building on GB close to Oxford. A survey by CPRE Oxfordshire, shows 76% of Oxfordshire residents were in favour of protecting the GB with the majority seeing housing as the greatest threat.
PR-B-1258	Hilary	Fletcher		9			Object strongly to development in the Oxford GB. The fundamental aim of GB policy is to prevent urban sprawl by keeping land permanently open GB around Kidlington and Oxford has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. GB protects historic Oxford from the effects of over development. Do not accept that this is exceptional circumstance to justify building on GB close to Oxford. A survey by CPRE Oxfordshire, shows 76% of Oxfordshire residents were in favour of protecting the GB with the majority seeing housing as the greatest threat.
PR-B-1259	Mircea	Popa		9			Object strongly to development in the Oxford GB. The fundamental aim of GB policy is to prevent urban sprawl by keeping land permanently open GB around Kidlington and Oxford has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. GB protects historic Oxford from the effects of over development. Do not accept that this is exceptional circumstance to justify building on GB close to Oxford. A survey by CPRE Oxfordshire, shows 76% of Oxfordshire residents were in favour of protecting the GB with the majority seeing housing as the greatest threat.
PR-B-1260	Elizabeth	Sheppard		9			Object strongly to development in the Oxford GB which is contrary to the fundamental aim of GB policy is to prevent urban sprawl by keeping land permanently open GB around Kidlington and Oxford has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. Oxford is an area of great historic interest and has a wealth of extraordinary buildings. GB protects historic Oxford from the effects of over development. Do not accept that this is exceptional circumstance to justify building on GB close to Oxford. The CPRE Oxfordshire 76% of Oxfordshire residents were in favour of protecting the GB with the majority seeing housing as the greatest threat.
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	9			The principles of the GB must be respected and maintained. This does not mean that GB land cannot ever be assessed for building, but it does mean that housing need in itself does not constitute "exceptional need". The function and benefit of GB land should be properly and scientifically assessed through a complete review and not in a piecemeal fashion, as has already happened at Northern Gateway. The principles of Green Belt are permanent and must be maintained, including preventing urban sprawl and not allowing coalescence of settlements. The new idea of "swaps" is fundamentally flawed: the whole point of Green Belt is where it is, so it is not possible simply to move it somewhere else.
PR-B-1264	Drs	Slater and Harrison		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Green spaces are essential to people's wellbeing.

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PR-B-1266	Linda	Ward		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. GB can only be developed if it has been demonstrated that a valid exceptional need exist. , Oxford's unmet target is not a real, immediate or proven need. GB should be excluded from the search area.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	9			Agree with the areas of search, however are concerned about the scale of the development 'allocated' to Cherwell by Oxford Growth Board. Do not accept that Areas A and B would be unable in principle to deliver a useful contribution to meeting Oxford's needs.
PR-B-1271	Rebecca	Hodgson		9			Object strongly to development in the Oxford GB. The aim of GB is to prevent urban sprawl by keeping land permanently open. GB around Kidlington and Oxford has unspoilt countryside, acts as a green lung, with footpaths and green spaces enjoyed by many. It protects historic Oxford from the effects of over-development. Do not accept exceptional circumstances exist to justify this. A public survey commissioned by the CPRE Oxfordshire 76% of Oxfordshire residents were in favour of protecting the GB with the majority seeing housing as the greatest threat. Cutteslowe Park will be effected with housing right at the edges of the park, changing its character for residents and visitors.
PR-B-1275	Dagmar	Carr		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld
PR-B-1276	John	Carr		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld
PR-B-1278	Helena	Boyce		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1280	Peter	Offord	Banbury and North Oxon Ramblers	9			The majority of these sites are in the GB, which should remain a permanent feature as it shelters wildlife, stores carbon, removes pollutants and has a role in absorbing rainwater. It also provides quiet lanes and footpaths for walking which benefits both mental and physical health. It should remain protected by CDC's policy ESD14 Oxford Green Belt.

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PR-B-1281	G M J	Taylor		9			The whole area between The Moors and the River Cherwell must be protected. This area is greatly valued by all the residents of Kidlington. One of the few beauties of Kidlington is once you walk down to St Mary's Church into the conversation area, you are out into the open Oxfordshire countryside; where deer roam and in the summer the water meadows are full of swallows. The area is not overlooked by houses and the peace and quiet of the area needs protecting. Areas that should be considered which will not disastrously ruin GB is the land between Sainsbury's and the A34, along with further down beyond Stratfield Brake. These areas are big enough to justify the infrastructure needed, like another primary school. Kidlington needs more affordable housing, any development must be at least 35% affordable.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	9			In identifying areas of search, clear reference must therefore be made to the overarching spatial strategy and the area of search should accord with the approved strategy in the adopted Local Plan and must be clear in that the bulk of the proposed growth must continue to be focused in and around the main towns of Bicester and Banbury, and at sites such as Banbury 3. Furthermore, consideration needs to be given to opportunities to increase the amount of dwellings, where appropriate, on these existing Strategic Sites.
PR-B-1286	Gary	Crone		9			Object strongly to development in the Oxford GB. Kidlington's GB is enjoyed by local residents. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	9			This as a Cherwell matter
PR-B-1298	James	Jocelyn		9			Cherwell's Options paper, Interim Transport Assessment and Initial Sustainability Appraisal all explicitly state that Areas A and B have already been deemed most suitable and therefore it has been directed that these sites proceed to detailed site assessment. This pre-empts the consultation process and undermines the NPPF's aim to include, rather than exclude, people and communities in the planning process.
PR-B-1300	Julia	Hammett		9			Why has GB been chosen for development. It is unacceptable and the unmet housing need for Oxford has not been proven. GB is there to protect Oxford from over development. The Government and Cherwell are breaking their commitment to protect the GB and will be held accountable for this.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	9			The areas of search should be focussed on the A44 corridor, such that it appears within the Kidlington and North and East Kidlington area.
PR-B-1303	Steve	Gerrish		9			The prospects for Kidlington are grim, because the character of the place will be transformed from small town to small city, with an increase in number of households of about two thirds its current size. However, if it has to happen, let it happen well: Public transport - This must be a priority and be convenient and frequent. Sites that cannot be served well by public transport should be eliminated. Consideration needs to be given to preventing new houses being taken by London commuters. Environment - There will be sites which have biodiversity value or are adjacent to such sites and some that are used as open space which is important for people's wellbeing. SSSI's and wildlife corridors also need to be maintained.
PR-B-1305	Cllr Polly	Foster	Fritwell Parish Council	9			Options G, F and I will result in increased traffic through rural areas and villages in Cherwell. Open space between villages is at risk, together with the character and appearance of historic Oxfordshire, its villages, countryside and landscape.
PR-B-1306	Frank	Vreede		9			Strongly object to development in the GB anywhere, but particularly around Kidlington where the GB is fairly narrow and there are few open spaces for residents. The GB is a permanent designation and do not believe that an unmet housing need is a reason to desecrate this, especially to meet a speculative estimated need of Oxford. The majority of the areas of search are too far from Oxford but 4,400 homes is overwhelming if narrowed down to one or two areas for their proximity to Oxford.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1307	Victoria	Campbell		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1308	Alaric	Rose		9			In the future there will be some development in the GB around Kidlington. Object to the over development in the Oxford GB, the narrowing and removal of gaps between settlements, is not the GB there to protect and prevent this. Visitors appreciate the footpaths and green spaces that the countryside provides. Sites in Oxford such as Southfield Golf Course should be further investigated before asking other authorities to co-operate.
PR-B-1309	Kate	Miklaszewska-Gorczyca		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1310	Tara	Prayag		9			Object strongly to development in the Oxford GB. GB around Kidlington and Gosford has unspoilt countryside, footpaths and green spaces which is equivalent to Oxford City's many parks. which are enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Extra housing isn't a good reason to build on GB. If Kidlington and Gosford GB and park area is classed as exceptional why has this not been applied to Oxford City's parks.
PR-B-1311	Keith E	Stratford		9			Yes. Strongly object to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1312	Carl	Parker		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. Cherwell have already identified there's no requirement to remove land from the Oxford GB for Cherwell's own needs, it is therefore its a contradiction to the original plans for Kidlington and its improvements. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1313	Helen	Broxap		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.

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PR-B-1314	Nicole and Eugene	Brooks and Griffin		9			Strongly object to development in the Oxford GB. Chose to move to the village of Yarnton to raise our children in a village environment, not to become part of an urban sprawl. It is totally unacceptable to build in Kidlington, Yarnton or the other nearby villages. They would lose their village identities and character. The available outdoor spaces enjoyed by many for walking and the loss of habitats for local wildlife would be impacted. The residents quality of life would be significantly reduced. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1315	Joel	Phipps		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1316	Christian	Gilliam		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1318	Laura	Walton		9			Object strongly to the developments in the Oxford GB. GB should not be built upon, it should be protected and not lost for ever. Wildlife habitats will be destroyed. Some of the areas are prone to flooding, development will make it worse and move it into other areas if there are no green run off areas. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1319	Mr and Mrs	Unwin		9			Principle objection is to the proposal to develop in the Oxford GB. This rep states the five main purposes of GB. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld. This development proposal would be totally contrary to the 'raison detre' of the GB and if permitted would not only destroy all the benefits of the GB but also provide a Green light for yet further development in the remains of the GB.
PR-B-1320	Vassilis	Athanassoglou		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1321	Catherine R	Mundell		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Why has no consideration been given to the unused brownfield site of the former fuel depot in Islip, it has good access to the A34 and trains to Oxford and Marylebone. This is far more sensible than the areas suggested. The emphasis in the plan is on greenfield development rather than brownfield sites.

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PR-B-1322	Judy	East		9			Object strongly to development in the Oxford GB. GB around Kidlington should be sacrosanct it is enjoyed by a large number of local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Oxford City needs to be held accountable and manage their own housing needs and not expect the surrounding villages to take their over spill resulting in the destruction of the countryside which would result in a vast amount of wildlife lost.
PR-B-1323	Karen	Suter		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1324	Katie L	Stratford		9			Yes. Strongly object to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1325	Richard	Lodge		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents and visiting friends as a great fitness resource. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1326	Jan and Chris	Lacey and Plant		9			Object strongly to development in the Oxford GB. GB around Kidlington, Begbroke and Yarnton has unspoilt countryside, footpaths and green spaces, enjoyed by local residents and ramblers from near and far. Local walks feature in major publications recognising their access to the open countryside. GB protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1327	John	Pilgrim		9			Strongly object to development in the Oxford GB and attention is drawn to the NPPF's five stated purposes of including land within the GB. The GB around Kidlington is mainly attractive, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1330	N M	O'Mahoney		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1333	Zoe	Christodoulou		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.

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PR-B-1334	Jenny	Betts		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1335	Natalie	Usher		9			Object to development in the Oxford GB. GB serves to protect quality of life in the city and surrounding village, the countryside is used by many local residents. The documentation does not provide a compelling argument to build on GB. Understand that central government considers that unmet housing need is not a sufficient reason. The government should uphold its manifesto and the District Council should continue with its existing policy to protect the GB.
PR-B-1337	Marcus	Lloyd		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1338	Philip	Camp		9			Object strongly to development in the Oxford GB. GB around Begbroke and between Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld, infilling between villages is not acceptable.
PR-B-1339	Dr Christopher	Wedge		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents and myself for running and walking. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1340	Sophia	Argyris		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Building in the area would make Oxford another over built up city like areas similar in London, losing its unique character and ruins it for many residents in the area.
PR-B-1341	Olga Lascano	Choperena		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	9			The Areas of Search are well defined and are logical to make best use of infrastructure and services with existing urban areas and/or existing allocations within the adopted Part 1.

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PR-B-1344	Jonathan	Harbottle	Land and Partners Ltd	9			The areas of search identified are appropriate for larger strategic sites. However, the identified housing requirement should not be confined to these areas. Deddington is outside the Areas of Search but offers a sustainable location for development within the Oxfordshire Housing Market Area. It would benefit significantly from housing growth which would also deliver much-needed sports facilities.
PR-B-1345	Nick	Alston	Bilfinger GVA on behalf of Oxford Aviation Services Ltd	9			Support the areas of search, in particular the extent of Area of Search A which includes the London Oxford Airport.
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	9			9 areas of search encompassing have been identified with regard to the location of the urban areas; their potential opportunities for delivering housing on previously developed land, site submissions received and focal points/nodes which may be developable. 14% of CDC lies within the Oxford GB, with areas A and B encompassing much of this GB land. It is therefore important that areas beyond the GB have been included as alternative options, to serve Oxford's unmet need. Whilst the GB should be taken into account it is also considered that the 'area of search' should not exclusively focus on the GB as by definition these GB areas will be subject to constraint and therefore less suitable for development. Consider that the southern area of the District may be appropriate for a defined area of search, including Option E (Bicester and surroundings), which is better related to Oxford.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	10			Agrees with this site size threshold for allocating sites for most of the search areas outlined with the exception of Area I.
PR-B-0002	Kerry	Wilce		10		PR10, PR97	It seem sensible to have a size threshold and grow communities to ensure their continual regeneration. However it has to be in context to the size of an existing community or it can be detrimental, particularly with regards to infrastructure. Development should be phased, no more than 10% per year. At sites near Wendlebury which has 167 houses this should be no more than 17 houses so the development can be assimilated into the existing community.
PR-B-0985	Peter	Collins	Islip Parish Council	10		PR30	Supports and considers that the site size threshold should apply to sites less than 100 dwellings, e.g. PR30, which can provide a sustainable housing on a brownfield site. Detailed statement in the representation.
PR-B-1036	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford	10		PR51	Have provided a table within the representation illustrating SA RAG and Proposed RAG for site PR51. The assessment of site PR51 has been affected by a misunderstanding of the proposed development area for housing which would be concentrated on the eastern portion of the site, rather than the entire area.
PR-B-1143	Dr Pamela	Roberts		10		PR52	No do not agree with the minimum size threshold. Sizes should be as proposed in Local Plan Part 2. Large sites are out of scale with existing developments as would be at site PR52 and the probability of causing coalescence is much higher.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	10			Yes, agree with the site size threshold for Partial Review purposes. MAPM feels that a gross density of 50 dwellings per hectare is inappropriate for suburban and rural areas.
PR-B-0021	Kenneth	Porter	Cropredy Parish Council	10			Yes.
PR-B-0033	Henry	Munday		10			Agree if the infrastructure and services are in place.
PR-B-0037	Clifford	Jones		10			No, do not agree, thinks that allowing for smaller sites would increase the amount of brownfield or redevelopment sites available rather than the forced identification of larger areas of green belt or countryside.
PR-B-0055	Cynthia	Hall		10			NO, the site is too large, including flats in developments should be considered.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	10			The risk with allocating sites of at least 2ha is that they are more suited to volume builders who may wish to land bank. Smaller sites of 50 units upwards should be included. They are normally built by smaller builders who deliver them in a shorter time frame.
PR-B-0060	Sue	Mackrell	Bicester Town Council	10			Agrees with the site size threshold
PR-B-0119	C A	McCall		10			Yes
PR-B-0120	E	Tonkin		10			No, should be allocating fewer than 100 homes, to spread areas of expansion.



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PR-B-0153	Paul	Goulding QC		10			Yes
PR-B-0156	Val	Colby	Berrys on behalf of Cancer Research UK	10			Agree with site threshold of 2ha but do not consider this should be aligned with site capacity. In some instances a 2ha site would not yield 100 dwellings and for some areas a lower density is appropriate. Most suburban settings are between 25 and 30 dwellings per ha and in rural villages less than 25dph may be appropriate. By excluding sites below 50dph their contribution to achieving the overall housing target is therefore unassessed. The site threshold of 2ha should be retained but no reference should be made to the number of dwellings as a limiting threshold.
PR-B-0171	Peter	Worth		10			No, smaller sites can help new people integrate into the community and prevent a 'them and us' attitude.
PR-B-0186	Paul	Walker	Oxford Bus Company	10			Agrees to the site size threshold. Whilst allocations on a village basis may be suitable to meet local housing need consider that any developments less than 10 hectares should more ideally be used to enable a faster paced deliver of the housing sites to meet the unmet housing needs of Oxford.
PR-B-0209	Patrick and Julia	Jennings		10			No, smaller sites would not have such an environmental impact, would fit into existing urban areas with transport and facilities, despite being less attractive to developers.
PR-B-0447	Laura, John, Benito	Wainwright		10			This is unnecessarily restrictive and that sites accommodating fewer than 100 homes should be considered.
PR-B-0637	Prof Martin LG	Oldfield		10			No. Small infill sites should be considered. For example, sites which already have planning permission but which the developers are hoarding, rather than building on them.
PR-B-0643	L	Allen		10			No, much smaller sites should be considered which would be in keeping with the local style of existing communities. They should include affordable houses for the younger generation and support self build groups. Ignoring smaller sites results in missed opportunities, including them would probably yield up suitable brownfield sites. Additional headcount in an area would underpin public transport services. The deadline of July 2017 is too tight for such an important issue.
PR-B-0653	Peter	Webber		10			In order to provide affordable and key worker housing with all the necessary infrastructure sites need to be large.
PR-B-0655	Christina Mary	Shirley		10			The site is far too large.
PR-B-0656	Mary G	Shirley		10			It is far too large.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	10			No do not agree with the thresholds. Small sites can often be very important in meeting housing targets. Smaller sites can accommodate a greater number of people by building higher buildings. Housing a greater number of people on smaller sites has to be positive provided that such sites provide sufficient living and amenity space.
PR-B-0705	Nick	Small	Stagecoach	10			Agrees that it is unlikely that allocating sites of less than 2ha or 100 dwellings capacity would be appropriate. A deatile djustification is given.
PR-B-0710	Selwyn	Phillips		10			Yes. Think big. New services, schools, doctors etc. must be included in the plans.
PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	10			Agree that the site size is reasonable
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	10			Consider that Yarnton is not a suitable location for development sites capable of accommodating 100 homes. There is universal objection to housing in Yarnton.
PR-B-0731	Ioana	Davies		10			No. Size restriction seems aimed at big developers. Have brownfield sites not been considered for smaller numbers?
PR-B-0743	John	Tremlett		10			Yes and Yes
PR-B-0746	Adrian	White and 79 others	Petition with 80 signatories	10			It would be better to have a few large sites close to Oxford but smaller sites near to Oxford should not be ruled out.
PR-B-0755	Martin	Palmer		10			Agree 2 hectares / 100 homes, if they are all to be starter homes, is correct. Do not agree that mixed properties work, even if it is not PC to say so.

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PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	10			This is not supported. It is considered that providing development on a range of sites is the best way of ensuring that environmental impacts are minimised and that the development integrates both with its surroundings and existing communities. The statement in para 6.11 ignores the fact that development on larger sites and associated infrastructure often takes much longer to provide than on smaller sites. This argument in the rep is supported by reference to the Council's Draft Community Infrastructure Charging Schedule.
PR-B-0786	Jane	Olds	Caversfield Parish Council	10			Yes, however the hectare area should have been bigger
PR-B-0793	Philip	Morley	North Oxford Golf Club	10			Note that the CDC working assumption is 50 houses per hectare, so a total of 88 hectares needs to be found for 4400 homes.
PR-B-0796	David	Tighe		10			No
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	10			Agree to the site size threshold. The level of provision required and the timescale indicated render it infeasible to allocate sufficient sites if a lower threshold were applied. This should not preclude smaller developments in appropriate locations coming forward during the Local Plan period.
PR-B-0799	Ian	Sheppard		10			No, Consideration should be taken on any site that might be used for housing as this will spread the effect and possibly keep the local people within that area.
PR-B-0808	Chris	Robbins		10			Whilst smaller sites could make a useful contribution to meeting the overall need, at this stage it probably makes sense to concentrate on larger sites of 100 or more homes
PR-B-0809	Karen	Selway		10			Agree that if small brownfield areas can be found, then these should be the first port of call.
PR-B-0819	Tim	Green	The Harbord Road Area Resident Association	10			Do not agree, but consider that smaller sites can contribute.
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	10			The suggested size threshold and capacity is too high. Whilst large strategic sites have an important part to play they are often dependent upon major infrastructure investment and consequently may have longer lead in times. A portfolio of larger and smaller immediately available sites will ensure that the housing requirement is capable of being delivered as soon as possible.
PR-B-0821	Alan and Suzanne	Mclvor		10			No. Smaller sites can make a valid contribution.
PR-B-0825	Simon	Joyce	Strutt and Parker on behalf of Mrs A Darbshire	10			Yes to both questions.
PR-B-0826	Alan	Dobson		10			No
PR-B-0830	Nigel	Buttler		10			Agree with sites being provided with allocation of at least 100 homes.
PR-B-0832	Richard	Hills		10			Disagree on any restrictions that get in the way of housing provision. If a planning application or proposal is made for a site with fewer than 100 homes, this should not be turned down simply because it is small. This will block smaller builders from contributing to construction. But should also allow sites with more than 100 homes.
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	10			As a general principle, there is advantage in locating development in sites that are of sufficient scale to support a range of associated uses and investment in infrastructure. Adopting the principle that sites closest to Oxford represent the most sustainable options, the capacity of the land to the north of Oxford should first be fully realised before determining the level of allocation of sites more remote from Oxford.
PR-B-0839	Mark	Rose	Define on behalf of William Davies Ltd	10			Agree that the Council should not look to allocate sites of less than 100 dwellings.
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	10			Yes, although consideration needs to be given to the possibility of combining all or parts of adjoining sites.
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	10			A2D notes that the Council has applied a notional density of 50 dwellings per hectare in setting the 2 ha threshold. This density should not only apply to strategic sites to meet Oxford's needs but should be applied District wide.
PR-B-0847	Richard	Cutler	Bloombridge LLP	10			Yes.

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PR-B-0856	David	Smith		10			No and No. Some smaller sites may not be as popular with developers but be included as a condition of permission for larger sites.
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	10			The PC considers that smaller sites of less than 100 homes should be considered. This will spread the burden and impact on surrounding areas and residents. Smaller sites with fewer homes would be more in keeping with preserving the character of the village of Gosford/Kidlington. It would meet the purposes of the GB to 'preserve the setting and special character of historic towns'. Gosford/Kidlington village has 6000 houses. Adding 4400 more would virtually double the size of the village and destroy its current character and setting.
PR-B-0866	Matt	Todd		10			No. All options should be investigated, especially brown field sites.
PR-B-0877	David	Flavin	Oxfordshire County Council	10			Transport strategy supports the site size threshold. Education requirements will typically be dependent on the permutation of sites that are allocated rather than individual site basis. Detailed comments are in the representation.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	10			Agree
PR-B-0882	Julia	Trowles		10			Not if this excludes brownfield sites outside the GB.
PR-B-0883	Peter	Trowles		10			Not if this excludes brownfield sites outside the GB.
PR-B-0887	Paul	Buckley		10			Yes
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	10			Concerned about the proposed minimum size threshold of 2 ha and the allocation of sites for more than 100 units. This takes insufficient regard of the local context. Whilst both size and numbers might be appropriate in some urban locations they are unlikely to be appropriate in more rural locations. These thresholds could result in densities of up to 50 units per hectare, which is a density typically found in inner urban centres with little green space. Concerned about the impact this will have on the environment of this mostly rural district. In addition, it is our view that this will not allow for sufficient green infrastructure (e.g. formal and informal open space, gardens, street trees etc.) and biodiversity to be integrated into developments to create high quality sustainable developments, and to deliver a net gain in biodiversity.
PR-B-0890	Chris	Dicks		10			Yes. However, where sites are rejected for 100+ houses for reasons unrelated to the development size i.e. flood risk or GB, this should automatically disqualify any smaller schemes for the same locations.
PR-B-0895	Dr Alison and Dr Simon	Street		10			Considered priority for a mixture of designs and density with the consideration to open spaces and landscaping. On this basis the housing provision would not have to appear similar across each hectare. Can not comment on the density of 100 homes per hectare, so much depends on the design and whether they are flats.
PR-B-0897	Rob	Lawrence		10			I agree that you should not be seeking to allocate sites for less than 100 homes.
PR-B-0905	Theresa	Goss	Bloxham Parish Council	10			Agrees with this objective and suggests that this would only be acceptable in locations that have adequate infrastructure nearby.
PR-B-0907	Alison	Forfar		10			The size threshold and density might be appropriate for urban locations, where there's already areas similar. Applying this criteria to rural and village locations is inappropriate. Adding 100 homes to any small village is totally unsustainable, needs to be in line with a neighbourhood plan prepared by each village. Needs to be supported with a funded infrastructure that needs to be implemented concurrently with the building of any new homes.
PR-B-0909	Mark	Lowen		10			Do not agree that only sites of at least 100 homes are suitable. There are countless villages within Cherwell that would not be substantially affected by small developments, so should not be ignored.
PR-B-0910	Ken	Pelton		10			The criteria is just there for an administrative convenience, but changes which are going to affect residents lives perpetuity should not be driven by the capacity to process applications.. 100 houses on a hector is far too high a housing density. Local communities might welcome carefully selected sites of ten houses, but 100 houses can not be built anywhere without fundamentally altering the character of these local communities.

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PR-B-0912	David	Mason		10			Disagree with the policy as it goes against CDC existing policies that set out the appropriate level of development in villages or varying sizes. If there is development to be located adjoining smaller villages the scale of it must be proportionate; therefore a 100 homes minimum limit is wholly inappropriate.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	10			Higher density housing helps reduce land take and forces developers to build the more affordable housing that is actually needed. We believe the 30 dwellings per hectare standard currently in the Cherwell Local Plan should be raised. It is worthwhile noting that , 'Paris achieves 400 dwellings per hectare' (Driven by necessity, Inside Housing magazine, 23 June 2006)
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	10			A smaller site size would be likely to only meet local need and not contribute to Oxford's unmet need. Smaller sites would not enable provision of additional services to provide mixed and balanced communities. Larger sites are more capable of providing additional investment into local infrastructure.
PR-B-0931	Jane	Olds	Fringford Parish Council	10			Agrees with the site size threshold and 30 dph (min), which would provide sufficient funding for infrastructure needs.
PR-B-0933	Peter	Bateman	Framptons on behalf of the Donger Family	10			The figures appear arbitrary. Sustainable and deliverable sites may exist below the threshold. The priority should be sourcing the best sites to meet what is an urgent housing need rather than limiting consideration to arbitrary thresholds. No thresholds are proposed by the Framework therefore each site should be considered on its particular planning merits.
PR-B-0937	Philip	Rawle	Greenlight Developments	10			No. The Council must provide for a range of sites including not only strategic sites but also smaller sites which are unencumbered by infrastructure and other considerations and so can be brought forward early in the Plan period to help ensure a 5 year housing supply is achieved.
PR-B-0944	David	Stone		10			No, all sites need to make a greater contribution, not just because they are near to Oxford. This is a misleading premise and contributory to extra unnecessary pollution and environmental damage. A balance needs to be realised relative to sites, rather than a particular prescriptive solution. Local circumstances need to have greater prominence. Location proximity does not necessarily concur to provide affordable housing.
PR-B-0948	Tim	del Nevo		10			Disagree. Surely, to do so may ignore some smaller sites that could be used as infill within existing residential areas ? Look at all brown field sites regardless of size.
PR-B-0949	Peter	Monk	Banbury Civic Society	10			Agree to the site size threshold on the basis of 30 dwelling per hectare, the minimum site size should not be less than 100 dwellings (say 3 hectares).
PR-B-0956	Mark	Recchia	Banbury Town Council	10			For those sites with the most immediate relationship with Oxford the proposed site size ration would be appropriate, particularly in light if a green belt areas where larger sites are likely to be greeted with greater hostility.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	10			The potential contribution of sites below the 2 ha/100 houses thresholds should not be ignored, and it may not be appropriate to develop all of some of the identified sites (e.g. where it is necessary to protect the setting of a heritage asset), so the thresholds should not be seen as minimal that must be achieved. However, in the interests of a manageable exercise (this is already a consultation on some 140 possible sites), accept that these are sensible thresholds as a starting point.
PR-B-0970	Ken	Martin	Noke Parish Meeting	10			Concerned that the density of 30dph is that of a City Centre, it would ruin the essential characteristics of many small villages in Oxfordshire and would be totally unsuitable for small villages.
PR-B-0973	Jonathan	Harbottle	Land and Partners Ltd	10			There is inadequate justification for the minimum site size threshold. Smaller sites can be large enough to justify a strategic allocation.

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PR-B-0984	Jane	Burrett		10			Do not agree with either of these questions. There is a paradox in the phrasing of these questions: If you propose a minimum site size of two hectares does this mean you are planning to have a density of 50 houses per hectare? Or are these two questions a way of expecting consultees to agree with a proposal for much larger sites in which the density would be less than 50 houses or of variable density?
PR-B-1003	Simon	Turner	Launton Parish Council	10			Yes to both questions
PR-B-1005	SP and SA	McQuillan		10			The proposed density is better suited to a city centre and urban areas, gardens are small and anything above three storey's is in keeping with the surroundings. This density is totally inappropriate to rural areas and would destroy the nature of village life. There needs to be a consistent and agreed rationale whereby any new development must not be more than x% increase on the existing community. The value of x can be debated but for small communities in particular this must be less than 25% to allow the existing community to continue and develop from its existing identity
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	10			Agrees to the site size threshold so long as they are in areas adjacent to Oxford and do not increase traffic from further out.
PR-B-1012	Calum	Miller		10			Rather than select a number of large sites, its more appropriate to consider smaller sites like PR30, as they would serve to support the local communities. Islip have benefited from GB policy but are at considerable risk if not able to undertake limited development. Residents are the elderly and retired, despite the flourishing primary school families are finding it difficult to move to the village. The village amenities are under threat and so a modest development would support these. If the choice was no development and a site for 100 houses, then I would support a larger development up to 100 homes. However I would not support a large development and have concern that any granting of permission for this site should limit the scope of development to that which a village of Islip's size (approx. 260 houses) could support without being overwhelmed.
PR-B-1015	Daniel	Hatcher	Rosconn Group	10			Agree with the site size threshold, but do not agree with the site capacity of 100 dwellings. This would remove many potentially suitable sites from consideration which whilst not suitable to accommodate a density of 50 dph, may in all other respects be suitable and sustainable.
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	10			This approach does not discriminate between the larger site opportunities such as New Alchester that can make very significant contributions towards infrastructure, facilities and amenities and other smaller sites that can only really contribute a small number of homes but no tangible contribution to wider needs. At this strategic level of plan-making the minimum site size should be much higher - a minimum of 500 homes in order to facilitate comprehensive planning and delivery of development.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	10			Yes although it could be argued that a threshold of 100 homes is too low for strategic issues such as this.
PR-B-1024	Andrew	Hornsby-Smith		10			The rationale for excluding small sites is justified. However, it is not reasonable to argue that because a site is small it cannot make a contribution to meeting Oxford's needs, and would purely be making a contribution to local needs. This is especially the case given that local needs have already (allegedly) been addressed in the Local Plan Part 1, so that new sites would contribute to meeting Oxford's needs, particularly in the Kidlington area, where the two economies of Oxford and Kidlington are closely interlinked, and where sites within or close to the existing curtilage and the village's defensible natural boundaries could also become well integrated within the village, assist in contributing to local infrastructure needs and aspirations, and therefore not be isolated un serviced developments. Many of the likely sites that meet these criteria are relatively small, but should be considered on their individual merits in terms of how well they could be integrated within the existing built areas. Site densities should be site specific to allow flexibility in design and appropriate housing mix.

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PR-B-1027	Jonathan	Porter	Archstone Projects Ltd	10			A threshold of 100 homes would be consistent with the Local Plan Part 1. However there should be provision in the Local Plan so that suitable smaller sites can also come forward. Such sites can make an important contribution, so should not be overlooked.
PR-B-1030	Jonathan	Harbottle	Land and Partners Ltd	10			There is inadequate justification for the minimum site size threshold. Sites smaller than 2 hectares and those accommodating less than 100 homes can be large enough to justify a strategic allocation. Policy should be accommodating of all sustainable development to meet identified needs. Development in smaller settlements to meet local requirements can free up existing housing stock. Sites of less than 2ha may be able to accommodate over 100 dwellings where higher densities are appropriate.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	10			This is supported and could have been set higher. A proliferation of smaller developments are unlikely to provide suitable access to the City and will give rise to car-based travel. They are also less likely to foster a sense of identity with clear links to Oxford. Larger strategic developments can provide the necessary critical mass to deliver high quality connections to the City, including strategic transport upgrades such as rail, cycle and road enhancements.
PR-B-1033	Matthew	Symons	Hollins Strategic Land	10			It has demonstrated that the site size threshold should be reduced to plan for the most sustainable further growth. Have provided more detailed information in the submitted representation
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	10			No comment at this stage. Do however, reserve the right to comment on this topic in future rounds of consultation.
PR-B-1039	Igor Niladri	Dyson		10			No. If the new homes are affordable and have been built on previously developed land, then there should be no need for a minimum threshold, any available land should be considered, but not GB land.
PR-B-1040	Robert	Dyson		10			Emphasizes that development is about profit and not sustainability. Look to build in smaller spaces, which fit in with existing developments. Instead of accommodating for a bigger Westgate Shopping Centre which will impact the local retailers and cause traffic issues. To suggest there is a housing shortage and that the Kidlington area has to solve this is hypocritical.
PR-B-1069	JP	Lyes		10			Agree with sites of 2 hectares and above
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	10			This seems a reasonable stance
PR-B-1095	Val	Russell	Bodicote Parish Council	10			This will depend on the individual sites. If, say, 50 houses could be accommodated without impact on local services, why not go for it?
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	10			As a strategic matter this threshold is supported and will assist delivery of the associated infrastructure required for growth.
PR-B-1099	Alan	Storah	Oxford City Council	10			Agrees with the site size threshold
PR-B-1102	James and Kate	Hamilton		10			Infill sites in Kidlington should be counted against the overall figures demanded, including those currently under construction.
PR-B-1109	Keith	Johnston		10			Yes. But disagree with developments of such scale in the environs of Yarnton, Begbroke and Kidlington as it represents developments contra to CDC policies and erosion of important GB.
PR-B-1110	Iain	Johnson		10			No, smaller developments would be more appropriate.
PR-B-1111	Pat	Clissold		10			250 houses/hectare is high density. Could have a few larger homes built on smaller sites by local builders. Would bring more prosperity to Cherwell and houses for executives

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PR-B-1117	Georgina	Tibbs	Barton Willmore on behalf of Bellway Homes Ltd and Archstone Projects Ltd	10			Do not agree with the approach not to allocate sites of less than 100 homes, and consider it unnecessarily restrictive. Cherwell is characterised by small settlements and smaller sites should be a key contributor. Also, smaller sites tend to be less complex to deliver, and therefore have the potential to make a contribution to housing needs in the shorter term. Rep continues by setting out why the Church Leys Farm site is a sustainable location for housing development.
PR-B-1126	Jamie	Lewis	Hunter Page Planning on behalf of M and G Real Estate	10			CDC has previously not followed the approach of identifying settlement boundaries for settlements, beyond which development would not normally be permitted. Consequently the expansion of settlements is reliant on windfall development particularly within the 'built-up limits' of a settlement. This approach does not recognise that there may be suitable sites in close proximity to settlements and the key role that smaller sites may have in delivering housing.
PR-B-1133	Philip	Towler		10			No large developments have a massive impact on the local community and are not always appropriate.
PR-B-1140	Catherine	Richenburg		10			No, smaller sites would blend in better and have less impact on existing communities.
PR-B-1145	Richard	Bennett		10			Don't know, the question is not clear to us.
PR-B-1146	DJ	French	Deddington Development Watch	10			Agree with the site size threshold. A minimum site size threshold of 5 acres or at least 100 homes makes sense in the context of meeting Oxford's unmet housing needs.
PR-B-1152	Helen	Pattison		10			If you are going to supply 4,400 homes it would be best to have larger sites, with 100 as the minimum.
PR-B-1154	Jim	Spencer		10			Yes, with regards to this consultation there has to be an arbitrary start point, smaller sites could be revisited in the future.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	10			Disagrees with the site size threshold and considers that smaller sites should be investigated. E.g. bungalows in Kidlington demolished to provide 4 flats. Building on existing land footprint is considered as a good policy.
PR-B-1157	Nicola and Giles	Lewis		10			No do not agree with the Council's thresholds. Small sites can be just as important in meeting housing targets, and more desirable for people to live in. Smaller sites of less than two hectares can accommodate a greater number of people by building slightly higher town houses. Small sites are less likely to make an impact on the scenery and can be used as possible infill within villages.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	10			No. Depending on the site concerned, ruling out small developments of less than 100 homes means losing the ability to 'tuck in' small developments close to existing facilities. This may be one of the problems behind Oxford's 'inability' to meet its allotted housing figure. Larger developments may be more profitable for the larger developer but they do not necessarily meet current or future housing needs
PR-B-1163	Catherine	Arakelian		10			There is not one hectare I would give up for premium price housing in the Green Belt.
PR-B-1165	Caroline	Johnson		10			No. If small sites are available they should be pursued. These are more likely to be in sustainable locations and will be proportionate to local services. They would be more adaptable to changes in employment and if as anticipated the projected employment increases do not materialise they would not be a white elephant.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	10			Agree that the site threshold of 100 homes is in line with Cherwell's existing Part 1 Local Plan. This is conditional on sites of 100 homes or less being allocated within the Part 2 Local Plan.
PR-B-1174	Ellis	Davies		10			No. All sites should be considered and should look at ways to increase the densities per hectare by having more stories. There is no need for more executive housing to satisfy the developers.
PR-B-1181	Heidi	Lancaster		10			No, do not agree with the threshold. Smaller developments could be more acceptable to the local community and fit in with the existing character and infrastructure.
PR-B-1188	Carol	Matheson		10			Smaller sites should be considered that have less of a devastating impact on villages, their amenities and services. It also means the character of the existing village is not destroyed. Larger developments should be on brownfield sites where services can be built.

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PR-B-1192	Robert	Selway		10			Agree that if small brownfield areas can be found, then these should be the first port of call.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	10			Yes to both.
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	10			Yes. Sites smaller than 2ha and/or 100 homes are incapable of providing sustainable new settlements which would not accord with the Council's draft vision.
PR-B-1229	Henry	Brougham		10			Agree on both counts, particularly as sites of this size will enable requirements for affordable housing to be enforced.
PR-B-1230	T M M	Green		10			No do not. Smaller sites can make a valid contribution and many such sites can make a huge difference.
PR-B-1232	Mark	Schmull	Nathaniel Litchfield and Partners on behalf of The Church Commissioners	10			Do not agree that a minimum site size threshold of 2ha or 100 homes should be applied. Cumulatively, sites below 2ha or 100 homes can make a significant contribution to meeting Oxford's unmet need and therefore the threshold should be reduced to 0.5ha or 10 dwellings.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	10			Agrees generally with the application of a minimum site threshold for this exercise, and 2ha seems a reasonable minimum to apply. Note, however, in some locations it may not be appropriate to apply a blanket density of 50 dwellings per hectare, without compromising design and leading to conflict with the spatial arrangement and context of surrounding areas.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	10			The minimum site area threshold of 2ha is agreed. At this stage, it is not considered that a number of homes threshold is required. It may be that the strategy for meeting Oxford's needs could be addressed by allocating sites in Cat 1 settlements i.e. some rural dispersal in accordance with the Part 1 Plan strategy. This may lead to some sites being allocated which accommodate less than 100 homes.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	10			Yes in both cases. Larger sites are a more sustainable way of meeting Oxford's unmet housing need.
PR-B-1240	Suzanne	Willson-Higgins		10			Smaller sites of less than 100 homes should be considered. This will spread the burden and impact on surrounding areas and residents. Smaller sites with fewer homes would be more in keeping with preserving the character of the village of Gosford/Kidlington. It would meet the purposes of the Green Belt to 'preserve the setting and special character of historic towns'. Gosford/Kidlington village has 6000 houses. Adding 4400 more would virtually double the size of the village and destroy its current character and setting.
PR-B-1243	Kazimiera	Kantor		10			Am unable to answer this question as it would require more time than has been given.
PR-B-1245	Jason and Petra	Tyrell		10			No reason why sites below 100 homes can not be identified, especially as a lot of the housing need can be met on smaller sites.
PR-B-1252	Philip	Boxall		10			Yes
PR-B-1255	Kezia	Sheppard		10			Do not support either.
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	10			Smaller sites such as brownfield land and windfalls will be considered in the normal way as and when they become available, whether for CDC's own housing target or as part of this exercise, so this not really relevant.
PR-B-1268	Garry	Lancaster		10			No to both. Whilst appreciating the increased workload associated with identification of many smaller sites, this may yield more acceptable locations for the kind of affordable, small scale development that residents would actually welcome.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	10			Agrees on the minimum, in order to ensure substantial integrated infrastructure delivery. Smaller sites could be assessed against the existing adopted Policies of the Local Plan.



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PR-B-1272	S G	Wakeling		10			No. The minimum site size is irrelevant. What is far more important is that there should be a maximum number of dwellings per hectare. A rule saying that there is a minimum of private land, space and green areas attached to each house (.e. private garden) - per bedroom is far wiser as this makes living conditions more healthy and sane.
PR-B-1274	Andrea	Duffy		10			Should seek to re-use brownfield sites, some of which may be small, rather than concrete over green fields, therefore smaller sites should be considered.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	10			Have no comments at this stage, but do however reserve the right to comment on this topic in the future.
PR-B-1287	Tenley	Soanes		10			No, small sites would not destroy the local area as much, less impact and pressure on schools, doctors etc. and be less divisive. Larger sites are seen more profitable than small well designed ones.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	10			This is a Cherwell matter. Local planning authorities in Oxfordshire can adopt different approaches in planning for their apportionment of Oxford City's unmet housing need. In West Oxfordshire the chosen sites are well above the Cherwell threshold for sites.
PR-B-1295	Natasha	Blackmore	Sheldon Bosley Knight on behalf of the Wright Family	10			Supports the proposed site size threshold to deliver housing in the numbers set by Oxfordshire Growth Board and will ensure that necessary infrastructure is integrated within larger scale major developments. It also allows the granting of planning consent on sites which are sustainable by virtue of their location adjoining or within categorised settlements, but would not otherwise be acceptable under adopted planning policy. The adopted Local Plan sets out policies for housing delivery within established settlement boundaries. This, combined with PD rights for Change of Use will deliver small scale housing development schemes on sites which are not allocated.
PR-B-1297	Simon	Handy	Strutt and Parker LLP on behalf of Dairystock Ltd	10			Support the site size threshold
PR-B-1298	James	Jocelyn		10			No comment.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	10			Aagree with the site size threshold
PR-B-1303	Steve	Gerrish		10			The threshold should be ten houses. Large developers have to minimise cost and maximise profits and this conflicts with the interests of the new home owners, build quality and the environmental impact. Small developers can afford to be ethically motivated.
PR-B-1306	Frank	Vreede		10			Probably, yes. However, additional factors need to be taken into account when considering such large and dense developments e.g. additional runoff from rain. Much of Kidlington for instance is susceptible to flooding and substantial development on currently undeveloped land would significantly increase the risks.
PR-B-1308	Alaric	Rose		10			In the future there will be some development in the GB around Kidlington. Object to the over development in the Oxford GB, the narrowing and removal of gaps between settlements, is not the GB there to protect and prevent this. Visitors appreciate the footpaths and green spaces that the countryside provides. Sites in Oxford such as Southfield Golf Course should be further investigated before asking other authorities to co-operate. Do believe that smaller sites should be considered in keeping with the current Local Plan.
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	10			No. Sites capable of providing less than 100 homes have an important role to play if they are located in sustainable locations. Question whether the reliance on Part 2 of the Local Plan would be successful. To avoid the reliance on the Part 2 Plan, sites with a 1 hectare threshold for villages should be set unless there is no lengthy gap between the two plans being adopted.

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PR-B-1344	Jonathan	Harbottle	Land and Partners Ltd	10			There is inadequate justification for the minimum site size threshold. Sites smaller than two hectares and those accommodating less than 100 homes can be large enough to justify a strategic allocation. It would be inappropriate to specify that meeting unmet need in Oxford city should be dealt with in the same way as meeting local need in the adopted Local Plan Part 1. Sites of less than two hectares may be able to accommodate over 100 dwellings where higher densities are appropriate.
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	10			The proposed minimum site size threshold of 2 hectares is a better way to define strategic sites than 100 dwellings. For example Grange Farm, which is 5.92 Ha can deliver 60-70 homes whilst retaining a business use. Thus, by adopting a 100 homes threshold for strategic sites CDC would rule out suitable and sustainable sites such as at Grange Farm, Launton.
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	10			CDC has the onerous task of protecting a very rural region which sadly is being overrun by urban sprawl. It is not appropriate to build mini housing estates in small rural villages. House building should be restricted to infill and for a known local need e.g. rural exception sites.
PR-B-0966	E	Nicholson		11	A	PR20, PR23, PR24, PR48, PR51, PR74	Should proposals to develop land be approved for sites PR20, PR23, PR24, PR48, PR51 and PR74 the settlements of Begbroke, Yarnton and Kidlington would merge breaching the primary condition of GB.
PR-B-1165	Caroline	Johnson		11	A	PR20, PR38, PR39, PR50, PR122, PR125, PR167, PR178	Object to the use of GB. Proposals in Area A remove land from the GB and result in coalescence of communities leading to them losing their identities. In particular object to PR20, PR38, PR39, PR50, PR122, PR125, PR167, and PR178.
PR-B-1140	Catherine	Richenburg		11	A	PR38, PR50	Option A is especially inappropriate as development will damage Kidlington as a distinct and separate community, affect the GB and compound traffic problems on the A4165. At sites PR38 and PR50 the proximity to Oxford Parkway may solve London's housing needs rather than Oxford's. There will be damage to the Park, loss of sport and leisure facilities and difficulties on the A4165 due to emerging traffic.
PR-B-0705	Nick	Small	Stagecoach	11	A		This is a detailed and lengthy response. This area of search is closest to where the need arises. Appropriate candidate sites are most likely to be identified here. Position accords entirely with the conclusions of the ITA. The opportunities for sustainable transport stand out as being higher here, by far, than any other area of search. A detailed site by site assessment relating to public transport opportunities follows.
PR-B-1287	Tenley	Soanes		11	A		Area A is deemed to be too much in the GB , do not destroy this. There is a flood risk to this area. The burial ground has often been flooded. The pollution from the A34 and A4260 is not good for our health. Oxford City are not happy until the rest of the county is covered in concrete.
PR-B-1297	Simon	Handy	Strutt and Parker LLP on behalf of Dairystock Ltd	11	A		Area of Search A is the most suitable location to accommodate Oxford's unmet need, excluding the land immediately to the north of Oxford which is likely to result in coalescence between Kidlington and the city. Any housing growth not met just to the north of Oxford could be met through a combination of sites PR14 and PR27.
PR-B-0890	Chris	Dicks		11	A, B	PR20, PR34, PR91, PR92, PR126	Search areas A and B are not appropriate for development as they will have a significant and unjustified impact on the GB and rural setting. The Oxford-Banbury canal zone was designated by CDC as a conservation area in 2012 important for tourism. The surrounding habitat is also part of the Oxfordshire Biodiversity Action Plan. The area between the canal and railway is a designated flood zone. Kidlington, Yarnton and Begbroke will lose their identities and all suffer from insufficient amenities at present. Local roads are limited and trunk roads are at capacity with Oxford Parkway contributing to this. Development near the railway would be limited by the noise. As acknowledged in the SA report section 3.39 the area has a good dark sky at night and any development would impact on this.

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PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	11	A, B		Given that the 4,400 homes is to fulfil the City's needs. They should be provided close to the City so that the effects of the infrastructure are not extended northwards and thus adversely affect the already overloaded conditions now being experienced. Therefore, sites within Areas A and B south of Kidlington should be considered. Since a distinction has been made between the type and design of housing needed for the City and that required by Cherwell generally the site(s) would clearly need to be designed and developed in the appropriate way to satisfy these City requirements (thus, not being appropriate to satisfy the specific housing needs of Cherwell)
PR-B-1163	Catherine	Arakelian		11	A, B		Support the objections to sites in Areas A and B submitted by the parish councils of Begbroke, Gosford and Water Eaton (PR A 012)., Yarnton and Kidlington (PR A 085) and the objections raised by Kidlington Development Watch (PR – A – 056).
PR-B-1056	Simon	Parker		11	A,B		Objections to options A and B development will result in the loss of GB, countryside, view walks and natural habitats. GB was brought into protect us from urban sprawl. Have we not learnt that unchecked expansion destroys areas and the quality of life. Kidlington will double in size, increased traffic in and around the local area adding to air pollution. The character of the historic villages will be damaged or lost. Added strain to schools, doctors and essential services. Yarnton and Begbroke will become part of the Kidlington Oxford sprawl and become new P and R's.
PR-B-1056	Simon	Parker		11	A,B		Objections to options A and B development. Current development near Barton and Bicester and with the new Garden City at Eynsham on the congested A40, the roads will not be able to cope, there is gridlock at rush hour and the A34 is at standstill on Friday afternoons towards J9. Cycling needs to be better promoted and funded to have segregated cycle lanes and junctions. Oxford City haven't investigated to develop within the city ring road before they want other areas to accommodate their housing needs. Areas such as Southfield Golf Club, South Park, land near the Ice Rink or University land would result in less traffic and pollution, if there were good cycle routes. The numbers are now out of date and it's unlikely the number allocated as affordable housing will have any impact to Oxford's need, it will bring people from outside the area.
PR-B-1272	S G	Wakeling		11	A,B		Any areas near railway stations on lines connected to Oxford are feasible, otherwise only A and B are likely to allow workers to get work, but arguments listed in responses to questions 1 to 5 and question 7 above, are still applicable.
PR-B-0705	Nick	Small	Stagecoach	11	B		While the ITA and SA ranks this area of search quite well, the added distance from existing and potential high quality sustainable transport options makes most of them (except PR22) considerably less sustainable than Area A. A detailed site by site assessment relating to public transport opportunities follows.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	11	B		Concerned about development in search areas B, north of Kidlington as this would give rise to increased traffic through the village with recreation and leisure corridors of significant importance to local character and the local economy. These are sensitive landscapes which should be protected from major new development.
PR-B-0705	Nick	Small	Stagecoach	11	C		This Area of Search will have significant adverse impacts on the A34 and the wider strategic road network, and is further from Oxford City.
PR-B-0984	Jane	Burrett		11	C, I	PR-A-083, PR10	PR-A-083 East Wendlebury put forward by Bonnar Allan Ltd is shown as Area C. The rep. has provided detailed comments to this area. Which concern flooding and overflow from the Bicester sewage works. Concerns with executive commuter homes and not being affordable homes. The impacts to rural Wendlebury village and traffic movements. Concerns with local jobs for the residents. CDC has a policy of protecting rural villages, this is reaffirmed with search area shown as I.
PR-B-0705	Nick	Small	Stagecoach	11	D		Arncott is relatively distant from the City. Some modest small-scale development may be appropriate to meet local need.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1111	Pat	Clissold		11	E	PR141, PR142	Site PR141 is part of the Local Wildlife Gavray Meadow (520W1) so should not be built on, it constitutes the only Green link to other LWS like Blackthorn. A wildlife corridor is required to maintain free movement for animals living in Gavray Meadows.
PR-B-0705	Nick	Small	Stagecoach	11	E		Strongly disagrees that Bicester is either an appropriate location nor that it would be feasible to accelerate and augment what is one of the most ambitious expansion programmes within the UK.
PR-B-0705	Nick	Small	Stagecoach	11	F		Agree with the SA and ITA that this does not perform well as an option to meet the City's needs.
PR-B-0705	Nick	Small	Stagecoach	11	G		The sites being promoted at Ardley will not sustain a commercial public transport service to Oxford, on any reasonably regular frequency.
PR-B-0705	Nick	Small	Stagecoach	11	H		Detailed response on relationship of Banbury with Oxford. Argues that Banbury cannot credibly be expected to plan to accommodate Oxford's unmet needs in a sustainable or practical manner.
PR-B-0705	Nick	Small	Stagecoach	11	I		Such a strategy runs entirely counter to all the principles of sustainable development, being inherently car-dependent.
PR-B-1126	Jamie	Lewis	Hunter Page Planning on behalf of M and G Real Estate	11	I		Locations within Area I should be recognised for their valuable contribution to housing growth. It is important that the contribution that smaller sites can make to the early delivery of homes which addresses short-term housing need in combination with larger strategic/mixed use sites, receives full and proper consideration within any emerging strategy.
PR-B-0931	Jane	Olds	Fringford Parish Council	11		31	This proposal would have adverse impact on the traffic flow.
PR-B-1035	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford and Blenheim Palace	11		41	Would welcome the identification of this site as an option for growth. It is located close to existing sustainable transport links. The link between the A44 and A40 in the Oxford Transport Strategy passes through this site. Exceptional circumstances exist to justify a review of Green Belt boundaries in Cherwell that Oxford City Council cannot meet its need within its own administrative boundaries. This site contributes little to the function of the GB and development would be naturally contained by the existing road and canal network that surrounds the site.
PR-B-1035	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford and Blenheim Palace	11		124	Would welcome the identification of this site as an option for growth. It is located close to existing sustainable transport links. The link between the A44 and A40 in the Oxford Transport Strategy passes through this site. Exceptional circumstances exist to justify a review of Green Belt boundaries in Cherwell that Oxford City Council cannot meet its need within its own administrative boundaries. This site contributes little to the function of the GB and development would be naturally contained by the existing road and canal network that surrounds the site.
PR-B-0789	Lynne	Whitley	Yarnton Parish Council	11		126	Object to development so this site on policy grounds. Site is wholly in the Green Belt, Policy ESD14 seeks to safeguard the countryside from development and prevent urban sprawl. Policy Villages 1 identifies Yarnton as a Category A Village, where only minor development, infilling and conversions are permitted. In addition, access to and from the dual carriageway A44 is restrictive and near impossible at this location. The site includes an important water course that flows into Yarnton village, and over paving natural soak-away will exacerbate flooding already occurring in southern sections of the village.
PR-B-0931	Jane	Olds	Fringford Parish Council	11		136	This proposal would have adverse impact on the traffic flow.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1035	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford and Blenheim Palace	11		177	Would welcome the identification of this site as an option for growth. It is located close to existing sustainable transport links. The link between the A44 and A40 in the Oxford Transport Strategy passes through this site. Exceptional circumstances exist to justify a review of Green Belt boundaries in Cherwell that Oxford City Council cannot meet its need within its own administrative boundaries. This site contributes little to the function of the GB and development would be naturally contained by the existing road and canal network that surrounds the site.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	11		178	Object as erodes an important piece of the Oxford GB which effectively would lead to the merging of Oxford and Kidlington.
PR-B-0749	Dr and Mrs M	Wallace		11		PR-A-019 PR 14	Yes regarding previous site PR-A-019 (site ref 14) loss of completely open unsullied countryside much used by walkers for informal recreation, part of the setting of the Cherwell valley; loss of habitats; effect on already congested local roads; groundwater flooding at the eastern end (impossible to mitigate?); possibility of exacerbating flooding by runoff.
PR-B-1334	Jenny	Betts		11		PR14, PR20, PR27,PR32, PR29,PR34, PR49, PR118, PR125, PR178, PR194.	I specifically object to any development on sites PR14, PR20, PR27,PR32, PR29,PR34, PR49, PR118, PR125, PR178 and PR194.
PR-B-1335	Natalie	Usher		11		PR20, PR24, PR07, PR34, PR126, PR91	Objection to the development on GB, particular concerned with developments that would merge the boundaries between Kidlington, Yarnton and Begbroke identified as sites PR20, PR24, PR07, PR34, PR126 and PR91.
PR-B-0747	George A	Doucas		11		(Previous PR-A-061)	Reference to the developers previous PRA-061 number. "It is considered to be highly accessible with the A44 to the East and Cassington Road to the South". If you have seen the traffic on Cassington Road during the rush hours you would be bemused by the word "highly". Cassington Road is already an established rat-run between the A40 and A44 it does not need more cars adding to this.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	11		38, 50, 122	Object as erodes an important piece of the Oxford GB which effectively would lead to the merging of Oxford and Kidlington.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		Area E	Are concerned about the additional quantum of development proposed near Bicester, which is already subject to a very extensive extension. Particularly concerned about the piecemeal approach to this, which is likely to result in developments being unrelated and which will not deliver the essential infrastructure such as sufficient recreational open space and green infrastructure. Consider it important that a comprehensive Green Infrastructure strategy is developed for the town and the surrounding areas, which does address the needs of all developments comprehensively (already proposed extensions and additional sites to meet Oxford's housing needs).
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		Area F	Concerned about potential cumulative effects of developments in this area and Area G (Ardley). Are especially concerned with regard to sites PR52 and PR47, which comprise a very large extension of Lower Heyford, the scale of which is completely out of context with the surrounding area and which might result in Upper Heyford and Lower Heyford merging into one settlement. Consider the proposed allocation too large for this area and are concerned about the direct and indirect effects (including hydrological changes, recreation, increased traffic) this might have on the natural resources in general and on designated sites such existing adjacent woodland blocks, the River Cherwell and Rousham Gardens.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		Area H	This proposed allocation together with the already existing allocation results in a considerable amount of development in the area. Again are concerned about cumulative effects of development on the natural environment and consider it important that development is comprehensively assessed and planned. This includes comprehensive masterplanning and infrastructure planning, including Green Infrastructure.
PR-B-0186	Paul	Walker	Oxford Bus Company	11		General	Would welcome the opportunity to discuss on the type of infrastructure that would be needed to facilitate developments in particular areas. Are keen to focus quantum of development along transport corridors where possible or where they are concentrated where volumes can justify the provision of a bus service. Having higher concentrations in a place that already has an established public transport links will allow this 'network' to grow for the benefit of all residents. More supportive of Areas A, B, E and H.
PR-B-0966	E	Nicholson		11		General	Concerns about health services and how they can cope with a large increase in the population when they are already delivering an unsatisfactory standard of care. Another concern around development anywhere in the Oxford area is flood risk and the drainage capacity of the existing infrastructure.
PR-B-1024	Andrew	Hornsby-Smith		11		General	The SA allocates theoretical capacities that far exceed the number of houses required, which is unhelpful. A detailed assessment of what the developer's intentions are within the site would need to be undertaken. In addition, if the principle for development were agreed for a larger than needed parcel, then at some later stage the developer could argue that the principle of development had been agreed, which is considered undesirable. Has provided an assessment and scoring for each site.
PR-B-1223	Judith	Johnson	Environment Agency	11		General	The Environment Agency notes CDC's preference to areas A and B. Therefore they have commented on the 38 sites within these areas on flood zones, watercourses, and SSSI's.
PR-B-0905	Theresa	Goss	Bloxham Parish Council	11		PR 064	Concerned about the impact on the A361
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	11		PR 38, PR 50	As a general point, the identification of sites 38/50 as options for growth is welcomed. A number of detailed points are made in the rep in support of this allocation. Concludes by stating that North Oxford Triangle is a logical and highly sustainable location to create a new community on the northern edge of Oxford that would contribute towards meeting the City's unmet housing and other needs.
PR-B-1266	Linda	Ward		11		PR027, PR14, PR49, PR125, PR16, PR50, PR38, PR12, PR123. PR39	Specifically object to consideration of the following sites for development. PR027, PR14, PR49, PR125, PR16, PR50, PR38, PR122. PR123 and PR39. Also object to all of the parcels put forward around Begbroke and Yarnton that maintain the separation of these villages. So, yes this is the Oxford GB doing its job of preventing urban sprawl. The GB review showed all parcels remain Fit For Purpose. None should be sacrificed.
PR-B-0021	Kenneth	Porter	Cropredy Parish Council	11		PR1	This site has been subject of an application which was refused by CDC as it was considered to harm the character of the rural setting , rural setting and setting of the listed buildings. It would result in the additional vehicle movements on the existing road infrastructure that is under strain. Cropredy is not supported by public transport.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR1	This site is within the setting of the Cropredy Conservation Area. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	11		PR1	Cropredy - unsustainable due to flooding and next to main Railway Line

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	11		PR1	Rep refers to detailed planning history of this site, particularly an outline planning application 16/01468/OUT. There were no 'technical' issues included in the reasons for refusal. It is expected that outline planning permission for residential development is capable of being secured. On the balance of planning considerations, it is considered that allocating the land for residential development will enable the delivery of an appropriate and comprehensive development. The allocation will assist the District's housing need, assist in the vitality and viability of small businesses and services within Cropredy, deliver public open space, enhance biodiversity, enhance existing vegetation, and improve accessibility and linkages to local services, in particular pedestrian links.
PR-B-0777	Mark	Longworth	Ambrosden Parish Council	11		PR10	Significant concerns about further development along the A34, A41 corridor, due to impact on Ambrosden. Note that there has been a large number of houses built in the last few years. Any development of this site would need to be justified by significant community planning gains. - The site also has significant visual impact, and hydrological issues, as it is on the River Ray basin, which is subject to flooding. - There are significant issues related to elevated rail line. - The site may be suitable for leisure or sporting use.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	11		PR10	The site proposal is inappropriate development, due to flooding, BAP habitat, Green Boundary zone, unsustainable location, viability and conflict with Local Plan Strategic Objectives SO6, SO11, SO12 and SO15. It is also contrary to Policies BSC 11, ESD 1, ESD 6, ESD 10, ESD 13, ESD 15, ESD 18 of the local plan.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR10	This large site allocation is located in close proximity of the Wendlebury Meads and Mansmoor Closes SSSI. It is separated from the site by the M40 but connectivity underneath the motorway might exist resulting in increased recreational pressures on the site. Indirect impacts caused by accessing the site might also exist and will need to be fully assessed.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR10	This site abuts the Alcester Roman site scheduled monument to the north. Any development of this site should have regard to the setting of the monument.
PR-B-0962	Dr Judith A	Webb		11		PR10	Development at site PR10 would destroy the setting and character of little Wendlebury village. Consideration also need to be given to the stream.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	11		PR10	Objects to developments around Junction 9 and 10 of M40 given that these locations are already at capacity in spite of recent improvements
PR-B-0962	Dr Judith A	Webb		11		PR10, PR11, PR12, PR97	Development on these sites would be like a piecemeal way of getting the previously rejected 'Weston Otmoor Eco town' but without any of the 'Eco' credentials and thus benefits of this previous proposal. My main concern is for those sites that are near sensitive wildlife sites.
PR-B-0002	Kerry	Wilce		11		PR10, PR97, PR12, PR11	Further consideration needs to be given to using brownfield sites. For example the old RAF station, north of Bicester that would accommodate the majority of housing needs, even if the existing heritage value hangers were retained. Any section 106 agreement with developers could be used to create a living museum, beneficial to Bicester. PR10, PR97, PR12 and PR11 sites are located next to small existing rural communities with little or no infrastructure or public transport links. The bus service through Wendlebury and Weston on the Green to Oxford was closed this year and the service between Oxford and Bicester requires crossing a 70mph dual carriageway. Noise and air pollution would be excessive for the sites close to the M40, A34 and A41. Building on PR10 and PR97 would exacerbate existing flooding problems.
PR-B-0786	Jane	Olds	Caversfield Parish Council	11		PR105	Is one of the only available green spaces in the village. Limited vehicular access and the local roads unable to support additional volume of traffic. The existing infrastructure and services cannot sustain additional pressure from new housing. The Parish Council believes that this site in particular should be retained in perpetuity as recreational land and given to the community for such use.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR105	The RAF Bicester Conservation Area lies just to the north of this site. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR109	The southern end of this site is within the setting of the Hook Norton Conservation Area. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-0777	Mark	Longworth	Ambrosden Parish Council	11		PR11	Significant concerns about further development along the A34, A41 corridor, due to impact on Ambrosden. Note that there has been a large number of houses built in the last few years. Any development of this site would need to be justified by significant community planning gains.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	11		PR11	Objects - the site is located in the Green Belt, which prevents inappropriate development and stops urban sprawl. The site is not sustainable due to lack of infrastructure or connections to urban or developed areas, which would increase dependence on car; therefore contrary to objectives SO6, SO10, SO11, SO12, SO13 and SO15. Contrary to Policies ESD1, 6, 10, 13, and 14.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR11	This site large site allocation includes or comes close to woodland blocks that are designated as Ancient Woodlands. In addition, there is a SSSI nearby that might come under pressure from development, e.g. recreational pressure.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR11	The Weston-on-the-Green Conservation Area lies to the west of this site. Any development of this site should have regard to the setting of the conservation area with reference to the conservation area character appraisal.
PR-B-0962	Dr Judith A	Webb		11		PR11	The west side of site PR11 may be within the rainwater catchment of Weston Fen SSSI springs. Rainwater catchment zone of the fen is not known and this needs to be calculated. This rep provides specific details to fens and flowery hay meadows.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	11		PR11	Objects to developments around Junction 9 and 10 of M40 given that these locations are already at capacity in spite of recent improvements
PR-B-1119	Bob	Hessian	Weston on the Green Parish Council	11		PR11	PR11 site is unacceptable due to inadequate traffic infrastructure, and the impossible (and impassable) burden it would put on the A34. A major transport route would need to be put in place to accommodate more major development in the Cherwell corridor - even making the A34 into a motorway is not the solution (re the Botley bottleneck). Detailed comments on the importance of the landscape setting of Weston on the Green, its housing need and the Draft Neighbourhood Plans are included in the Representation.
PR-B-1240	Suzanne	Willson-Higgins		11		PR11	Priority should be given to sites outside the GB and brownfield sites before considering GB locations, as set out in the NPPF. Has provided a more detailed statement in the representation and discussed the Green Belt Study carried out by Oxfordshire Growth Board in relation to this site.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR111	This site is within the setting of the Deddington Conservation Area to the south-west and may be within the setting of the Deddington Castle Scheduled Monument to the south. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal, and the setting of the scheduled monument.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR112	This site is within the setting of the Deddington Conservation Area to the south and may be within the setting of the Deddington Castle Scheduled Monument to the south. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal, and the setting of the scheduled monument.
PR-B-1146	DJ	French	Deddington Development Watch	11		PR112	This site is a greenfield site, which is located at the 'gateways' to the Conservation Area. It suffers from poor transport sustainability; it would result in an increase in population by 13%, putting further pressure on the existing services and facilities. There are inadequate education facilities in Deddington.



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PR-B-1162	Roger	Bellamy	Hornton Parish Council	11		PR112	Milcombe - Remote, no facilities
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR113	This site is within the setting of the Deddington Conservation Area to the south and may be within the setting of the Deddington Castle Scheduled Monument to the south. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal, and the setting of the scheduled monument.
PR-B-1146	DJ	French	Deddington Development Watch	11		PR113	This site is a greenfield site, which is located at the 'gateways' to the Conservation Area. It suffers from poor transport sustainability; it would result in an increase in population by 13%, putting further pressure on the existing services and facilities. There are inadequate education facilities in Deddington.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	11		PR114	This site does not meet the criteria set out within this consultation, particularly for density of homes of 50 dwellings per hectare. Also in the absence of a proved housing need that cannot be met elsewhere (such as Areas A and B), this site would not comply with the current local plan policies with regard to location outside the built up settlement and landscape.
PR-B-1295	Natasha	Blackmore	Sheldon Bosley Knight on behalf of the Wright Family	11		PR114	Promoters this site known as 'The Paddock', Berry Hill Road, Adderbury. It has already been submitted by Strutt and Parker on behalf of the owners and is being considered within the Cherwell Local Plan Part 1 Partial Review Options Paper and a duplicated representation for Part 2 of the Local Plan. Site PR114 is the main focus of this representation. Have provided a very detailed analysis of the suitability of this site for development in Adderbury.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	11		PR116	This site does not meet the criteria set out within this consultation, particularly for density of homes of 50 dwellings per hectare. Also in the absence of a proved housing need that cannot be met elsewhere (such as Areas A and B), this site would not comply with the current local plan policies with regard to location outside the built up settlement and landscape.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	11		PR117	This site does not meet the criteria set out within this consultation, particularly for density of homes of 50 dwellings per hectare. Also in the absence of a proved housing need that cannot be met elsewhere (such as Areas A and B), this site would not comply with the current local plan policies with regard to location outside the built up settlement and landscape.
PR-B-0033	Henry	Munday		11		PR118	Employment. Widen Langford Lane, Upper Campsfield Road and Woodstock Road.
PR-B-0643	L	Allen		11		PR118	Site PR118 appears to be in GB and should not be developed, as the area will be full of wildlife. Noise pollution will be a problem to those living in the vicinity of the airport leading to higher specification of sound insulation and therefore higher building costs. It will add to the unsafe conditions at Begbroke. Here residents have to cross the A44 dual carriageway without a pedestrian crossing to access village amenities and the bus stop.
PR-B-0856	David	Smith		11		PR118	Site PR118 - better to allow runway extension across the Straight Mile than close and redevelop the airport site.
PR-B-0881	James Kenneth	Jutton		11		PR118	Site PR118 its use as an airfield is inappropriate, this area would be better used as industrial and science parks. Also an good location for a Park and Ride so that traffic is eased towards Oxford.
PR-B-0890	Chris	Dicks		11		PR118	Site PR118 is the current site for the airport, a vital strategic asset for the region. The airport should be promoted for growth and expansion and not lost to development.
PR-B-0960	M	O'Mahoney		11		PR118	Objects objects to the development of this site which is in the GB. Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-0962	Dr Judith A	Webb		11		PR118	Development on site PR118 would cut off the wildlife corridor which connects the wet rush/sedge meadow LWS good for wetland birds and rare plants that abuts Langford Lane.
PR-B-1085	Susan M	Rugg		11		PR118	Site PR118 is at Oxford Airport, a site of major employment.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1123	Paul	Mayhook		11		PR118	Are there plans to close Oxford Airport?
PR-B-1223	Judith	Johnson	Environment Agency	11		PR118	Approx. NGR at centre of site - SP4708515607
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	11		PR118	This site adjoins its boundary. It would appear to compromise London Oxford Airport. This is an important piece of strategic transport and economic development infrastructure for Oxfordshire.
PR-B-1345	Nick	Alston	Bilfinger GVA on behalf of Oxford Aviation Services Ltd	11		PR118	Have provided a statement that sets out the planning proposition for the London Oxford Airport site and the economic case for the proposal. This is submitted with their representation. This should be read in conjunction with their earlier representation dated 11th March 2016 and 6th July 2016, in particular the 'London Oxford Airport Sustainable Development Opportunity, Position Paper' (dated March 2016).
PR-B-1079	JW	Fresen		11		PR118, PR195, PR194, PR27, PR14, PR24, PR07(sic)	Object to areas PR118, PR195, PR194, PR27, PR14, PR24, and PR07. Reasons include loss of Green Belt, open countryside, views and walks, impact on nature, implications for flooding and drainage, and the impact on local road traffic.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	11		PR12	Objects - unsustainable development for a small village . It would lead to merging Little Chesterton with Chesterton and to the urban sprawl of Bicester out towards the M40 and the eventual growth of the town over all the rural areas between it and the M40. Contrary to objectives SO6, SO10, SO11 and SO12. Contrary to Policies ESD10 and 13.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	11		PR12	Chesterton - unsustainable due to its remote location, no facilities and car access only
PR-B-0777	Mark	Longworth	Ambrosden Parish Council	11		PR12	Significant concerns about further development along the A34, A41 corridor, due to impact on Ambrosden. Note that there has been a large number of houses built in the last few years. Any development of this site would need to be justified by significant community planning gains.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	11		PR12	Objects to developments around Junction 9 and 10 of M40 given that these locations are already at capacity in spite of recent improvements
PR-B-0033	Henry	Munday		11		PR122	Part of PR38, widen A34 and fence rail line.
PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	11		PR122	This site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues
PR-B-0960	M	O'Mahoney		11		PR122	Objects objects to the development of this site which is in the GB. Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-1160	Christopher	Hardman	Wolvercote Neighbourhood Forum	11		PR122	This site, considered separately and as part of site PR38, is unsuitable for housing. It is badly located bounded by the railway and the A34. Noise and air quality would be seriously damaging for residents. The problems of isolation and access are similar to those of PR123.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR122	Approx. NGR at centre of site -SP4968811242; Watercourses - Small w/c at south of site
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	11		PR122	Oxford and Kidlington must maintain a substantial green barrier between the two settlements, and must now allow housing adjacent to bust roads, for reasons of noise, air pollution etc. The plans showing Northern Gateway as undeveloped is misleading.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	11		PR122	This area is separated from Kidlington by major transport corridors forming significant landscape barriers, the Oxford Parkway development and the open fields. As it lies south of the village major new development is less likely to increase adverse traffic impacts in the village and will not directly impact on the valued intimate green environs of the village. Are concerned that new community and retail could compete with the viability of facilities in the village to the detriment of the improvements and investment identified as necessary in the recently approved Kidlington Masterplan (SPD)

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1123	Paul	Mayhook		11		PR122, PR123	Sites PR122 and PR123 are either side of the Oxford-Bicester railway line which would present noise issues for residents.
PR-B-0033	Henry	Munday		11		PR123	Part of PR38, widen A34 and fence rail line.
PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	11		PR123	This site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues
PR-B-0887	Paul	Buckley		11		PR123	Site PR123 it is unsuitable due to the remote roads. Residents would always have to use cars as a means of transport. It is unsuitable for employment as the access is through narrow residential streets. The golf course would be reduced making it unsustainable and remove a much valid local amenity.
PR-B-0960	M	O'Mahoney		11		PR123	Objects objects to the development of this site which is in the GB. Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-1160	Christopher	Hardman	Wolvercote Neighbourhood Forum	11		PR123	Disagree with the ++rating for SA6 and SA16. Consider that the site is not suitable opportunities for employment because access is only possible through narrow residential streets. Also disagree with the rating under SA10 because there is no easy access except by car. The golf course is already small and developing this site would reduce it and make it unviable. It would also remove a valuable recreational facility and, just as important, an area that makes a contribution to biodiversity and provides a wild life corridor.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR123	Approx. NGR at centre of site - SP4984111084
PR-B-1240	Suzanne	Willson-Higgins		11		PR123	Priority should be given to sites outside the GB and brownfield sites before considering GB locations, as set out in the NPPF. She has provided a more detailed statement in the representation and discussed the Green Belt Study carried out by Oxfordshire Growth Board in relation to this site.
PR-B-0033	Henry	Munday		11		PR124	Part of PR41, roads need widening.
PR-B-0762	Elizabeth	Moore		11		PR124	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	11		PR124	This site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR124	This site abuts the Oxford Canal Conservation Area to the west. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-0960	M	O'Mahoney		11		PR124	Objects objects to the development of this site which is in the GB. Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-0962	Dr Judith A	Webb		11		PR124	There are constraints to development at site PR124 as included in PR41
PR-B-1024	Andrew	Hornsby-Smith		11		PR124	Supports the development of this site in conjunction with Site PR41. Has provided a criteria based assessment.
PR-B-1160	Christopher	Hardman	Wolvercote Neighbourhood Forum	11		PR124	This site is surrounded by major roads to the south and west and the planned link road will cross it. There are limited public transport possibilities for access to Oxford so it favours car use and pedestrians and cyclists would have to cross major roads.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	11		PR124	Kidlington - Flood Risk, close to A40/A34 (noise and pollution)

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1223	Judith	Johnson	Environment Agency	11		PR124	Approx. NGR at centre of site -SP4904810708; Watercourses - watercourse on southern and western (canal) boundaries
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	11		PR124	This area is separated from Kidlington by major transport corridors forming significant landscape barriers, the Oxford Parkway development and the open fields. As it lies south of the village major new development is less likely to increase adverse traffic impacts in the village and will not directly impact on the valued intimate green environs of the village. Are concerned that new community and retail could compete with the viability of facilities in the village to the detriment of the improvements and investment identified as necessary in the recently approved Kidlington Masterplan (SPD)
PR-B-0847	Richard	Cutler	Bloombridge LLP	11		PR124, PR41, PR39, PR177, PR168	The proposed sites north of Peartree roundabout are separated from any existing community and services, they are constrained by highways, and have been historically considered by the City Council to offer a poor environment for residential development owing to the unsatisfactory noise and air pollution generated by the A34 and A44.
PR-B-0033	Henry	Munday		11		PR125	Gosford has flooded.
PR-B-0036	David	Blowers		11		PR125	Property will be devalued, wildlife habitats and views lost and Water Eaton Lane and Gosford's character will be destroyed. Noise and light pollution will increase and flooding a consideration. Residents will be looking for compensation.
PR-B-0712	Sonya	Willoughby		11		PR125	Site PR125 Concerns regarding flooding and the impact that more houses would have on this area with the inadequate drainage. The new cemetery is based here to.
PR-B-0762	Elizabeth	Moore		11		PR125	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	11		PR125	As well as being in the GB, most of this site is shown as being in Flood Zone 3 and should not be considered further on this basis. Development within this and surrounding areas has the potential to increase flooding risks for existing properties in Cherwell and downstream in Oxford.
PR-B-0959	Cllrs Neil and Maurice	Prestidge and Billington		11		PR125	Objects to development on this site and considers that this site should be removed from the consultation process entirely because this site is in the Green Belt with no development on it at all. It offers a natural gap between Oxford and Gosford and Water Eaton, this is vital so that the village does not get swallowed up by Oxford.
PR-B-0960	M	O'Mahoney		11		PR125	Objects objects to the development of this site which is in the GB. Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-0962	Dr Judith A	Webb		11		PR125	Site PR125 will have air pollution and traffic noise at the section close to the A34
PR-B-0962	Dr Judith A	Webb		11		PR125	Site PR125 has an ancient hedgerow that needs protection and preservation and the southern section of the site is unsuitable due to the noise and pollution from the A34.
PR-B-1085	Susan M	Rugg		11		PR125	Site PR125 is farmland adjoining Water Eaton Lane which is marshy.
PR-B-1158	Elizabeth	Leckie		11		PR125	Site PR125 is extremely unsuitable for development as it is waterlogged and has experienced flooding. It is designated a Flood Zone 3 by the Environment Agency and this rep has provided specific details with map references of flooding in 2007. The fields at this site are next to the A34 and crucial in absorbing harmful air pollution, any new houses on this site would increase health risks to new occupants. The GB is crucial in preventing urban sprawl and maintaining the separate identities of these villages allowing a sense of community and social cohesion. PR125 is valuable resource for the local communities and rich in wildlife.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1159	Tamsin	Leckie		11		PR125	Site PR125 is extremely unsuitable for development as it is waterlogged and has experienced flooding. It is designated a Flood Zone 3 by the Environment Agency and this rep has provided specific details with map references of flooding in 2007. The fields at this site are next to the A34 and crucial in absorbing harmful air pollution, any new houses on this site would increase health risks to new occupants. The GB is crucial in preventing urban sprawl and maintaining the separate identities of these villages allowing a sense of community and social cohesion. PR125 is a valuable resource for the local communities and rich in wildlife.
PR-B-1160	Christopher	Hardman	Wolvercote Neighbourhood Forum	11		PR125	This site has similar problems to sites PR38 and PR50 in that both are too close to major roads and would suffer from noise and air pollution, especially in spaces necessary for outdoor recreation.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR125	Approx. NGR at centre of site -SP5053713316; Flood Zone 2 or 3 Most of site is FZ3 (and2)
PR-B-1240	Suzanne	Willson-Higgins		11		PR125	Priority should be given to sites outside the GB and brownfield sites before considering GB locations, as set out in the NPPF. She has provided a more detailed statement in the representation and discussed the Green Belt Study carried out by Oxfordshire Growth Board in relation to this site.
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	11		PR125	This site would not create coalescence of Oxford and Kidlington
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	11		PR125	Object to development in this area, due to loss of an part of the setting of the village and erosion of the Green Belt.
PR-B-1312	Carl	Parker		11		PR125	Have particular concerns regarding site PR125 in the Gosford and Water Eaton area. The countryside and views would be spoilt. The only access is at Bicester Road and road infrastructure to this area, extensive changes would be required to this road and the relevant junctions, like the entrance to Water Eaton Lane which is a single road. This would have a detrimental impact on traffic causing congestion towards Bicester and Oxford, and further impact on the lives of those residing near and that use this critical junction point daily. Bus services have decreased, at peak times the S5 is busy and will only get worse with Bicester's growth. There needs to be a review for the public transport to cope with the added demands.
PR-B-0833	Cas	Lester		11		PR125, PR178	Yes. Site PR 125 (between Water Eaton Lane and the A34) and PR178 (between Water Eaton Lane and the Kidlington Sainsbury's Roundabout) are NOT suitable sites for development. Much of area PR125 is clearly designated as Flood Zone 3. The land in this area floods badly every winter, – with at least one field often entirely underwater. Building on this site will not stop the floodwaters rising – it will only divert the floodwater and worsen the problems of flooding that already exist in the residential areas of east Kidlington. It simply isn't suitable land to build on.
PR-B-1053	David	Hemingway		11		PR125, PR178	Much of site PR125 is clearly designated as flood zone three by the Environment Agency. Object to any development in this area due to the implications for flooding and drainage. Strongly object to the erosion of designated GB. Concerned with the damage, loss of the views and walks in the local countryside. There would be an impact on the local traffic. Development on both PR125 and PR178 reduces the quality of life for all living in the area.
PR-B-1310	Tara	Prayag		11		PR125, PR178	Particularly object to sites PR125 and PR178 being considered as suitable for development. Much of site PR125 has been designated as a Flood Zone 3 by the Environment Agency. Strongly object to development here as there would be implications to flooding and drainage in this area. Strongly object to the erosion of GB. There would be damaged to the countryside, with the loss of views and walks. Traffic would be impacted in the area. Both sites would reduce the quality of life for residents, land here is our park that needs protecting.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1319	Mr and Mrs	Unwin		11		PR125, PR178, PR16, PR50, PR38, PR50, PR122, PR123, PR28, PR41, PR124, PR168, PR177, PR39, PR49, PR27, PR14, PR32	Object to these sites. Many are located in the 'Kidlington Gap' and/or adjacent to flood plains and all or at least the majority are in the GB. They would also exacerbate road congestion in the area.
PR-B-0029	Sonia	Morgan		11		PR125, PR178, PR39, PR177, PR168, PR41, PR124, PR38, PR50, PR122, PR167, PR92	All sites along the A34 should be rejected on health grounds and loss of GB. Especially sites 125, 178, 39, 177, 168, 41, 124, 38, 50, 122, 38, 167. Sites 32, 27 and 14 are well-walked and close to areas that flood. Similarly the sites adjacent to the Oxford Canal:49,39,20,91 are valuable open spaces and wildlife corridors. Yarnton, Begbroke and Kidlington should not be merged as green space and amenities will be lost. The A44 is already busy and as such don't want to see further development on sites 92 and 126 on health grounds.
PR-B-1080	Mr and Mrs	Horne		11		PR125, PR178, PR49	Object strongly to sites PR125, PR178 and PR49 because of loss of GB, and the impact on nature, walks and views. Also the impact on local roads as traffic increases along with noise and light pollution.
PR-B-0260	Chris	Pack		11		PR125, PR178, PR50, PR122, PR38, PR167, PR123	This large site would effectively remove the GB between Oxford and Kidlington, creating an urban extension of Oxford and threaten the identity of them both. It is a crucial part of the "Green Lung" that provides recreational facilities including North Oxford Golf Course for a wide catchment area. Natural habitats for farmland species would be destroyed and I'm totally opposed to the development.
PR-B-0762	Elizabeth	Moore		11		PR126	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0777	Mark	Longworth	Ambrosden Parish Council	11		PR126	The development of this site is considered to have least impact on the settlement of Ambrosden as it is on the edge of the settlement and in the neighbouring Parish of Arccott. Note that Ambrosden has seen a large number of houses built in the last few years.
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	11		PR126	This site appears next most appropriate based on the SA and ITP assessments. Although in the GB, it is assessed as much less critical in terms of contribution to its objectives as land in the GB. Oxford Canal provides opportunities for attractive landscape incorporation and recreation. In transport terms there is an opportunity for the re-construction on Kidlington Railway station (closed in 1960's) serving not only the new development, but the whole of Kidlington, on the Oxford - Banbury line; this would be well placed to improve the transport services of Oxford, whilst being less attractive to London commuters (since the route would be slower than from Oxford Parkway), hence housing at this location would be more likely to serve Oxford's need (rather than London's) than if placed elsewhere. OCS believes there is great potential for a development -related Swift Rail or tram-train dimension to be added to the local network. In addition to this they suggest making an initial release of parts of the site which are accessible to existing bus services on the A44.
PR-B-0962	Dr Judith A	Webb		11		PR126	Site PR126 will be noisy due to the railway line and close to the sewage works where there may be pest fly problems.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1123	Paul	Mayhook		11		PR126	At site PR126 there are issues with the Oxford-Birmingham railway and it is an isolated site so would need development on the adjacent site PR20.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR126	Approx. NGR at centre of site -SP4904810708; Watercourses - watercourse on southern and western (canal) boundaries
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	11		PR126	Object to development in this area, due to loss of an part of the setting of the village and erosion of the Green Belt.
PR-B-1065	J	Bevis		11		PR126, PR34, PR49, PR127, PR51, PR20, PR9Z (sic)	Building on GB in and around Kidlington will make the village too big. It is already difficult to get a doctors appointment, the schools are full and traffic is awful. Crime is another issue that would concern me. Am yet to be convinced this amount of houses is needed.
PR-B-0962	Dr Judith A	Webb		11		PR128	Site PR128 is too close to Arncott Bridge Meadows SSSI and Upper Ray living landscape area of BBOWT. The green corridor between Otmoor and the Upper Ray meadows west of Aylesbury needs to be strictly protected and preserved from development to allow wildlife to travel freely between the two
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	11		PR129	Client has an interest in site PR129, land at Ell's Lane, Bloxham. The site area is 2.61 hectares and could qualify as a strategic site but due to the proposed yield of around 30 dwellings it may be more appropriate to promote this site through Part 2 of the Local Plan. But would prefer if the Partial Review deals with this issue at this stage and allocates sites of 1 hectare and above for sustainable settlements. Reference is made to the Bloxham Neighbourhood Plan.
PR-B-0956	Mark	Recchia	Banbury Town Council	11		PR130	This site does not provide strong road connections with Oxford both road and rail. It would increase road traffic within Banbury and further decreasing connectivity between the town and Banbury.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	11		PR134	This site does not meet the criteria set out within this consultation, particularly for density of homes of 50 dwellings per hectare. Also in the absence of a proved housing need that cannot be met elsewhere (such as Areas A and B), this site would not comply with the current local plan policies with regard to location outside the built up settlement and landscape.
PR-B-0870	Stewart	Patience	Anglian Water Services Ltd	11		PR136	The available capacity at Water Recycling Centres (formerly known as sewage treatment works) for each site is within Anglian Water's area of responsibility, and is considered to have an impact on its infrastructure. Have not considered the cumulative impact of these developments on their existing infrastructure; therefore ask CDC that further consideration is given to the cumulative impact on existing water recycling centres as part of the preparation of the current review and that this is reflected in the expected timing of development sites. Sewerage network - foul (or used water) flows from growth will have an impact on its existing network. This will depend on the location, size and phasing. Initial assessment is undertaken when approached by developers on a site by site basis.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR137	This site is adjacent to the Wroxton Conservation Area to the south. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR138	The southern half of this site is within the Wroxton Conservation Area. In fact, note that the Council is currently consulting on an updated Character Appraisal that recommends the extension of the conservation area to include the whole of this site. It is not clear from the updated Appraisal why this extension is proposed or, indeed, what contribution this area of land makes to the special interest, character or appearance of the Conservation Area, but it would seem likely that the loss of its openness would be detrimental to that interest, character and appearance, and therefore consider that this site should not be taken forward.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0777	Mark	Longworth	Ambrosden Parish Council	11		PR139	Significant concerns about further development along the A34, A41 corridor, due to impact on Ambrosden. Note that there has been a large number of houses built in the last few years. Any development of this site would need to be justified by significant community planning gains.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR139	This site includes the grade II listed assets of Oxford Lodge and bridge c. 200m north-east of Lodge Farmhouse and abuts the Chesterton Conservation Area. A site visit is needed to fully understand the context and setting of the building but we consider that an isolated rural location would be an important aspect of the significance of this building given that lodges are meant to signal the entrance to the estate of a country house, which essentially requires a countryside location. Development of this site would be likely to result in a high level of harm to the significance of this building and that the site should therefore not be taken forward.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR139	This site includes the grade II listed assets of Oxford Lodge and bridge c. 200m north-east of Lodge Farmhouse and abuts the Chesterton Conservation Area. Any development of this site should retain the listed structures and have regard to their setting and that of the conservation area, with reference to the conservation area character appraisal.
PR-B-0962	Dr Judith A	Webb		11		PR139	Site PR139 has ridge and furrow pasture land and a brook. This brook would need its green wetland corridor protected by a wide buffer zone and no development run-off should be directed into it to reduce erosion and downstream flooding risk.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	11		PR139	Objects to developments around Junction 9 and 10 of M40 given that these locations are already at capacity in spite of recent improvements
PR-B-0033	Henry	Munday		11		PR14	Houses should be for Kidlington residents only not Oxford
PR-B-0757	Martin	Palmer		11		PR14	Site PR14 land behind Webbs Way. As a resident of 25 years this cul-de-sac location would become a through road for a larger estate. Open fields, walks, wildlife like newts would be lost and a great tragedy if lost for ever. Concerns regarding flooding as the fields are a natural flood plan. GB needs to be protected for our future generations.
PR-B-0762	Elizabeth	Moore		11		PR14	Opposes the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0847	Richard	Cutler	Bloombridge LLP	11		PR14	Grateful that this site is included in Table 6. Note that some of the site areas given for other sites are exceptionally ambitious given the constraints in this area.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR14	This site is located close to the Lower Cherwell CTA and Langford Meadows LWS (Local Wildlife Site). Concerned about direct and indirect impacts on the LWS (including recreational impacts). Expect the LWS to be protected by an appropriate buffer and any development to provide enhancements in line with CTA aims and objectives.
PR-B-0929	Rosie	Lodwick		11		PR14	Strongly objects to the development of this site on the grounds that it is in the Green Belt, it would affect the setting of the Church, listed buildings and the Conservation area. Has listed in detail the importance of this site green space, the vital role it plays in the life of the communities, the footpaths, wildlife, habitat, etc. in the representation.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR14	This site abuts the Church Street Conservation Area to the east. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-0959	Clrs Neil and Maurice	Prestidge and Billington		11		PR14	Object to any development on this site and consider that this site is inappropriate for development; therefore should be removed from the consultation process. This site to the north of Kidlington with no development on it. It is also an area that is hugely important to local wildlife and residents. The loss of this area would be detrimental to the area.



Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0960	M	O'Mahoney		11		PR14	Objects to the development of this site which is in the GB. Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-1024	Andrew	Hornsby-Smith		11		PR14	Supports the development of this site.
PR-B-1054	Bharat and Jankee	Badiani		11		PR14	Yes. The rep is referring to PR-A-019 (site PR14). Loss of open unsullied countryside, used by many walkers for informal recreation. It is part of the Cherwell valley. The loss of habitats. The effect to the already congested local roads. Groundwater flooding at the eastern end which is impossible to mitigate and possibility of exacerbating flooding by runoff.
PR-B-1055	Philippa	Mullineux		11		PR14	Object to the development around St Mary's Church and associated conservation area. The development of this site would fundamentally affect the setting of the listed building including the historic views across the fields to St Mary's. There is a huge array of flora and fauna including blackbirds, robins, wrens, owls, jays, woodpeckers, flocks of finches, blue, black and long tailed tits, gold crests, Mistle and Song thrushes, Red kites (nesting) and kestrels, cuckoo, kingfishers along the Cherwell, larks, swifts, starlings and over the winter very occasional waxwings. There are bats (pipistrelle and Leisler's), weasels, adders, toads, and frogs not to speak of the roe and Muntjak deer as well as badgers and rabbits. This list is far from comprehensive or scientific, but provides an indication of the loss of natural habitat that would result from development.
PR-B-1142	Alan	Lodwick		11		PR14	Site PR14 has well used footpaths, enjoyed by many in the absence of a public park. It provides fine views of the historic church and there is a considerable wildlife presence. Access to the site would be from The Moors which already has traffic problems, and the eastern field is subject to flooding.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR14	Approx. NGR at centre of site - SP4917015035; Flood Zone 2 or 3 - 2 and 3 at or close to NE corner of site.
PR-B-1229	Henry	Brougham		11		PR14	Site PR14 should be rejected as its development would affect the setting of St Mary's Church and the accompanying conservation area.
PR-B-1240	Suzanne	Willson-Higgins		11		PR14	Priority should be given to sites outside the GB and brownfield sites before considering GB locations, as set out in the NPPF. She has provided a more detailed statement in the representation and discussed the Green Belt Study carried out by Oxfordshire Growth Board in relation to this site.
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	11		PR14	This site has good potential for making better use of the historic setting of the Parish Church, which is currently detached from the rest of the village.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	11		PR14	North of the Village: Land north of the village forms a continuous open farmed landscape between the village and the River Cherwell. It preserves part of the visible rural setting of Kidlington, a green approach to the City and a substantial recreation asset for Kidlington and the local area. Any new development on this site would channel additional traffic through the village centre. Development should not extend into this very important open land, which is of exceptional beauty and frequently used as recreation land by local residents.
PR-B-0676	John F	Morris		11		PR14	The southward spur on site 14 encompasses not only a public right of way but a spring-fed pond which would cause construction problems and is said to contain an endangered species.
PR-B-0998	Lisa	Coulling		11		PR14, PR127	Sites PR14 and PR27 these to are lovely areas for walking with my dog. Often see deer and unusual birds, this is GB, building here would join Kidlington to Thrupp.
PR-B-1102	James and Kate	Hamilton		11		PR14, PR16, PR27, PR32, PR125, PR178	Sites PR14, PR16, PR27, PR32, PR125 and PR178 are all adjacent to areas that flood and at high water levels will themselves flood.

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PR-B-1315	Joel	Phipps		11		PR14, PR20, PR24, PR27, PR32, PR34, PR50, PR51, PR74, PR75, PR91, PR124, PR125, PR168, PR177	These are open spaces with particularly beautiful outlooks used by many local families, children and older people from many communities including Kidlington, Begbroke, Yarnton and North Oxford for recreational purposes, exercise and mental refreshment. There is also a variety of wildlife in these areas. This is precisely the reasons why GB protection exists and should not be broken.
PR-B-1316	Christian	Gilliam		11		PR14, PR20, PR24, PR27, PR32, PR34, PR50, PR51, PR74, PR75, PR91, PR124, PR125, PR168, PR177	These are open spaces with particularly beautiful outlooks used by many local families, children and older people from many communities including Kidlington, Begbroke, Yarnton and North Oxford for recreational purposes, exercise and mental refreshment. There is also a variety of wildlife in these areas. This is precisely the reasons why GB protection exists and should not be broken.
PR-B-1317	Rachel	Walton		11		PR14, PR20, PR27	Object to any plans to build on site PR20 which is full of wildlife, floods regularly and is used for recreation. It would affect the quality of life and health of residents and mean the coalescence of Kidlington, Yarnton and Begbroke. Sites PR14 and PR27 are a haven for wildlife and need to be preserved.
PR-B-1127	David	Betts		11		PR14, PR20, PR27, PR32, PR29, PR34, PR49, PR118, PR125, PR178, PR194	Specifically object to any development on these sites and in particular allowing employment at sites. Strongly object to sites PR14 and PR27 where access is limited through a conservation area and provides a valuable amenity used by many.
PR-B-1213	Fleur	Hodgson		11		PR14, PR22, PR37	Strongly object to new housing being built at sites PR14, PR22 and PR37 due to loss of GB and open countryside. There would be an impact on local traffic and the risk of flooding if houses are built on the flood plain.
PR-B-0037	Clifford	Jones		11		PR14, PR27	Loss of GB, with well used footpaths and home to flora and fauna. Land floods.
PR-B-0150	Patrick and Julia	Marcks		11		PR14, PR27	Object to loss of views, and open countryside. Concerned for the impact on wildlife, drainage and local roads.
PR-B-0152	Henrietta	Batchelor		11		PR14, PR27	Sites PR14 and PR27 are wholly unsuitable, they are on GB land in an area of outstanding natural beauty, enjoyed by locals and visitors from a 25 mile radius. There has been serious flooding at Kidlington and these sites would increase the existing risk .The fields adjacent to the church support a rich diversity of wild life, and are in constant recreational use. The spire of St Mary's is a landmark and uninterrupted views of the spire rising above the surrounding fields have been part of the community for hundreds of years. Building here would be an act of vandalism. Oxford's problem should not be addressed by Kidlington becoming an annexe, the village is a thriving community with its own identity.
PR-B-0184	Roger	Prince		11		PR14, PR27	Sites 14 and 27 are similar to the substantial site K1081 identified under the 2013 SHLAA. Under the 2014 SHLAA most of the land was discounted. Reason being, too large and development would adversely affect the open space that protects the important relationship with the historic environment and countryside to the north. This reason still exists along with the risk of flooding. Any development on sites 14 and 27 would take away views and walks around Kidlington and impact on the wildlife. The Moors is unsuitable for large volumes of traffic and any addition to this would also increase noise and air pollution.

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PR-B-0260	Chris	Pack		11		PR14, PR27	It is a priority to retain these sites as undeveloped land and it's appalling and possibly immoral that farmland be used for housing. It is agricultural, provides attractive views and walks and important in terms of biodiversity. Declining bird species including the rare short-eared owl use the meadows along with large numbers of Roe Deer. These sites occupy a river terrace only just above flood plain. There is a history of flooding problems in The Moors after prolonged rainfall and parts of site PR14 are waterlogged. Traffic pressure would increase on The Moors.
PR-B-0447	Laura, John, Benito	Wainwright		11		PR14, PR27	Sites PR14 and PR27 north of The Moors are GB, much used by walkers and a valuable lung for Kidlington. These attractive meadows and woodland have been declared a national priority habitat for nature conservation and in the 1991 Inspectors report declared an area of "High Landscape Value". Many species including the protected Great Crested Newt and Badger setts can be found here along with some of our declining birds and wildflowers. This rep provides a detailed and lengthy objection to building on GB outlined by the Kidlington Framework Master plan.
PR-B-0673	Joyce M	Morris		11		PR14, PR27	Particularly object to the proposed development sites PR14 and PR27 at The Moors, which is crossed by footpaths and used by many. There are wonderful views and an abundance of wildlife. The pond alongside the footpath behind Homewell House would cause considerable foundation problems for any building. The traffic on the Moors is heavy and the road difficult to negotiate, any increase in traffic would add to this hazard.
PR-B-0680	Dr John	Maddicott		11		PR14, PR27	Object strongly to development on sites PR14 and PR27 it is in GB where there are restraints that CDC has undertaken to protect. They are widely used for recreational purposes by a great number from a wide area and have great aesthetic value. The fields constitute one of Kidlington's great 'lungs' that must be preserved for the whole community. The fields are medium grade agricultural land and a haven for wildlife. Many species of birds can be found there using the trees and hedges as nesting sites. Development would create an intolerable volume of extra traffic in pleasant residential roads.
PR-B-0681	Dr Hilary	Maddicott		11		PR14, PR27	Strongly object to building on sites PR14 and PR27 which are on protected GB. The fields with their paths and rights of way are used by many from as far away as Oxford. They provide a safe and quiet place to enjoy the views at no cost and with great benefit to health. The fields north of The Moors are a haven for wildlife and good quality agricultural land vital to securing food supplies for the future. Any increase in traffic would result in continual congestion, pollution and an increased risk of accidents. The Moors is limited to single traffic due to parked cars.
PR-B-0682	Felicity	Peacock		11		PR14, PR27	Particularly object to the development in sites PR14 and PR27 as the traffic generated on the quiet road would be intolerable. GB would be lost with its views and walks and have an impact on nature.
PR-B-0695	Mark	Bale		11		PR14, PR27	Particularly object to sites PR14 and PR27, the open space is a huge amenity close to large number of residents.
PR-B-0712	Sonya	Willoughby		11		PR14, PR27	Site PR14 and PR27 this is GB land. Concerns regarding flooding especially the effect this would have on residents of the Moors if this site was developed. Land is used for walking and is abundant with wildlife, the loss of this would effect the residents quality of life. Open countryside with a view of Old Kidlington's Church tower.
PR-B-0729	Tamara	Lucas		11		PR14, PR27	These areas form exceptionally popular walks between Old Kidlington and Hampton Poyle, and comprise well known countryside views of St Mary's Church and fields that would be ruined by development. The wildlife is unique to Oxfordshire and should be preserved. The roads are historic and not designed to support heavy traffic.

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PR-B-0764	Steven	Daggitt		11		PR14, PR27	Sites PR14 and PR27 unsuitable as they are part of GB and abut the Kidlington Church Street Conservation Area. Popular walking areas used by many. Such is the attraction of these fields that many people who do not live close to these areas travel to them on foot or by car to use them. They afford really attractive countryside for Kidlington, and provide irreplaceable views of Kidlington's historic, Grade 1 listed, parish church. The land is low-lying and concerns to increasing the flood risk for the surrounding community. The local roads have only a small capacity and increase to traffic is a serious road safety risk.
PR-B-0834	Eleanor	Williamson		11		PR14, PR27	Sites PR14 and PR27 are both situated in the GB. Concerns regarding the flood plain and the effects of the River Cherwell on St Mary's Church and fields behind. Excellent country walks as featured in Oxfordshire County Council's 'Oxfordshire Circular Walks' pass around these sites, these need preserving. Need to maintain character and integrity of the historic conservation area around St Mary's Church. Important areas for wildlife and the ecosystem. Development on these sites would impact the traffic flow of Kidlington. These sites make no sense.
PR-B-0891	Katherine	Simpson		11		PR14, PR27	Sites PR14 and PR27 are homes to many birds, deer and other wildlife building here would have an impact on their habitats. There would be loss to views, open spaces and walks. Additional traffic would be added to the already over congested area. No scope for extra schools and health services which are already stretched. Sites frequently flood and building would reduce drainage and increase flooding.
PR-B-0892	Richard	Simpson		11		PR14, PR27	Sites PR14 and PR27 are homes to many birds, deer and other wildlife building here would have an impact on their habitats. There would be loss to views, open spaces and walks. Additional traffic would be added to the already over congested area. No scope for extra schools and health services which are already stretched. Sites frequently flood and building would reduce drainage and increase flooding.
PR-B-1133	Philip	Towler		11		PR14, PR27	It is difficult to locate the individual sites on your web site, links should have been provided. Object to sites PR14 and PR27 which would ruin a beautiful and tranquil area valued by many for recreation. Proximity to the river Cherwell could increase the flood risk. The land is in the GB and local infrastructure could not support the development.
PR-B-1264	Drs	Slater and Harrison		11		PR14, PR27	Site PR14 and PR27 -object totally for any development on these sites. Due to the damage to GB, residents would be deprived of views and walking in the countryside. Would also be deprived of the green open spaces to exercise and maintain a healthy lifestyle. Important habitats for wildlife would be destroyed. There would be an increase to the traffic in the area which would destroy the tranquillity and identity of the area. This is reflected in objectives 7,8,9 and 13 of the Sustainability Appraisal. All of these objectives relating to the environment and land use show that development in these will have a significant negative impact.
PR-B-1286	Gary	Crone		11		PR14, PR27	GB behind The Moors concerns me. Many villagers use the beautiful fields everyday for dog walks. Wildlife will lose their natural habitat for ever. Migrating birds will lose a vital food source. Additional cars in the area will cause issue, the speed bumps have been put in place to prevent this from being used as a rat run. The Peartree Park and Ride should be used for housing over employment as the latter would not be aimed at local people and it is not protected by GB status!
PR-B-1306	Frank	Vreede		11		PR14, PR27	Sites PR14 and PR27 are fields used and enjoyed by many and visited by deer. The Moors is a small residential road and it is frightening to consider the impact of it becoming an access road for PR14. North Kidlington primary school is already oversubscribed with no possibility for expansion. There are no bus lanes through Kidlington and roads are congested.
PR-B-1309	Kate	Miklaszewska-Gorczyca		11		PR14, PR27	Sites PR14 and PR27 are of particular concern due to the implications of flooding and drainage in these areas.

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PR-B-1311	Keith E	Stratford		11		PR14, PR27	Sites PR14 and PR27 are both strongly objected to development due to the loss of GB. Also the countryside has some of the finest views across to St Mary's Church and beyond, it is cited as a major visual asset in the Cherwell Local Plan. There are well used scenic walks, the impact on nature would be disastrous. There would be an impact to local traffic, which could extend the rush hour congestion through Kidlington, which increases pollution and adds to journey times in and out of Oxford.
PR-B-1324	Katie L	Stratford		11		PR14, PR27	Sites PR14 and PR27 are both strongly objected to development due to the loss of GB. Also the countryside has some of the finest views across to St Mary's Church and beyond, it is cited as a major visual asset in the Cherwell Local Plan. There are well used scenic walks, the impact on nature would be disastrous. There would be an impact to local traffic, which could extend the rush hour congestion through Kidlington, which increases pollution and adds to journey times in and out of Oxford.
PR-B-0676	John F	Morris		11		PR14, PR27	A number of new developments along The Moors has already created considerable traffic problems so development at site PR14 would inevitably mean more traffic and disruption. Use of site PR27 would either mean more traffic joining the very congested main road or adding to the Moors traffic problems.
PR-B-0151	Prof John	Batchelor		11		PR14, PR27, PR32	Sites PR14, PR27 and PR32 are wholly unsuitable, they are on GB land in an area of outstanding natural beauty, enjoyed by locals and visitors from a 25 mile radius. There has been serious flooding at Kidlington and these sites would increase the existing risk. The fields adjacent to the church support a rich diversity of wild life, and are in constant recreational use. The spire of St Mary's is a landmark and uninterrupted views of the spire rising above the surrounding fields have been part of the community for hundreds of years. Building here would be an act of vandalism. Oxford's problem should not be addressed by Kidlington becoming an annexe, the village is a thriving community with its own identity.
PR-B-0201	Dr Catherine	Grebenik		11		PR14, PR27, PR32	Particularly object to sites PR14, PR27 and PR32 which are areas used by walkers but also part of Cherwell's flood plain. These meadows absorb thousands of gallons of water and are frequently partially flooded. Drainage of foul water from Church Street is already a problem with drains overflowing.
PR-B-0731	Ioana	Davies		11		PR14, PR27, PR32	Sites PR14, PR27 and PR32 have been identified as areas of beautiful open space with far reaching views. Have substantial amounts of wildlife and are used for recreation by many people from within Kidlington and the surrounding area. Site PR14 is subject to flooding. I have seen up to 6 inches of standing water on these fields.
PR-B-0807	Justin	Scroggie		11		PR14, PR27, PR32	Particularly object to site PR14, PR27 and PR32 as these are GB and conservation areas. The access to open countryside is critical to health and well-being. If it is acceptable to build on beautiful and historic land than it is acceptable to build in areas within Oxford, such as Port Meadow, the University Parks and other green spaces. The sites around Kidlington are prone to flooding, there are old streams and aquifers beneath this land, adversely affect any new homes built upon them.
PR-B-0882	Julia	Trowles		11		PR14, PR27, PR32	Sites PR14, PR27 and PR32 concerns regarding flooding in the River Cherwell floodplain and its effect to the designated Lower Cherwell valley Conservation Target Area. In the Lower Cherwell Valley CTA area and the St Mary's Field Nature Reserve, there is a significant bird population who's habitats would be under threat.
PR-B-0883	Peter	Trowles		11		PR14, PR27, PR32	Sites PR14, PR27 and PR32 concerns regarding flooding in the River Cherwell floodplain and its effect to the designated Lower Cherwell valley Conservation Target Area. In the Lower Cherwell Valley CTA area and the St Mary's Field Nature Reserve, there is a significant bird population who's habitats would be under threat.
PR-B-0890	Chris	Dicks		11		PR14, PR27, PR32	Sites PR14, PR27 and PR32 are located in prime GB and largely unspoilt countryside with accessible well used footpaths. Development would affect the rural setting and road access to The Moors is poor.

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PR-B-1102	James and Kate	Hamilton		11		PR14, PR27, PR32	Development in sites PR14, PR27 and PR32 would destroy one of the finest historic landscapes in the county, with an ancient network of well used tracks and views of listed buildings.
PR-B-1123	Paul	Mayhook		11		PR14, PR27, PR32	Fields at sites PR14, PR27, and PR32 provide a substantial buffer between Kidlington and the river Cherwell required to cope with winter rainfall.
PR-B-1327	John	Pilgrim		11		PR14, PR27, PR32	Sites PR14, PR27 and PR32 are particularly unsuitable for development. They are in the GB and include ancient meadow with rich and diverse flora and fauna some of which are protected under the Wildlife and Countryside Act 1981. The area has a high water table which is prone to flooding and there is a serious flood risk in the adjacent conservation area if land is developed. There are existing drainage problems due to damaged and inadequate Victorian drains. The fields are an important amenity for residents and visitors providing walks and views. Development of these sites would have a damaging effect on the conservation area and the setting of listed buildings.
PR-B-0967	Eileen	Bloomer		11		PR14, PR27, PR32, PR38, PR39, PR41, PR49, PR50, PR91, PR118, PR122, PR123, PR124, PR125, PR167, PR168, PR177, PR178, PR194 and, P195.	Sites PR14, PR27, PR32, PR38, PR39, PR41, PR49, PR50, PR91, PR118, PR122, PR123, PR124, PR125, PR167, PR168, PR177, PR178, PR194 and, P195 which have been identified around Kidlington. The rep. has provided a lengthy and detailed objection to the use of these sites. Stating the loss of GB, open countryside, views, well utilised walks along with the impact on nature. Flooding, drainage and the pumping station. Increase to traffic, the effect on public transport and air pollution. The impacts to local infrastructure.
PR-B-1330	N M	O'Mahoney		11		PR14, PR27, PR32, PR38, PR39, PR41, PR49, PR50, PR91, PR118, PR122, PR123, PR124, PR125, PR167, PR168, PR177, PR178, PR194, P195.	The rep. has provided a lengthy and detailed objection to the use of these sites. Stating the loss of GB, open countryside, views, well utilised walks along with the impact on nature. Flooding, drainage and the pumping station. Increase to traffic, the effect on public transport and air pollution. The impacts to local infrastructure.
PR-B-1313	Helen	Broxap		11		PR14, PR27, PR34	Sites PR14, PR27 and PR34 are also of particular concern as have concerns about building on the flood plain. Encroaching on the precious wildlife, and outstanding walks that can be found in the St Mary's fields area leading up to Thrupp.
PR-B-0267	Carole	Pack		11		PR14, PR27, PR37	These sites need to preserved as countryside.

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PR-B-1309	Kate	Miklaszewska-Gorczyca		11		PR14, PR27, PR49, PR34, PR126, PR91, PR24, PR74, PR23, PR194, PR48, PR51	Sites PR14, PR27, PR49, PR34, PR126, PR91, PR24, PR74, PR23, PR194, PR48 and PR51 are of particular concern due to the loss of GB, open countryside, views, walks and the impact to nature. There will also be an impact on the local traffic.
PR-B-1143	Dr Pamela	Roberts		11		PR14, PR32	Object to sites PR14 and PR32 in Kidlington as this area is of great value as an open space of beauty. To build here would destroy the open field system near St Mary's Fields and should not be allowed.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR140	This site appears overgrown and is likely to have developed ecological interest over time. Whilst generally support development to be located within the urban area rather than sprawling into the countryside are concerned about the loss of this site for biodiversity and people. Consider that this site could form an important element of a GI network for the town providing a green link between town and countryside.
PR-B-0937	Philip	Rawle	Greenlight Developments	11		PR140	Greenlight Developments interests relate to site PR140 at Skimmingdish Lane, Bicester.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR140	The RAF Bicester Conservation Area lies just to the north of this site. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR141	This site is entirely on the Gavray Drive LWS. Consider this allocation wholly inappropriate not only as it is clearly against policy but also as this site forms part of an important existing and proposed open space connection between the town and the countryside. The site is an important element in the Bicester 12 application (currently under consideration), which proposes to connect this site via a Nature Conservation Area with the LWS to the east ('Meadows NW of Blackthorn Hill'). This green connection is essential to make the development on Bicester 12 acceptable in ecological terms. As such development on this site will not only directly affect the designation and existing wildlife interest but would completely undermine any strategic work that is currently going on. In addition the site is located in the Upper Ray CTA and any development should not compromise the aims and objectives of the CTA. Strongly object to this allocation.
PR-B-1003	Simon	Turner	Launton Parish Council	11		PR141	Site PR 141 is not sympathetic with the proposed Wrethwick Green development and, by bringing Bicester housing so close to Launton, threatens coalescence.
PR-B-1013	Dominic	Woodfield	Bioscan (UK) Ltd	11		PR141	Dominic Woodfield on behalf of Bioscan is promoting this site as a strategic site for housing development. The Council should be consider it as an expansion to Bicester 12, not to increase the amount of developable land under this policy but to deliver environmental gains and as an enabling development under this policy.Has provided a detailed explanation.
PR-B-1143	Dr Pamela	Roberts		11		PR141	Strongly object to development on site PR141. It is protected under policies ESD10 and ESD11 of CDC's adopted plan 2015 as it is land known to be of high nature conservation importance. PR141 is part of Gavray Meadows Local wildlife Site that provides a wildlife corridor and is part of the Ray Conservation Target Area.
PR-B-0962	Dr Judith A	Webb		11		PR141, PR142	Nearness to Gavray Drive LWS meadows is a concern and constraint at site PR141 and PR142. These are not shown on the maps. Isolated wildlife sites lose species, there needs to be a wide green wildlife corridor preserved and protected. These fields are a support system for the LWS of Gavray Drive meadows.
PR-B-0204	Peter	Beasley		11		PR142	Although site PR142 is referred to as Bicester it is on the Launton side of Charbridge Lane and development would see the green space between Launton and Bicester disappear. It is important to maintain the village identity and keep Launton separate from Bicester.
PR-B-1003	Simon	Turner	Launton Parish Council	11		PR142	Site PR142 develops Bicester outside of the ring road and would cause an unacceptable likelihood of coalescence with Launton.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1013	Dominic	Woodfield	Bioscan (UK) Ltd	11		PR142	Promoting this site as a strategic site for housing development in tandem to site PR141 north of the railway. If there is genuinely no prospect of the part of the Local Wildlife Site represented by PR141 being secured by being bound legally (e.g. by means of a S106) to Bicester 12 (i.e. through LP Part 2), then the northern promotion site PR142 provides an alternative and in fact more direct (in ownership terms) means to secure the appropriate protection and future security of PR141 as green space, in accordance with policies ESD10, 11 and 13. Any policy allocating development to PR142, north of the railway, should therefore include delivery of the commitment to securing the future of PR141, south of the railway, as undeveloped land and a secured continuation of the Gavray Meadows LWS. Has provided a more detailed statement in the representation.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR144	Generally welcome the use of inner urban sites for development but are concerned about the resulting loss of open space to development. Bicester has little existing publicly available open space and are concerned about the loss of this recreational site. In addition, the site forms part of one of few green links through the town (located along a stream) and should be considered as part of the GI network.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR144	The RAF Bicester Conservation Area lies just to the north-east of this site. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-1143	Dr Pamela	Roberts		11		PR144	Object to site PR144 being developed as it is an important part of Bicester's green infrastructure. It is a valuable asset to the community providing a green lung, sports area and views which should be protected under policy ESD15. Pollution levels on the Oxford Road are currently higher than recommended.
PR-B-0956	Mark	Recchia	Banbury Town Council	11		PR146	This site does not provide strong road connections with Oxford both road and rail. It would increase road traffic within Banbury and further decreasing connectivity between the town and Banbury.
PR-B-1280	Peter	Offord	Banbury and North Oxon Ramblers	11		PR146	Object to the development of this site because it would degrade the countryside and the bridleways and footpaths along this site would be affected.
PR-B-0204	Peter	Beasley		11		PR147	Site PR147 is unsuitable for development as it consists of greenfield land, beyond the built-up limits of Launton and within open countryside. It would deliver a disproportionate level of growth unsupported by local services and facilities contrary to longstanding policy parameters for the threshold for developments in Service Villages. Travel patterns that are reliant on cars would increase.
PR-B-1003	Simon	Turner	Launton Parish Council	11		PR147	Site PR147 is unsuitable because of the transport infrastructure deficiencies in Station Road, and the crossroads with the Bicester Road, Launton.
PR-B-1152	Helen	Pattison		11		PR147, PR148	This rep makes reference to C262 in Cherwell Local Plan. Sites PR147 and PR148 are in Launton a small Cat A village and neither of the developments would be minor. Both sites extend the built up limits and are below the target build for strategic developments. PR148 4.75 ha of the site has been rejected by CDC (SHLAA ref 029) as being unsuitable for development. PR147 only 2.12 ha is quoted as developable. At site PR148 a significant proportion of the site is in Flood Zone 3 and the Ray Conservation area. As these new home are intended to alleviate Oxford's shortage they should be sited close to the city to keep in line with the Local Transport Plan to reduce traffic pressure.
PR-B-0042	Vivien	Armstrong		11		PR148	This rep provides a detailed and lengthy objection to PR148, Land at Blackthorn Road, Launton. The primary reasons are that it has previously been rejected by CDC, does not meet the minimum requirement for a strategic development site and would include development of flood zone 3 and the Ray conservation Target area. Photo provided to illustrate the point. Additional concern with regards to local services, facilities and increased traffic.



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PR-B-0045	Mark	Ford-Langstaff		11		PR148	This rep provides a detailed and lengthy objection to PR148, Land at Blackthorn Road, Launton. The primary reasons are that it has previously been rejected by CDC, does not meet the minimum requirement for a strategic development site and would include development of flood zone 3 and the River ay Conservation Target area. Photo provided to illustrate the point. Additional concern with regards to local services, facilities and increased traffic.
PR-B-0203	John	Hayes		11		PR148	Object to the inclusion of PR148 land at Blackthorn Road being included as the majority of this lies in a zone 3 flood area and falls within the Ray Conservation area. The existing building plans for Bicester and surrounding area are likely to put presume on this flood zone. In 2014 CDC rejected an area (ref LA029) which consists of much of the same areas as unsuitable for development under the Strategic Housing Land Availability Assessment. The size of the area not previously rejected is only just over 0.6 acres, too small to be considered a strategic development. Any development would be out of character with the village and would add traffic to the village roads (which pass a primary school without a crossing) and the dangerous crossroads of Blackthorn, Station Road and West End.
PR-B-0204	Peter	Beasley		11		PR148	This rep provides a detailed and lengthy objection to PR148, Land at Blackthorn Road, Launton. The primary reasons are that it has previously been rejected by CDC, does not meet the minimum requirement for a strategic development site and would include development of flood zone 3 and the Ray conservation Target area.
PR-B-0859	Gary	Page		11		PR148	This rep. has provided a detailed and lengthy objection in the strongest possible terms to the development on site PR148 described as land at Blackthorn Road. Three primary reasons for the objection of the site. Already rejected by CDC. Does not meet the minimum requirements for a Strategic Development site. Majority of the site is in Flood Zone 3 and the Ray Conservation Target Area. The rep. has provided images of SHLAA and Flood Zones 2014, a map of site PR148 and a picture of flooding at site PR148.
PR-B-1003	Simon	Turner	Launton Parish Council	11		PR148	Site PR 148 is mainly a flood plain and, if you remove the areas that are unsuitable for development because of this, the remainder of the site no longer meets the site size threshold.
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	11		PR148	No proper analysis or assessment can be made of which options, or combinations of options, would achievethe 4,400 homes required. Note that land at Grange Farm is listed as a potential strategic site in Option E, and this inclusion is welcomed. The revised area for this site is now 5.92 Ha. Reference is made to Table 15 of the Options Consultation Document showing the relationship of sites to the Oxfordshire Growth Board Spatial Options. These sites are within areas A and B and the majority in the GB and some sites have potential constraints. Although some of these sites were ranked and rejected sites by the OGB, they are included within Options A and B, which gives rise to questions over the suitability and deliverability of these sites, highlighting the need for CDC to consider other sites beyond Options A and B.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR149	This site adjoins or comes close to the Arcott Wood LWS, part of which is also designated as Ancient Woodland. Are concerned about direct and indirect impacts on this site (e.g. recreational pressure) and consider it important that any potential development retains a minimum distance of 50m to the woodland edge.
PR-B-0905	Theresa	Goss	Bloxham Parish Council	11		PR15	Concerned about the impact on the A361
PR-B-0786	Jane	Olds	Caversfield Parish Council	11		PR150	This site is labelled as Bicester, but is in Caversfield. It was requested as part of the Green Buffer to reduce the coalescence between Bicester/ Eco Town and Caversfield. The Green Buffer was rejected by the Inspector as there were other policies to protect it. Buildings on this land would be highly detrimental to the rural village of Caversfield and would be well outside the built up area of the village.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1146	DJ	French	Deddington Development Watch	11		PR153	This is a greenfield site outside built-up limits comprising very good quality (Grade 2) agricultural land. Hempton is a Category B settlement under Policy Villages 1. Hempton is not served by any form of public transport. Apart from the B4031 the other road links serving Hempton are unclassified roads. There are around 120 houses in Hempton with a current population around 285. A development of 67 houses (at 30 dph.) on site PR153 (5½ acres) would increase the population of this small settlement by over 50%.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	11		PR153	Hempton - No facilities (not even a pub)
PR-B-1280	Peter	Offord	Banbury and North Oxon Ramblers	11		PR153	Object to the development of this site because it would degrade the countryside and the bridleways and footpaths along this site would be affected. This site is along nature reserves, local wildlife sites, Conservation Target Areas and general intrusion into the countryside.
PR-B-0153	Paul	Goulding QC		11		PR157	Noke is totally unsuitable as it's a small village and any significant number of additional houses would detrimentally alter the nature of this remote and historic village. Its infrastructure, services and amenities could not sustain any growth. It has no public transport.
PR-B-0907	Alison	Forfar		11		PR157	Why has site PR157 been included if this site has been categorised as unsustainable in two previous local plans. Nothing has changed to the village. Development would constitute village extension which has been previously refused. Your proposal would suggest that 200 homes could be added to a village that currently has 55 homes with no local infrastructure or transport links would be in any way sustainable. It would not.
PR-B-0910	Ken	Pelton		11		PR157	Site PR157 has been proposed as low density, and is sited so there is no additional traffic through Noke, but contributes to traffic flow in the surrounding area. I believe that there is a strong case for some additional housing in Noke, so that the community remains viable and attracts young families who are the life blood of the community. There are not a lot of services and amenities, an expansion would safeguard these and possibly enhance these for the future residents of Noke.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR157	This site is within the setting of the Romano-Celtic temple North of Woodeaton scheduled monument to the south-west. Any development of this site should have regard to this setting.
PR-B-0970	Ken	Martin	Noke Parish Meeting	11		PR157	Large development for a small village like Noke would be inappropriate. CDC's vision includes the need "to ensure that people have convenient, affordable and sustainable travel opportunities to the city". This site would be contrary to this vision with increased traffic and congestion, no public transport, lack of infrastructure and services. It is adjacent to an Nationally renowned bird sanctuary. It is the last remaining unspoilt hills in the area with important views and well used by walkers and cyclists. The Parish feels that the exceptional circumstances to release this site from the Green Belt would be difficult for the reasons mentioned above.
PR-B-1005	SP and SA	McQuillan		11		PR157	Site PR157 - Noke is a small village with only 55 houses that has a vibrant mix of residents. To build 100 houses would drastically impact the existing village. One of the finest hilltop views would be ruined. The site is not linked to the village and stands exposed and elevated on the busy B4027. There is no pub, shop public transport or community village hall. There is no rationale for any development on this site. Port Meadow destroyed many of the finest views in Oxford. Site PR157 falls into the category of environmental destruction.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	11		PR157	Noke - Remote, no facilities, car access only

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1203	Su	Cheetham		11		PR157	Noke is a small no though village with no facilities and traffic congestion at the top of the hill. There is no public transport and the road infrastructure could not cope with building new houses. To triple the size of Noke would change the nature and character of the village and deprive residents of one of the last remaining unspoilt views, namely Noke Hill. CDC states that land can only be released from the GB if exceptional circumstances are demonstrated, this cannot be demonstrated when brownfield sites nearer the city could be developed. Noke's proximity to a Special Area of Conservation needs to be considered.
PR-B-1302	Clare	Creese		11		PR157	Site PR157 is an unsustainable choice for development. Noke is a tiny village of 55 houses with limited amenities. The site is on a very dangerous road with has experienced numerous serious accidents, more cars will only add to this. It is already problematic during the rush hour. The current infrastructure can not cope, there is no public transport from the village. What reassurance is there that these houses will be for the Oxford workers and not London or Birmingham commuters. The site is also close to the Special Area of Conservation, RSPB Otmoor Preserve and there would be a loss of the beautiful views. The Dr South Primary School in Islip is already at full capacity.
PR-B-0844	Peter J	Frampton	Framptons on behalf of EP Barrus	11		PR16	In order to ensure that the plan-led planning system can genuinely deliver the homes that are needed by Oxford a broader geographical spread of sites should be allocated. Such an approach will create a more robust delivery strategy for new homes. It is therefore submitted that site PR16 within Area of Search F (Former RAF Upper Heyford) should be allocated for housing. The site extends to 17.3 has and has the potential capacity of providing some 510 homes in a sustainable location within the Plan period.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR16	Abuts the Upper Heyford Conservation Area to the west and north. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	11		PR16	Objects to the promotion of this site and any extension to RAF Upper Heyford
PR-B-0904	Jill	Grain		11		PR16, PR38, PR39, PR50, PR125, PR178	Sites PR16, PR38, PR39, PR50, PR125 and PR178 it is not acceptable to remove the natural break between Oxford and Kidlington. Development here would be suited to London commuters via Oxford Parkway rather than local employees.
PR-B-0882	Julia	Trowles		11		PR16, PR38, PR50	Sites PR16, PR38 and PR50 there would be a loss of open countryside and habitat, damage to the amenity value of the bridleway. Damage to the historic landscape setting of Water Eaton Manor.
PR-B-0883	Peter	Trowles		11		PR16, PR38, PR50	Sites PR16, PR38 and PR50 there would be a loss of open countryside and habitat, damage to the amenity value of the bridleway. Damage to the historic landscape setting of Water Eaton Manor.
PR-B-1333	Zoe	Christodoulou		11		PR16, PR38, PR50, PR49, PR122, PR123, PR178	Development of any of the sites between Kidlington and North Oxford particularly PR16, PR38, PR50, PR49, PR122, PR123 and PR178 would be completely inappropriate. Currently the traffic into Oxford or trying to join the ring road is at capacity during the daily rush hour. More people in the area would add to this pressure. There would be an impact on business due to the delays, seeing reduced footfall in the City. It would not reduce Oxford's need, as houses would be purchased by London commuters due to the new station. CDC have committed to keeping the green belt and this policy must be upheld.
PR-B-1278	Helena	Boyce		11		PR16, PR50, PR38, PR123, PR122, PR125, PR178, PR39, PR177, PR41, PR124	Sites PR16, PR50, PR38, PR123, PR122, PR125, PR178, PR39, PR177, PR4 and PR124. All of these sites would result in virtually no open space between Oxford and Kidlington, it would just be seen as urban sprawl.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR160	The RAF Bicester Conservation Area lies just to the north-east of this site. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	11		PR161	Strongly object to this site being allocated for residential development in the Local Plan Part 1 PR or Part 2. It is in an inappropriate location for residential development,. It would be contrary to Policy Villages 1, draft objectives and policies of the Mid-Cherwell Neighbourhood Plan. Middle Aston is a Category B Village with limited services and facilities, with no amenities of its own and lacks public transport services, footways or street lighting. The existing sewerage infrastructure cannot cope with the current level of development in the village. This proposal would be out of keeping with the character of the village, result in backland development, double the size of the village, be prominent in the landscape, harm the setting of the listed buildings and result in an inappropriate form of development that is unsustainable.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	11		PR162	This site does not meet the criteria set out within this consultation, particularly for density of homes of 50 dwellings per hectare. Also in the absence of a proved housing need that cannot be met elsewhere (such as Areas A and B), this site would not comply with the current local plan policies with regard to location outside the built up settlement and landscape.
PR-B-0162	Robert	Lawrence	South Newington Parish Council	11		PR164	Land East of Sands Lane - This site does not offer a suitable development in a sustainable location. It does not meet the criteria in Policy Villages 2. The reasons why the site should not be allocated are based on the detailed matters of the planning application (16/00930/F) Refused - Public transport (488 - 2 buses on weekdays) until June 2017 - A361 (fast moving) Sands Lane (Single carriageway) - Oxfordshire County Council objection - PROW 355/1 - Conflict with adopted Cherwell Local Plan, South Newington Conservation Area (2014) - Loss of amenity, impact on heritage, wildlife and protected species, open space, grade 3 agricultural land. - Increase size of the village by 50% - existing infrastructure (roads, water, drainage, sewerage unable to cope with the proposed development - Factual errors in the submission on bus services, access, constraints, impact on heritage and wildlife assets, impact on conservation area, facilities and services, necessary infrastructure, etc.
PR-B-0897	Rob	Lawrence		11		PR164	Site PR164 is not a sustainable development location and not contribute to the principles of the Local Plan or meet the criteria for site allocation set out in "Policy Villages 2". Concerns to public transport in South Newington. No direct access to public highway, Sands Lane is a single carriageway road which should not be obstructed. Concerned with safety, access, turning areas, sustainable drainage, NPPF compliance. Conflict with existing plans and guidelines CDC Local Plan and national planning guidelines and the stated aims of the South Newington Conservation Area (2014). Impact to countryside and all wildlife. 50% increase to the houses and adds stress to the already stretched infrastructure. The rep. has stated that there are seven inaccuracies in the submission form which have been listed.
PR-B-1025	John and Margaret	Braithwaite		11		PR164	This rep. provides a very detailed and lengthy objection to the proposed development on site PR164. Incompatible for a category B village. Their concerns are with the compatibility with the Cherwell Local Plan Part 1, sustainability, facilities, public transport, sewage system and the size of the development. The rep. has also commented on factual errors and incorrect assumptions in the agent's submission form. Section 5 - constraints, section 6 - accessibility and section 7 - delivery and availability. The rep. has provided a quote taken from the 2016 winter edition of the South Newington newsletter with reference to this site.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0746	Adrian	White and 79 others	Petition with 80 signatories	11		PR166	Strongly object to the development of this site and consider them thoroughly unsuitable. Details of the site specific issues are discussed in detail in their representation.
PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	11		PR167	This site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues
PR-B-0960	M	O'Mahoney		11		PR167	Objects objects to the development of this site which is in the GB. Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-0962	Dr Judith A	Webb		11		PR167	Site PR167 will not provide affordable housing due to its proximity to Oxford Parkway.
PR-B-1085	Susan M	Rugg		11		PR167	Site PR167 is GB with no special case for building on it and the roads could not cope with the extra traffic.
PR-B-1123	Paul	Mayhook		11		PR167	Site PR167 includes the car park for Oxford Parkway so should not be on the list.
PR-B-1160	Christopher	Hardman	Wolvercote Neighbourhood Forum	11		PR167	Free-market housing here would very likely be occupied predominantly by London commuters rather than those working in Oxford. Part of the site is close to the railway and the A34. If developed together with site PR50 it would just be part of urban sprawl.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR167	Approx. NGR at centre of site -SP4904810708; Watercourses - Watercourse at southern boundary
PR-B-1240	Suzanne	Willson-Higgins		11		PR167	Priority should be given to sites outside the GB and brownfield sites before considering GB locations, as set out in the NPPF. She has provided a more detailed statement in the representation and discussed the Green Belt Study carried out by Oxfordshire Growth Board in relation to this site.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	11		PR167	This area is separated from Kidlington by major transport corridors forming significant landscape barriers, the Oxford Parkway development and the open fields. As it lies south of the village major new development is less likely to increase adverse traffic impacts in the village and will not directly impact on the valued intimate green environs of the village. Are concerned that new community and retail could compete with the viability of facilities in the village to the detriment of the improvements and investment identified as necessary in the recently approved Kidlington Masterplan (SPD)
PR-B-0033	Henry	Munday		11		PR168	Allow A34 widening and a canal bridge.
PR-B-0762	Elizabeth	Moore		11		PR168	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	11		PR168	This site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR168	This site abuts the Oxford Canal Conservation Area to the east. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-0960	M	O'Mahoney		11		PR168	Objects objects to the development of this site which is in the GB. Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-0962	Dr Judith A	Webb		11		PR168	Run off or contamination could go into Kingsbridge Brook which runs to Oxford Meadows SAC. The possible hydrological link between site PR168 and the SAC needs to be assessed and valued for potential harm. sites near to housing with ageing sewers always have nitrate contaminated groundwater.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1160	Christopher	Hardman	Wolvercote Neighbourhood Forum	11		PR168	This is an isolated site with restricted access from A44 and not good for housing.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	11		PR168	Kidlington - Remote, No facilities, Flood Risk
PR-B-1223	Judith	Johnson	Environment Agency	11		PR168	Approx. NGR at centre of site -SP4886111290; Flood Zone 2 or 3 -FZ3 at north of site (access to road network?); Watercourse - Canal forms eastern boundary; main river forms western boundary
PR-B-1298	James	Jocelyn		11		PR168, PR177, PR41, PR124	One wonders what was the purpose of the Green Belt Study in the context of this housing development plan, if 'exceptional circumstances' may override an outstanding GB contribution in any case? For example OX22 has scored low on its potential to protect from urban sprawl due to the A40, A34 and railway line being considered barriers to the spread of Oxford. These contentions have already been disproved by the results of the Call for Sites in the Partial Review. The cited 'significant and durable barrier to the spread of Oxford into the parcel' is apparently no barrier at all, as parcels 168, 177, 41 and 124 all lie north of the A34 and A40. If they were to be approved for development, then this Green Belt area's 'Low' score could be considered a self-fulfilling prophecy.
PR-B-1298	James	Jocelyn		11		PR168, PR177, PR41, PR124, PR39, PR38, PR50, PR122, PR123, PR38, PR50, PR16, PR178, PR20, PR126, PR34, PR92	All of these sites are of primary importance to maintaining the separation of settlements.
PR-B-0956	Mark	Recchia	Banbury Town Council	11		PR17	Residential use on this site would lead to the isolating communities on this site and would result in increased car journeys and congestion on the roads. Industrial/employment uses should be explored.
PR-B-0746	Adrian	White and 79 others	Petition with 80 signatories	11		PR171	Strongly object to the development of this site and consider them thoroughly unsuitable. Details of the site specific issues are discussed in detail in their representation.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR171	This site may be within the setting of the Steeple Aston Conservation Area to the south-east. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-0870	Stewart	Patience	Anglian Water Services Ltd	11		PR172	The available capacity at Water Recycling Centres (formerly known as sewage treatment works) for each site is within Anglian Water's area of responsibility, and is considered to have an impact on its infrastructure. Have not considered the cumulative impact of these developments on their existing infrastructure; therefore ask CDC that further consideration is given to the cumulative impact on existing water recycling centres as part of the preparation of the current review and that this is reflected in the expected timing of development sites. Sewerage network - foul (or used water) flows from growth will have an impact on its existing network. This will depend on the location, size and phasing. Initial assessment is undertaken when approached by developers on a site by site basis. This site is considered as asset encroachment. Have provide detailed explanation in their representation.
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	11		PR176	This site at Sibford Road, Hook Norton has been granted planning permission at appeal. (application ref: 14/00844/OUT).
PR-B-0033	Henry	Munday		11		PR177	Allow A34 widening and a canal bridge.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0762	Elizabeth	Moore		11		PR177	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	11		PR177	This site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR177	This site abuts the Oxford Canal Conservation Area to the west. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-0960	M	O'Mahoney		11		PR177	Objects objects to the development of this site which is in the GB. Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-0962	Dr Judith A	Webb		11		PR177	Site PR177 will damage the wildlife corridor of the canal. The usefulness of canal banks as wildlife corridors is reduced with adjacent housing by disturbance, light and garden rubbish dumping
PR-B-0962	Dr Judith A	Webb		11		PR177	Housing at site PR177 may damage the adjacent green canal wildlife corridor, rain collects here and there is noise and pollution from major roads. This rep provides lengthy details of the impact development could have on Osney Mead hay meadow (BBOWT) part of the SAC and New Marston Meadows SSSI by changing access.
PR-B-0962	Dr Judith A	Webb		11		PR177	Object to site PR177 as residential development here has the potential to increase detrimental public access for recreation and dog walking on Oxford Meadows SAC meadow Osney mead, and Dukes Cut.
PR-B-1160	Christopher	Hardman	Wolvercote Neighbourhood Forum	11		PR177	A major road (A44) on the east side of the site would cause problems with sound and air pollution.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR177	Approx. NGR at centre of site -SP4900411306; Flood Zone 2 or 3 -?FZ3 at north of site, near where site adjoins A44; Watercourse - Canal forms western boundary
PR-B-1240	Suzanne	Willson-Higgins		11		PR177	Priority should be given to sites outside the GB and brownfield sites before considering GB locations, as set out in the NPPF. She has provided a more detailed statement in the representation and discussed the Green Belt Study carried out by Oxfordshire Growth Board in relation to this site.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	11		PR177	This area is separated from Kidlington by major transport corridors forming significant landscape barriers, the Oxford Parkway development and the open fields. As it lies south of the village major new development is less likely to increase adverse traffic impacts in the village and will not directly impact on the valued intimate green environs of the village. Are concerned that new community and retail could compete with the viability of facilities in the village to the detriment of the improvements and investment identified as necessary in the recently approved Kidlington Masterplan (SPD)
PR-B-0033	Henry	Munday		11		PR178	This is creep towards Oxford.
PR-B-0742	Keith and Hilary	Prince		11		PR178	Site PR178 would be sandwiched between two very busy roads, one being the A34. Concerns already over dangers of diesel fumes, increasing pollution. The site is not suitable for housing.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0762	Elizabeth	Moore		11		PR178	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	11		PR178	This site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	11		PR178	Note that this site has been promoted for circa 700 homes. This site is in the GB and forms an important role in preventing the merging of Kidlington/Gosford and Oxford. The site scores 'HIGH' in the GB study. Development in this area would significantly erode the Kidlington/Gosford gap.
PR-B-0959	Cllrs Neil and Maurice	Prestidge and Billington		11		PR178	Object to development on this site and considers that this site should be removed from the consultation process entirely because this site is in the Green Belt with no development on it at all. It offers a natural gap between Oxford and Gosford and Water Eaton, this is vital so that the village does not get swallowed up by Oxford.
PR-B-0960	M	O'Mahoney		11		PR178	Objects objects to the development of this site which is in the GB. Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-0962	Dr Judith A	Webb		11		PR178	Site PR178 is not suitable for development due to the pollution and noise to the A34.
PR-B-0962	Dr Judith A	Webb		11		PR178	Noise and air pollution from major roads would be a problem at site PR178.
PR-B-1024	Andrew	Hornsby-Smith		11		PR178	Supports the development of this site in conjunction with PR49 and considers that this site has a capacity to deliver a primary school.
PR-B-1158	Elizabeth	Leckie		11		PR178	Site PR78 is unsuitable for development. It has drainage problems, is often waterlogged and is next to the cemetery. High density housing would be inappropriate and insensitive near the cemetery which is best located in a quiet area that allows the bereaved space and privacy for contemplation. The GB is important for absorbing harmful air pollution and creating a gap between communities.
PR-B-1159	Tamsin	Leckie		11		PR178	Site PR78 is unsuitable for development. It has drainage problems, is often waterlogged and is next to the cemetery. High density housing would be inappropriate and insensitive near the cemetery which is best located in a quiet area that allows the bereaved space and privacy for contemplation. The GB is important for absorbing harmful air pollution and creating a gap between communities.
PR-B-1160	Christopher	Hardman	Wolvercote Neighbourhood Forum	11		PR178	This site has similar problems to sites PR38 and PR50 in that both are too close to major roads and would suffer from noise and air pollution, especially in spaces necessary for outdoor recreation.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR178	Approx. NGR at centre of site -SP5020112601; Flood Zone 2 or 3 -? small area of FZ3 at north of site (unsure of site extent)
PR-B-1240	Suzanne	Willson-Higgins		11		PR178	Priority should be given to sites outside the GB and brownfield sites before considering GB locations, as set out in the NPPF. She has provided a more detailed statement in the representation and discussed the Green Belt Study carried out by Oxfordshire Growth Board in relation to this site.
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	11		PR178	This site would not create coalescence of Oxford and Kidlington



Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	11		PR178	This area is separated from Kidlington by major transport corridors forming significant landscape barriers, the Oxford Parkway development and the open fields. As it lies south of the village major new development is less likely to increase adverse traffic impacts in the village and will not directly impact on the valued intimate green environs of the village. Are concerned that new community and retail could compete with the viability of facilities in the village to the detriment of the improvements and investment identified as necessary in the recently approved Kidlington Masterplan (SPD)
PR-B-1307	Victoria	Campbell		11		PR178	Site PR178 development would have a significant detrimental effect on local traffic congestion making it impossible to leave Kidlington during rush hour by road. There would be a negative impact on the village character as the Kidlington roundabout is the "gateway" to Kidlington.
PR-B-1339	Dr Christopher	Wedge		11		PR178	Concerned as this is adjacent to Sainsbury's roundabout, this already suffers from traffic congestion during the rush hour. The traffic can queue so far back that buses can not reach the bus lane, so public transport becomes disputed. This will only get worse with the extra volume of cars trying to use this junction that come with the additional houses.
PR-B-0998	Lisa	Coulling		11		PR178, PR125	Sites PR178 and PR125 are walked in everyday where I enjoy the countryside and the variety of wild birds with my dog. The Bicester Road which leads to the area is in a bad state and in need of repair, it would not be able to cope with the extra traffic using it daily.
PR-B-0682	Felicity	Peacock		11		PR178, PR38, PR50, PR157	All of these sites will feed into the Oxford Road, south of Sainsbury's roundabout and will exacerbate the current traffic problems. GB would be lost with its views and walks and have an impact on nature.
PR-B-0739	G	Gelder		11		PR178, PR49, PR16	Sites PR178, PR49, PR16 would increase the pressure on roads.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	11		PR18	This site does not meet the criteria set out within this consultation, particularly for density of homes of 50 dwellings per hectare. Also in the absence of a proved housing need that cannot be met elsewhere (such as Areas A and B), this site would not comply with the current local plan policies with regard to location outside the built up settlement and landscape.
PR-B-0011	Simon	Marsh	The Battlefields Trust	11		PR181	This site is likely to lie on the 1645 Islip Bridge battlefield. Site has local and national significance. There is likely to be surviving battlefield archaeology on the site which should be investigated. The LPA needs to establish whether the development of the site outweighs the public benefit of preserving this battlefield heritage.
PR-B-0033	Henry	Munday		11		PR181	Road and rail improvements needed.
PR-B-0970	Ken	Martin	Noke Parish Meeting	11		PR181	This proposal would be inappropriate for a small village like Noke and put unnecessary burden on the infrastructure services and facilities in the village.
PR-B-0985	Peter	Collins	Islip Parish Council	11		PR181	This site is in the Green Belt and on the edge of the Islip Conservation Area. The access of Mill Lane is narrow and is not suitable for development as it would result in increase in traffic problems in the village and the bridge.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR181	Approx. NGR at centre of site -SP5222813877; Flood Zone 2 or 3 Fz3 adjoins SE boundary
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR181	This site contains the Islip Conservation Area abuts this site to the west, east and south. This end of Islip retains its historic settlement pattern as a row of houses which tapers out and ends in a farm. To break this up with a new block of housing would be detrimental to the special interest, character and appearance of the Conservation Area. Therefore consider that this site should not be taken forward.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR181	The Islip Conservation Area abuts this site to the west, east and south. Any development on this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal. More comments in their representation.
PR-B-1012	Calum	Miller		11		PR181, PR55, PR21	Am strongly opposed to developments of sites PR181, PR55 and PR21, these are green field sites and with availability of a brownfield site, it would seem perverse to authorise development of these sites.

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PR-B-0041	David	Pratt		11		PR183	Site ref 183 is inappropriate as there has been 2 dismissed appeals here
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	11		PR183	PR183 is inappropriate for most of the criteria in the consultation document, and because two appeals for housing on this site have been dismissed by two different Planning Inspectors. Arguments against this site raised at the Public Hearing are available in CDC.
PR-B-0156	Val	Colby	Berrys on behalf of Cancer Research UK	11		PR184	Support the allocation of site PR184. Adderbury is recognised as being a sustainable settlement for new development. This 6.7ha site could deliver up to 50 dwellings within a developable area of 2.3ha together with children's play space and parkland. The site fills a gap between existing development at Adderbury Close and Summers Close/Green Hill
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR184	Site is within the setting of the Adderbury Conservation Area and of the grade I listed Church of St Mary. This site should not be taken forward.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	11		PR184	This site does not meet the criteria set out within this consultation, particularly for density of homes of 50 dwellings per hectare. Also in the absence of a proved housing need that cannot be met elsewhere (such as Areas A and B), this site would not comply with the current local plan policies with regard to location outside the built up settlement and landscape.
PR-B-0662	Stephen John and Jennifer	Bird		11		PR186	Object to the proposed development at PR186 as the parish of Bodicote has already provided a fair share of new housing. Langford Park, and two sites to the south 'blossom fields'. Site 186 has also flooded several times. The proposed access points at Water Lane and Austin Road are only a lane and bridleway. A further 50 households would have a detrimental effect as there are already many challenging areas within Bodicote with regards to traffic.
PR-B-1095	Val	Russell	Bodicote Parish Council	11		PR186	Objects to the promotion of this site for housing due to its impact on Bodicote. Have already lost a large portion of the Parish to the Longford Park development and currently there are 2 developments approved on the south part of the Parish at Blossom Fields. There is a risk of flooding with this site and it is not the most accessible. It would increase traffic through the village and Water Lane, which is a bridleway and not a street. It could be a precursor to more development. The Parish is already experiencing major traffic problems. Where will the infrastructure funding come from to deliver LTP4 and Masterplan.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	11		PR186	No specific comments to make at this time other than in respect of site PR186, which is promoted by RPS on behalf of Mr Bratt, the site owner.
PR-B-0830	Nigel	Buttler		11		PR186, PR199	Totally opposed to any further development. Particularly object to site south of Wards Crescent, Bodicote PR186 and site PR199 Wykham Park Farm, both have an adverse impact on the village of Bodicote. Bodicote has recently lost a large area for development to Longford Park and Blossom Fields. Bodicote has taken more than its fair share of new development and should not be expected to provide housing for Oxford's inability to meet their housing numbers. Access to site PR186 - none of the three access roads indicated are adequate to serve development on this land. Development would create even further traffic problems. Site PR199 - development can only increase traffic using Wykham Lane, a road totally unsuitable for heavy volume of users.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR188	This site abuts the Upper Heyford Conservation Area to northwest. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-0033	Henry	Munday		11		PR19	Improvements on the road to A4260 needed.
PR-B-0856	David	Smith		11		PR19	Site PR19 the quarry at Bunkers Hill would be an interesting development opportunity.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR19	This site allocation encompasses Shipton quarry SSSI and Bunkers Hill Quarry LWS in their entirety as well as additional areas of farmland. Are very concerned about the potential allocation of this site for development and the effects development will have on the interest of the SSSI and the LWS. The site is also located within the Lower Cherwell CTA. Allocation of this site should be resisted.

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PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR19	This site abuts the Oxford Canal Conservation Area to the south-east and the Hampton Gay, Shipton-on-Cherwell and Thrupp Conservation Area beyond. It is also within the setting of the grade II listed Shipton Lift Bridge and the grade II bridge at Shipton Weir and close to Hampton Gaye (listed and scheduled) and its church (highly graded listing). The isolation of this group is very evocative and contributes to the significance of this historic group by helping tell the story of the decline and depopulation of this settlement. Development of the part of this site to the east of the railway line may be visible from Hampton Gaye and compromise this sense of isolation. A site visit needs to be made to investigate further and the impact of development on the setting of all these historic assets should be assessed as part of any further consideration of this site, with reference to the conservation area character appraisals.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR19	This site abuts the Oxford Canal Conservation Area to the south-east and the Hampton Gay, Shipton-on-Cherwell and Thrupp Conservation Area beyond. It is also within the setting of the grade II listed Shipton Lift Bridge and the grade II bridge at Shipton Weir. Any development of this site should have regard to the setting of these designated heritage assets, with reference to the conservation area character appraisals.
PR-B-0962	Dr Judith A	Webb		11		PR19	There are biodiversity constraints to developing this site PR19 due to the rare wetland habitat and its margins. There are clean water pools, which is an incredibly rare resource in the nitrate polluted countryside of today.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	11		PR19	Object as unsustainable location and the scale of infrastructure required makes this site unviable
PR-B-1223	Judith	Johnson	Environment Agency	11		PR19	Approx. NGR at centre of site - SP4786817116; Flood Zone 2 or 3 - FZ3 at east of site. Watercourses - Lakes on site. Main river forms eastern boundary; SSSI - Rushy Meadows SSSI Shipton-on-Cherwell and Whitehill Farm quarries SSSI on site
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	11		PR19, PR29	Shipton Quarry will provide an excellent opportunity for a mixed use 'garden village' development with potential for a variety of house types, sizes and scales, set within a unique landscape structure. In addition the site will provide potential employment land to serve either the development proposal or the surrounding area. The rep goes on to describe the types of facilities that could be provided. The development area could also link with Shipton-on-Cherwell and there is the opportunity to build a small development in the village. There are no other significant sites nominated on previously developed land.
PR-B-0786	Jane	Olds	Caversfield Parish Council	11		PR190	Not supported by the Parish Council since 2009. The infrastructure and services are not adequate to support 480 dwellings, with an additional 900 dwellings it would make it worse. This site is a long way from any form of public transport, pedestrian and vehicular access in to both Fringford Road and the Buckingham A4421 difficult. The narrow rural Fringford Road is not suitable for additional traffic and access onto the Buckingham Road would be dangerous.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR191	This site abuts the Upper Heyford Conservation Area to the north. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-0033	Henry	Munday		11		PR194	Airport could be Park and Ride.
PR-B-0762	Elizabeth	Moore		11		PR194	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR194	This site adjoins Langford Meadows LWS raising concerns about direct and indirect impacts on this site, which might compromise the ecological interest of this site. An appropriate buffer will need to be provided should the site be considered further.
PR-B-0962	Dr Judith A	Webb		11		PR194	Site PR194 is west of a local wildlife site of wet rushy grassland important to wetland birds and with diverse flora. Development here would be detrimental and I strongly object.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR194	Approx. NGR at centre of site -SP4782415260; Watercourses - River adjoins southern part of eastern boundary
PR-B-1345	Nick	Alston	Bilfinger GVA on behalf of Oxford Aviation Services Ltd	11		PR194	This site falls within the Safeguarding Area. The operator of LOA has confirmed that the erection of any buildings on this site would be unacceptable as this would conflict with aircraft approach to the runway (safety grounds). The erection of buildings on other sites within the Safeguarded Area would require appropriate controls to be imposed that limit heights in order to be acceptable (for the purposes of policy-preparation recommend assuming the benchmark heights defined on the Safeguarding Map, which would require refinement at the planning application stage via detailed testing). This should be read in conjunction with their earlier representation dated 11th March 2016 and 6th July 2016, in particular the 'London Oxford Airport Sustainable Development Opportunity, Position Paper' (dated March 2016).
PR-B-0033	Henry	Munday		11		PR195	Airport could be Park and Ride.
PR-B-0762	Elizabeth	Moore		11		PR195	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0960	M	O'Mahoney		11		PR195	Objects objects to the development of this site which is in the GB. Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR195	No obvious constraints, but site is currently shown on map as business park/telecommunication depot, and adjoins airport. Any potential for contamination? Approx. NGR at centre of site - SP4767115265
PR-B-1345	Nick	Alston	Bilfinger GVA on behalf of Oxford Aviation Services Ltd	11		PR195	This site falls within the Safeguarding Area. The operator of LOA has confirmed that the erection of any buildings on this site would be unacceptable as this would conflict with aircraft approach to the runway (safety grounds). The erection of buildings on other sites within the Safeguarded Area would require appropriate controls to be imposed that limit heights in order to be acceptable (for the purposes of policy-preparation recommend assuming the benchmark heights defined on the Safeguarding Map, which would require refinement at the planning application stage via detailed testing). This should be read in conjunction with their earlier representation dated 11th March 2016 and 6th July 2016, in particular the 'London Oxford Airport Sustainable Development Opportunity, Position Paper' (dated March 2016).
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR196	This site is adjacent to the site of an Iron Age Romano-British settlement and Roman Road. Although neither are scheduled, any development of this site should have regard to the setting of these heritage assets.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	11		PR196	Objects to any extension to NW Bicester Eco Town
PR-B-1162	Roger	Bellamy	Hornton Parish Council	11		PR198	Banbury - Flood Risk, bounded by M40 and Rail Line
PR-B-0905	Theresa	Goss	Bloxham Parish Council	11		PR199	Concerned about the impact on the A361

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PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR199	The site is within the setting of the grade II listed Wykham Farmhouse. This is one of a number of proposed sites containing or near to isolated listed farmsteads, which would be surrounded by development if these sites were allocated, which in turn is likely to have a major impact on their significance. Their historical interest is often bound up in the relationship with the land from them and their aesthetic value is often enhanced by an isolated rural setting. We suggest that an analysis of the impact of development on the significance of the farmstead is undertaken and feeds into the consideration of any sites taken forward. Any development of this site should have regard to this setting.
PR-B-1095	Val	Russell	Bodicote Parish Council	11		PR199	Objects to the promotion of this site for housing due to its impact on Bodicote. They have already lost a large portion of the Parish to the Longford Park development and currently there are 2 developments approved on the south part of the Parish at Blossom Fields. This site is considered as a major problem. Vehicles will use Wykham Lane, which is narrow, winding, country lane, already in a poor condition and subject to near misses. It is not appropriate to build here and use Wykham Lane to enter and exit the site.
PR-B-1280	Peter	Offord	Banbury and North Oxon Ramblers	11		PR199	Object to the development of this site because it would degrade the countryside and the bridleways and footpaths along this site would be affected. This site is along nature reserves, local wildlife sites, Conservation Target Areas and general intrusion into the countryside.
PR-B-1108	Tom	Hockaday		11		PR199, PR20	Site PR199 is pleasant, rural agricultural land unsuitable for housing, especially as there are already plans for 3000 houses south of Banbury. When permission was granted for development to the north of PR199 it agreed to preserve the country lane aspects of Wykham Lane. There is a risk of merging Bodicote with Bloxham. Site PR20 seems ideal to boost the growth potential for the high tech sector at Begbroke Science Park.
PR-B-0033	Henry	Munday		11		PR20	Not east of Railway line.
PR-B-0240	Mrs Carole	Walton		11		PR20	Site PR20 is an excessively large site to develop for houses. Part of this site is liable to flooding and in Yarnton Road the water pressure is low and there are sewage issues elsewhere. A large development would increase pressure on these services. There appears to be no provision for extra schools or recreational facilities and health services are already at capacity.
PR-B-0241	Richard	Walton		11		PR20	Object strongly to development on GB around Kidlington, which is mainly unspoilt countryside, well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. Question the assumptions on job growth in Oxford.
PR-B-0643	L	Allen		11		PR20	Site PR20 Begbroke Science Park appears to be in GB so should not be developed on as agreed in the local plan. Further development would merge Begbroke, Yarnton and Kidlington thus losing their identities, increase traffic problems and add to unsafe conditions for bus users crossing the A44 without a pedestrian crossing. This area provides a wildlife corridor and supports thriving populations of different species including Water voles seen at Rowell Brook. New homes will bring cats and dogs which will impact on species currently thriving. It also contains agricultural land, gardening allotments and high quality walking which must not be lost.
PR-B-0655	Christina Mary	Shirley		11		PR20	The sites encompass whole villages affecting all residents and likely to cause traffic gridlock. Concerned about what measures will be taken to combat flooding as the A44 drains into Rowel Brook and gardens regularly flood.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0762	Elizabeth	Moore		11		PR20	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0782	Andrew and Emma	Mundy		11		PR20	Site PR20 has been identified as being adjacent to where I live in Begbroke. Concerns over the severe and regular flooding in Fernhill Road makes it unsuitable for houses. Building here would have a very detrimental effect on all the surround properties which is totally unjust.
PR-B-0789	Lynne	Whitley	Yarnton Parish Council	11		PR20	Object for policy reasons as the site is in the Green Belt. Policy ESD14 seeks to prevent coalescence of settlements and safeguards the countryside from encroachment. It plays a strong role in preventing the coalescence of Yarnton, Begbroke and Kidlington. Policy ESD13 seeks to secure the enhancement of the character and appearance of the landscape, particularly in urban fringe locations. Policy Villages 1 categorises Yarnton as Begbroke as category A villages. Thus only minor development, infilling or conversion is allowable in, or alongside these communities. Exceptional circumstances to allow development in the Green Belt cannot be demonstrated.
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	11		PR20	This site appears next most appropriate based on the SA and ITP assessments. Although in the GB, it is assessed as much less critical in terms of contribution to its objectives as land in the GB. Oxford Canal provides opportunities for attractive landscape incorporation and recreation. In transport terms there is an opportunity for the re-construction on Kidlington Railway station (closed in 1960's) serving not only the new development, but the whole of Kidlington, on the Oxford - Banbury line; this would be well placed to improve the transport services of Oxford, whilst being less attractive to London commuters (since the route would be slower than from Oxford Parkway), hence housing at this location would be more likely to serve Oxford's need (rather than London's) than if placed elsewhere. OCS believes there is great potential for a development-related Swift Rail or tram-train dimension to be added to the local network. In addition to this they suggest making an initial release of parts of the site which are accessible to existing bus services on the A44.
PR-B-0847	Richard	Cutler	Bloombridge LLP	11		PR20	This is an exceptionally ambitious housing site. How will this site relate to the regeneration of Kidlington, and the village centre, or accessibility to Oxford? The University's previous position proposing just a 2.5ha extension to the science park is noted. Reference is made to the County wide GB Study undertaken by LUC.
PR-B-0862	Peter	Nicholson		11		PR20	Objects to development of this site for housing. Development would destroy the function of the GB and cause devastation to the historic character and setting of Begbroke village. Has raised concerns on a range of issues that have been discussed in detail in the representation.
PR-B-0881	James Kenneth	Jutton		11		PR20	Site PR20 if built upon would effectively destroy the individual village identities of Kidlington, Yarnton and Begbroke.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR20	This site is a large development area especially together with sites PR23 and PR24. It adjoins the Lower Cherwell CTA and the Rushy Meadows SSSI raising concerns about direct and indirect impacts on the SSSI. Expect that any development in this area to retain a minimum buffer of 50m. Considering the overall quantum of development in the area are particularly concerned about cumulative impacts on the SSSI, which might compromise the condition and ecological interest of the site in the long term. In addition would expect development to provide enhancements in line with the CTA aims and objectives.

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PR-B-0906	Steve and Anne	Handsley		11		PR20	Site PR20 borders the Oxford Canal to the east of Kidlington. The canal runs through a semi-rural area, fields to the east and backing onto gardens to the west. Development would alter the character of the canal walks. The Environment Agency website shows that this area is prone to flooding, therefore housing should not be built here.
PR-B-0928	Stephanie	White		11		PR20	Objects to the development of this site. She considers that there are footpaths through these fields are very well-used by local people; the sense of space when walking through the fields has a very positive effect on people's wellbeing
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR20	This site includes the grade II listed Begbroke Hill Farmhouse and abuts the Oxford Canal Conservation Area to the east. The grade II listed Tudor Cottage is located just outside the site. Any development of this site should retain the Farmhouse and have regard to the setting of these assets, with reference to the conservation area character appraisal.
PR-B-0962	Dr Judith A	Webb		11		PR20	Strongly object to development at Site PR20 which closes the green gap between Yarnton and Kidlington, making one conurbation that will destroy the distinctiveness of the two villages. Ancient hedgerows could be lost at Sandy Lane to accommodate traffic and at Begbroke Lane. Wildlife corridors along the west bank of the canal would be lost and the wetland wildlife corridor of Rowel Brook. Development of site PR91 and PR20 would surround and isolate Rushy Meadow SSSI.
PR-B-0997	George	Thomas		11		PR20	Site PR20 it is totally unacceptable to build in a small village like Begbroke. I chose to live here because of this and also its great local community spirit. If had wanted to live in a larger village or town then would of chosen to do so. Choice will be taken away if you decide to build in this area.
PR-B-1024	Andrew	Hornsby-Smith		11		PR20	This site forms the gap between Kidlington, Yarnton and Begbroke. He highlights all the site constraints and landscape character and its relationship with Rushy Mead SSSI and Oxford Meadows in addition to the part the landscape plays for these communities. Has provided a criteria based assessment in his representation. Considers that if developed this site has a potential impact of destroying the separate identities of Kidlington, Yarnton and Begbroke.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	11		PR20	Begbroke Science Park scores very highly in terms of transport as a potential development location to meet Oxford's unmet needs. The rep goes on to discuss and describe various transport options that are available. It concludes by stating that taken as a whole, the high potential for sustainable transport accessibility at Begbroke presents a sustainable location for housing and employment development that Cherwell and Oxford require to unlock their potential for low carbon economic growth.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	11		PR20	The SHMA takes in to account the need to provide for employment growth. Hence there is a need to align policies and provision for housing and employment generating development in the partial review. There is a need to provide additional employment space at Begbroke Science Park both in relation to the needs which arise up to 2031 but also for those beyond the plan period. The provision of housing close to the Science Park for both key worker housing and to meet general housing needs would ensure an integrated development where the need to travel could be minimised and where provision is able to be explored which could include Park and Ride which are both car and railway based.
PR-B-1052	Andrew	Mundy		11		PR20	These fields and all of the properties in Fernhill road suffer from regular and serve flooding, making it unacceptable for development, building here would have a detrimental effect on all of the surrounding properties which is totally unjustified.
PR-B-1088	Bryan	Rugg		11		PR20	Object to site PR20 as it joins Kidlington to Yarnton causing both villages to lose their individual identities.
PR-B-1123	Paul	Mayhook		11		PR20	If site PR20 were developed then Kidlington, Begbroke and Yarnton would become one settlement. The land is in GB to prevent this from happening.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	11		PR20	The development of this site would be contrary to green belt policy, which proposes "Protecting Green Belt Land" - extract from the NPPF (paragraphs 79 to 90)

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PR-B-1174	Ellis	Davies		11		PR20	Why was the University of Oxford's proposal to build a Park and Ride facility on the Begbroke Science Park, PR20 omitted from the consultation as this confirms that their intention is to build on all the GB land that separates Kidlington, Begbroke and Yarnton. The consequence of this is that GB will disappear and create an urban sprawl with loss of natural habitats and wildlife.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR20	Approx. NGR at centre of site - SP4823313142; Flood Zone 2 or 3 - 2 and 3 in north and eastern part of the site. Extensive in east. Watercourses - Cross N part of site, adjoin E, and cross S part of site; SSSI - Rushy Meadows SSSI adjoins NE corner of site
PR-B-1229	Henry	Brougham		11		PR20	Any development at site PR20 should take account of the need to maintain a clear physical and visual separation between Kidlington, Begbroke and Yarnton. There should be a green corridor along the Oxford Canal.
PR-B-1240	Suzanne	Willson-Higgins		11		PR20	Priority should be given to sites outside the GB and brownfield sites before considering GB locations, as set out in the NPPF. She has provided a more detailed statement in the representation and discussed the Green Belt Study carried out by Oxfordshire Growth Board in relation to this site.
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	11		PR20	The sites around Begbroke and Yarnton should only be used to the extent that they don't allow coalescence.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	11		PR20	There is a clear defensible boundary along the canal and a clear gap between the canal and Yarnton. The narrow bridge over the canal is a constraint for inter-connectivity and integration. The degree of development to the west of the A44 warrants further consideration, as this would offer potential for planned growth close to employment centres with direct access to Oxford along a major transport corridor. This would however need careful design and the creation of new defensible boundaries to address landscape impacts, and preserve gaps between settlements.
PR-B-1326	Jan and Chris	Lacey and Plant		11		PR20	Objection to any development on site PR20. This is a natural wildlife corridor with frequent sightings of a variety of mammals, bats and birds. There is a site of special scientific interest near to the canal. There are also mature trees, shrubs and bushes either side of the brook. The corridor acts as a link for the surrounding countryside of Begbroke, Yarnton and Kidlington. Concerned with the impact of flooding and drainage at this site. Rowell Brooks natural flood plain is in the fields south of the brook. Increased building and non-soak away surfaces south of Rowell Brook and north of Begbroke Hill and the Begbroke Science Park will have a serious impact to the flood plain. This would impact residents who would want to be compensated for this. With the increased development and population it would upset the balance with irreversible consequences not only on the wildlife but all of those with the Oxfordshire area.
PR-B-1339	Dr Christopher	Wedge		11		PR20	Site PR20 concerned with this site as it covers a large flood plain. The area would become one large housing area by linking Yarnton and Kidlington together. Why has this site been considered for housing given the flooding in Oxford immediately downstream from here in the recent years.
PR-B-0751	Dr Katrin	Kiessling		11		PR20, PR14, PR27	Site PR20, PR14 and PR27 concerns to all of these sites regarding flooding. Site PR20 has identified that building here would allow Begbroke and Yarnton to merge and that traffic is already heavy on the A44.
PR-B-1338	Philip	Camp		11		PR20, PR21	Wish to object to sites PR20 and PR21 but not exclusivity these. Site PR20 has been identified round the back of Begbroke and the paths between Begbroke and Kidlington are used heavily by walkers, runners and cyclists. In addition the surrounding fields and footpaths are used for recreation. This area is a habitat for four different bat species. They use habitat around the bridleway for roosting, feeding and as a transit corridor. The loss of this habitat would be devastating to their population. Object to the plan and wish CDC to reject the proposal from Oxford City to build these homes.



Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1186	Christina	Miskin		11		PR20, PR23, PR24, PR51, PR74	Am opposed to development at sites PR74, PR23, PR24, PR20 and PR51 where additional traffic will make the A44 impossible. At peak times, in bad weather and when there's events at Blenheim the road is unable to cope. There will be damage to the environment as Greenfields are destroyed losing flora and fauna.
PR-B-1134	Neil	McKendrick		11		PR20, PR23, PR24, PR34, PR47	Kidlington, Yarnton and Begbroke are villages with separate identities and history. Development at sites PR20, PR23, PR24, PR34, PR47 will flout the purpose of GB and do not believe exceptional circumstances have been demonstrated.
PR-B-1157	Nicola and Giles	Lewis		11		PR20, PR23, PR24, PR34, PR48, PR51, PR74, PR118, PR126, PR92	GB and higher grade agricultural land should be withdrawn from the review. Some of these sites are close to or adjacent to Begbroke's conservation area and listed buildings, the historic nature of Begbroke and Yarnton requires a sensitive approach. Site PR51 is enjoyed by many for its views and walks and the number of houses proposed would be disproportionate to both villages. There are ancient footpaths, medieval ridge and furrow and Begbroke is described in the 'Doomsday Book'. At Spring Hill the ground is wet and during heavy rain the A44 and Rutten Lane flood due to run-off. Some fields at PR51 are currently used for growing crops that produce methane for the National Grid. In view of a recent planning application refusal in Begbroke for a green house adjacent to a listed building it would seem ludicrous to consider building 9,000 houses.
PR-B-1105	Norman and Janet	Bates		11		PR20, PR23, PR24, PR48, PR51	Object specifically to sites PR20, PR23, PR24, PR48 and PR51. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing. PR20 is already prone to flooding and building would increase this risk at Fernhill Road.
PR-B-0712	Sonya	Willoughby		11		PR20, PR24	Sites PR20 and PR24 loss of GB. The area is prone to flooding. Used by walkers and cyclists, loss of wildlife. No infrastructure for a development of this size.
PR-B-1076	Jana	Gnappova		11		PR20, PR24	Yes, see general comments
PR-B-1278	Helena	Boyce		11		PR20, PR24	Sites PR20 and PR24 threaten to impact on the flood plain, potentially creating serious problems somewhere else.
PR-B-0880	Rhiannon	Davies		11		PR20, PR24, PR07, PR126, PR34, PR92, PR49, PR75, PR39	Totally against any building in the GB. Concerns in particular to sites PR20, PR24, PR07, PR126, PR34, PR92, PR49, PR75, PR39. The impact to nature will be awful, there's already pressure on wildlife and a loss to their habitat is already a problem. We need to protect the countryside to keep birds, insects and flowers which are important and vital to our lives. We need these green spaces and our nature. Concerns to flooding and putting at risk houses that are currently safe. Traffic has increased and so has the noise, this will get worse with development. This will destroy the quiet and peaceful nature of Begbroke.
PR-B-1337	Marcus	Lloyd		11		PR20, PR24, PR14, PR27	Sites PR20, PR24, PR14 and PR27 all provide walks and paths around Kidlington for everyone to enjoy along, the green areas support wildlife and provide relaxing views for all. Loss of GB is irreversible and the reasons given do not provide sufficient evidence of exceptional circumstances.
PR-B-1341	Olga Lascano	Choperena		11		PR20, PR24, PR14, PR27	All provide walks and paths around Kidlington for everyone to enjoy along, the green areas support wildlife and provide relaxing views for all. Loss of GB is irreversible and the reasons given do not provide sufficient evidence of exceptional circumstances.
PR-B-1337	Marcus	Lloyd		11		PR20, PR24, PR14, PR27, PR125, PR178, PR38, PR50, PR16	Sites PR20, PR24, PR14, PR27, PR125, PR178, PR38, PR50 and PR16 would cause additional traffic and environmental damage. Travelling to Oxford or across the ring road would be further congested. Fix the current transport and infrastructure issues before you add extra houses and problems for existing residents.
PR-B-1341	Olga Lascano	Choperena		11		PR20, PR24, PR14, PR27, PR125, PR178, PR38, PR50, PR16	Sites PR20, PR24, PR14, PR27, PR125, PR178, PR38, PR50 and PR16 would cause additional traffic and environmental damage. Travelling to Oxford or across the ring road would be further congested. Fix the current transport and infrastructure issues before you add extra houses and problems for existing residents.

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PR-B-0904	Jill	Grain		11		PR20, PR24, PR34, PR126	All the sites identified will only exacerbate the traffic problems experienced locally. New transport links proposed will be too little and too late. Object strongly to development in the Oxford GB. Sites PR20, PR24, PR34 and PR126 would destroy the separate identities of Kidlington, Yarnton and Begbroke which is not acceptable. Site PR20 needs to be discounted as it includes a flood plain.
PR-B-1181	Heidi	Lancaster		11		PR20, PR24, PR34, PR126, PR178	Sites PR20, PR24, PR34, PR126, PR178 are on GB and exceptional circumstances to allow building have not yet been provided. It appears that Oxford wishes to grow economically without thought to the effect on the local environment.
PR-B-1296	Graciela Inglesias	Rogers		11		PR20, PR24, PR34, PR51	Sites PR20, PR24, PR34, PR51 are of particular concern as these are known for occasional flooding and they were once the site of a quarry so liable to subsidence. At present the peaceful historic villages of Yarnton and Begbroke would end up as an urban sprawl and would become breeding grounds of social discontent. Transport systems in the area are already at breaking point with increased traffic from the Oxford-London airport and the Parkway station, it will only get worse. There is a lack of bus services and good cycle routes into Oxford. The proposal fails to mention the type of housing to be offered on these sites and who they are intended for. Also fail to see plans for schools, GP surgeries and police stations.
PR-B-0656	Mary G	Shirley		11		PR20, PR24, PR74, PR48	Each village should be kept separate and not merged together. Rowel Brook floods so there can be no guarantee that houses won't flood in the future. When originally purchased all areas were GB.
PR-B-0037	Clifford	Jones		11		PR20, PR32, PR39, PR50, PR51	Loss of GB, with well used footpaths and home to flora and fauna. The impact on local traffic
PR-B-1049	Maria	Page		11		PR20, PR34, PR126	Sites PR20, PR34 and PR126. Yarnton, Begbroke and Kidlington would merge losing their individual identities. Countryside, views and nature would be lost. The flood plain in the area would impact all three villages, causing heartache for all.
PR-B-1321	Catherine R	Mundell		11		PR20, PR34, PR126, PR51, PR49, PR92	Object to nearly all areas of this plan but in particular to the infill between Kidlington, Yarnton and Begbroke which are sites PR20, PR34, PR126, PR51, PR49 and PR92, including the surrounding of Begbroke Wood and the destruction of the area around the Canal Path. The destruction that this will bring to these areas will leave the local residents marooned in a huge mass of suburban sprawl, losing forever priceless green and wild space and destroying the character of Kidlington, Begbroke, and Yarnton.
PR-B-1039	Igor Niladri	Dyson		11		PR20, PR38, PR50, PR51	Kingfishers live on GB land alongside the Oxford Canal. One has been spotted at site PR20. Yellowhammers live on GB surrounding Kidlington, Begbroke and Yarnton, they have been heard at sites PR38 and PR50. Sightings have been made at site PR51.
PR-B-1314	Nicole and Eugene	Brooks and Griffin		11		PR20, PR48, PR51, PR75, PR126	Sites PR20, PR48, PR51, PR75, PR126 are areas of concern due to the loss of GB and open countryside. The impact to nature and to the local traffic. However many of the proposed sites show disrespect for the areas countryside and there is a clear lack of thought to finding alternatives which would have less damage.
PR-B-0966	E	Nicholson		11		PR20, PR51	Building in areas that are prone to flooding such as PR20 and PR51 will only aggravate the situation. Flooding happens from run-off from the impermeable higher ground at PR51 and from Rowel Brook at site PR20
PR-B-1307	Victoria	Campbell		11		PR20, PR91	Sites PR20 and PR91 have been identified as being close to Kidlington, Begbroke and Yarnton all with individual communities. Their boundaries need to be protected to prevent merging and urban sprawl. To fill in the gap between Kidlington and Begbroke that is used by many residents for recreational purposes, for their health and wellbeing is extremely important. These sites are a haven for wildlife who's habitats would be destroyed.
PR-B-1313	Helen	Broxap		11		PR20, PR91	Sites PR20 and PR91 are of particular concern. But concerns are for any of the GB being developed on.

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PR-B-0882	Julia	Trowles		11		PR20,PR24, PR34, PR39, PR41	Sites PR20,PR24, PR34, PR39 and PR41 this would damage the amenity value of the Oxford Canal with the removal of open countryside views and loss of habitat for birds and small mammals.
PR-B-0883	Peter	Trowles		11		PR20,PR24, PR34, PR39, PR41	Sites PR20,PR24, PR34, PR39 and PR41 this would damage the amenity value of the Oxford Canal with the removal of open countryside views and loss of habitat for birds and small mammals.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR200	This site may be within the setting of the Weston-on-the-Green Conservation Area to the east. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR201	This site is within the setting of the grade II listed Church of St Lawrence to the north-west. Any development of this site should have regard to this setting.
PR-B-0033	Henry	Munday		11		PR21	Road and rail needs widening
PR-B-0970	Ken	Martin	Noke Parish Meeting	11		PR21	This proposal would be inappropriate for a small village like Noke and put unnecessary burden on the infrastructure services and facilities in the village.
PR-B-0985	Peter	Collins	Islip Parish Council	11		PR21	This site comprises existing agricultural land within the Green Belt. Developing this site would lead to a scale of development that would be excessive.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR21	Approx. NGR at centre of site - SP5218414085
PR-B-1319	Mr and Mrs	Unwin		11		PR21, PR30, PR55, PR181	Development at these sites would result in loss of GB, loss of open countryside with views and walks and have an impact on wildlife habitats and local road traffic. Islip has a very poor transport facility with no effective bus or rail service, narrow roads and ancient river bridge. The addition of 100 houses at Islip would put a huge strain on services such as the primary school and GP's surgery and destroy the character of a small rural village. None of the proposals constitute exceptional circumstances to justify overriding GB restrictions.
PR-B-0033	Henry	Munday		11		PR22	Noted a rejection 15/1/2105 for 1500 homes, north corner of Shipton road needs improving.
PR-B-0176	Robert	McGurrin	Woodstock Action Group	11		PR22	Objects to the development of this site. The concern is that the cumulative impact of recently approved housing and those in the pipeline would result in approximately 2000 homes in Woodstock doubling the size and population of the town. The existing infrastructure would be unable to cope with this increase. This would be an extension to Woodstock with all of the adverse affects associated with expansion, which would be harmful to the ancient 900 - year town rich with charm, character and site of Blenheim Palace.
PR-B-0762	Elizabeth	Moore		11		PR22	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR22	This site is located at the boundary with West Oxfordshire District and adjoins a site that is being considered by West Oxon DC for development. Consider it important that effects of development are not assessed in isolation but are considered comprehensively. This will require liaison with West Oxon DC.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR22	This site contains the Blenheim Villa, a Roman villa and associated field system 200m north east of Little Cote scheduled monument. The development of this site would have an unacceptable impact on the monument and its setting and should not be taken forward.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR22	The Blenheim Palace World Heritage Site and Registered Historic Park and Garden is located to the south-west of this site. Any development of this site should have regard to the setting of the Park.

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PR-B-1223	Judith	Johnson	Environment Agency	11		PR22	Approx. NGR at centre of site - SP4592416184
PR-B-1228	Juliet	West	ICOMOS-UK	11		PR22	In 2015, ICOMOS-UK commented on the impact on the Blenheim WHS and its setting of an application (14/02004/HYBRID) which included the development of site PR22. In our comments, we argued that the site should remain open and undeveloped. The application was subsequently refused. ICOMOS-UK continues to take the view that any development of PR22 would have a harmful impact on the setting of the Blenheim WHS. The setting of Blenheim Park and the royal hunting park from which it developed has been predominantly an open rural one since its first enclosure in 12th century. PR22 allows those approaching the WHS on the main route from Oxford and London to appreciate the contrast between the enclosed park on one side and the open country on the other. This is important in understanding an aspect of the social and cultural significance of the WHS.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	11		PR22	This site adjoins its boundary. It is on the site of a recently refused planning application on land south east of Woodstock. It would have significant landscape and heritage implications.
PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	11		PR22 and PR25	Woodstock expansion - consider these entirely inappropriate for the provision of Oxford's needs by reason of its remote location in relation to the city. Concern is that the current infrastructure - particularly in relation to road network is overloaded and would be totally inadequate in its current form. Is it intended that there will be some system of ensuring that appropriate occupiers are found and retained for this purpose-designed accommodation?
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	11		PR22, 20, 23, 24, 74, 126, 51	Object due to scale of growth proposed and the loss of settlement character.
PR-B-0808	Chris	Robbins		11		PR22, PR183	Site PR22 lies outside the GB, with excellent transport links to Oxford due to the introduction of a new service via Kidlington and Oxford Parkway. Sites PR22 and PR183 at Kirtlington should be considered.
PR-B-0169	Colin	Carrit		11		PR22, PR25	Fully support the need for more housing in Woodstock, 600-800 houses over the course of the plan period seems appropriate, and would prevent the decline of the town and ensure infrastructure needs are met. However WODC are also proposing 670 homes so it's essential that CDC and WODC co-ordinate their planning response whilst consulting with the residents of Woodstock.
PR-B-0966	E	Nicholson		11		PR22, PR25, PR30, PR34, PR51	Sites PR22, PR25, PR30, PR34 and PR51 are positioned in areas affording attractive views and development would ruin the visual amenity and biodiversity of these zones. Particularly PR51 which is rich in flora and fauna and would impinge on the ancient footpath Frogwelldown Lane.
PR-B-0033	Henry	Munday		11		PR23	Can aircraft in trouble land here?
PR-B-0643	L	Allen		11		PR23	Site PR23 land at Langford Lane appears to be in GB and should not be developed on as agreed in the local plan. It contains good agricultural land and supports a range of wildlife that is linked to PR24 and PR74. It is near the end of Oxford airport runway so noise pollution could result in build costs increasing, due to the additional insulation required. The proximity could also affect operations of the airport. It will add to the unsafe conditions that exist at Begbroke, for residents crossing the A44 without a pedestrian crossing, for the bus or other village amenities.
PR-B-0681	Dr Hilary	Maddicott		11		PR23	Site PR32 is unsuitable for development for the same reasons as above. As well as being GB these fields are in the Kidlington Conservation Area protected from even minor changes to existing buildings. They provide a safe, popular walking area loved for their views of the historic listed building, where modern buildings would be intrusive. The fields are good agricultural land and a haven for wildlife. Mill Street to Evans Lane is low lying and has flooded in recent years so a large scale development would increase that risk. The exit from the site is narrow and congested and already has traffic problems.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0762	Elizabeth	Moore		11		PR23	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	11		PR23	This site appears next most appropriate based on the SA and ITP assessments. Although in the GB, it is assessed as much less critical in terms of contribution to its objectives as land in the GB. Oxford Canal provides opportunities for attractive landscape incorporation and recreation. In transport terms there is an opportunity for the re-construction on Kidlington Railway station (closed in 1960's) serving not only the new development, but the whole of Kidlington, on the Oxford - Banbury line; this would be well placed to improve the transport services of Oxford, whilst being less attractive to London commuters (since the route would be slower than from Oxford Parkway), hence housing at this location would be more likely to serve Oxford's need (rather than London's) than if placed elsewhere. OCS believes there is great potential for a development -related Swift Rail or tram-train dimension to be added to the local network.
PR-B-0827	Paul	Staniforth		11		PR23	Believe this site has previously been refused planning permission on the grounds of its proximity to the flight paths of the airport (which was much smaller at the time) - noise and safety grounds.
PR-B-0862	Peter	Nicholson		11		PR23	Objects to development of this site for housing. Development would destroy the function of the GB and cause devastation to the historic character and setting of Begbroke village. Has raised concerns on a range of issues that have been discussed in detail in the representation.
PR-B-1085	Susan M	Rugg		11		PR23	Site PR23 is at the end of the runway at Oxford Airport rendering it unsuitable for housing due to noise and potential danger.
PR-B-1088	Bryan	Rugg		11		PR23	Object to site PR23 as it is right at the end of and almost in- line with the airfield runway.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	11		PR23	The development of this site would be contrary to green belt policy, which proposes "Protecting Green Belt Land" - extract from the NPPF (paragraphs 79 to 90)
PR-B-1174	Ellis	Davies		11		PR23	Land next to the Airport, PR23 is unsuitable as it is close to the runway. It also provides a gap between the airport and Begbroke.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR23	Approx. NGR at centre of site - SP4708614579;
PR-B-1345	Nick	Alston	Bilfinger GVA on behalf of Oxford Aviation Services Ltd	11		PR23	This site falls within the Safeguarding Area. The operator of LOA has confirmed that the erection of any buildings on this site would be unacceptable as this would conflict with aircraft approach to the runway (safety grounds). The erection of buildings on other sites within the Safeguarded Area would require appropriate controls to be imposed that limit heights in order to be acceptable (for the purposes of policy-preparation recommend assuming the benchmark heights defined on the Safeguarding Map, which would require refinement at the planning application stage via detailed testing). This should be read in conjunction with their earlier representation dated 11th March 2016 and 6th July 2016, in particular the 'London Oxford Airport Sustainable Development Opportunity, Position Paper' (dated March 2016).
PR-B-0856	David	Smith		11		PR23, PR24	Sticking to the Kidlington options, in favour to those to the north in the Langford Lane area and north of Begbroke, site PR23 and PR24.
PR-B-0966	E	Nicholson		11		PR23, PR24	Building on sites PR23 and PR24 would cause coalescence of the village of Begbroke with the neighbouring airport and retail zone, and generate extra noise, light and traffic pollution. Part of central Kidlington is already an AQMA zone (of poor air quality) any further development could extend this and have health implications.

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PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	11		PR23, PR24	Sites PR23 and PR24 are in sustainable location with a direct route to Oxford City via the A44. They comprise Cherwell's most sustainable sites, closest to Oxford City, within the A44 Corridor.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	11		PR23, PR24	Sites PR23 and PR24 are in sustainable location with a direct route to Oxford City via the A44. They comprise Cherwell's most sustainable sites, closest to Oxford City, within the A44 Corridor.
PR-B-0037	Clifford	Jones		11		PR23, PR24, PR34, PR38, PR48, PR49, PR75, PR118, PR126, PR167	The impact on local road traffic and the loss of GB.
PR-B-1069	JP	Lyes		11		PR23, PR24, PR49, PR178, PR125, PR68, PR177, PR41, PR124, PR195, PR194	These sites would have the least damaging impact on Kidlington. However sites PR38, PR39 and PR41 would be undesirable as they would effectively connect Oxford to Kidlington. Sites Pr27 and PR14 are furthest from village services and Oxford. Site PR32 is in a highly sensitive location near the historic centre.
PR-B-0966	E	Nicholson		11		PR23, PR24, PR74	Consideration needs to be given to the plans to build a Technology Park at Langford Lane. If development was to then go ahead at sites PR23, PR24 and PR74 it would be disastrous for traffic congestion, air quality, noise and light pollution. Access to green space, agricultural land and wildlife habitats would be lost.
PR-B-0033	Henry	Munday		11		PR24	Can aircraft in trouble land here?
PR-B-0643	L	Allen		11		PR24	Site PR24 Begbroke Lane North East field appears to be in GB and should not be developed on as agreed in the local plan. Development would close the gap between Begbroke and the immigration centre and other developments in Langford Lane thus losing individual community identities. This site is landlocked with respect to A44 and Langford Lane access and any new access will add to traffic problems. It will add to the unsafe conditions that exist at Begbroke, for residents crossing the A44 without a pedestrian crossing, for the bus or other village amenities. It contains good agricultural land and supports a range of wildlife and their habitats that is linked to PR23 and PR74. New homes will bring cats and dogs which will impact on species currently thriving.
PR-B-0762	Elizabeth	Moore		11		PR24	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	11		PR24	This site appears next most appropriate based on the SA and ITP assessments. Although in the GB, it is assessed as much less critical in terms of contribution to its objectives as land in the GB. Oxford Canal provides opportunities for attractive landscape incorporation and recreation. In transport terms there is an opportunity for the re-construction on Kidlington Railway station (closed in 1960's) serving not only the new development, but the whole of Kidlington, on the Oxford - Banbury line; this would be well placed to improve the transport services of Oxford, whilst being less attractive to London commuters (since the route would be slower than from Oxford Parkway), hence housing at this location would be more likely to serve Oxford's need (rather than London's) than if placed elsewhere. OCS believes there is great potential for a development -related Swift Rail or tram-train dimension to be added to the local network.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0862	Peter	Nicholson		11		PR24	Objects to development of this site for housing. Development would destroy the function of the GB and cause devastation to the historic character and setting of Begbroke village. Has raised concerns on a range of issues that have been discussed in detail in the representation.
PR-B-0928	Stephanie	White		11		PR24	Objects to the development of this site. Considers that large-scale building in this area would lead to a huge increase in the volume of traffic through Begbroke and would cause significant disruption to local residents
PR-B-1024	Andrew	Hornsby-Smith		11		PR24	This does not compromise the strategic purposes of the Green Belt, though it does lessen the gap between Begbroke and Kidlington. Has provided a criteria based assessment. Supports development of this site.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	11		PR24	The development of this site is in complete contravention to council policies. Category 2 villages have fewer services and/or are remote with limited public transport and limited potential for development.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR24	Approx. NGR at centre of site - SP4759214272; SSSI's - Rushy Meadows SSSI ~130m to E of site.
PR-B-1229	Henry	Brougham		11		PR24	Any development at site PR24 should take account of the need to maintain a clear physical and visual separation between Kidlington, Begbroke and Yarnton. There should be a green corridor along the Oxford Canal.
PR-B-0238	D A	Burt		11		PR24, PR20	At sites PR24 and PR20 there is a restricted byway known as Begbroke Lane which is part of the National Cycle Network. It is well used, accessible for all and has views of open countryside.
PR-B-0827	Paul	Staniforth		11		PR24, PR20	Site PR24 - present field acts as a security barrier round the immigration detention centre. The southern boundary is a county lane know as Begbroke Lane., which is only wide enough for one-way traffic if cars are parked on one side. This boundary is common along part of its length with part of the northern boundary of site PR20. Development of site PR24 and the northern projection of site PR20 (north of Rowel Brook) would result in Begbroke East becoming a spur of Kidlington. Destroying the country walks enjoyed by Begbroke residents along the lane. A brook separates Begbroke West from most of site PR20, development of this site would turn Begbroke into a disjointed district of the "town" Kidlington.
PR-B-0739	G	Gelder		11		PR24, PR20, PR126, PR34	Sites PR24, PR20, PR126 and PR34 Loss of space, walks and wildlife habitats.
PR-B-0033	Henry	Munday		11		PR25	North corner of Shipton road needs widening
PR-B-0176	Robert	McGurrin	Woodstock Action Group	11		PR25	Objects to the proposal to develop this site. The main reason is its location on a sharp bend along Shipton Road. There have been incidents on this road, including a serious one involving children from Marlborough School. The temporary paved road through the site providing access to the Marlborough Phase 1 construction site will become the access for Phase II of this development and the proposal for the 300 homes (16/01364/OUT). They are concerned at the current situation and are very concerned that the situation can worsen with development on this site.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR25	Approx. NGR at centre of site - SP4582316851
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	11		PR25	This site is on the edge of Woodstock and would form an extension to this town in West Oxfordshire. The cumulative implications in terms of landscape impact and infrastructure of both sites PR22 and PR25 need to be fully considered, as West Oxfordshire is already proposing three urban extensions for this town.
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	11		PR25, PR22	This rep provides detailed comments and justification to support the allocation of Land NW of Oxford Airport and land East of Marlborough School, Woodstock.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0870	Stewart	Patience	Anglian Water Services Ltd	11		PR26	The available capacity at Water Recycling Centres (formerly known as sewage treatment works) for each site is within Anglian Water's area of responsibility, and is considered to have an impact on its infrastructure. Have not considered the cumulative impact of these developments on their existing infrastructure; therefore ask CDC that further consideration is given to the cumulative impact on our existing water recycling centres as part of the preparation of the current review and that this is reflected in the expected timing of development sites. Sewerage network - foul (or used water) flows from growth will have an impact on its existing network. This will depend on the location, size and phasing. Initial assessment is undertaken when they are approached by developers on a site by site basis.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	11		PR26	Objects to developments around Junction 9 and 10 of M40 given that these locations are already at capacity in spite of recent improvements
PR-B-1124	Chris	Thornton	Ardley with Fewcott Parish Council	11		PR26	Objects to the site for the following reasons: The site is in Category C village where only infill and extensions are allowed. It lacks immediate relationship to Oxford the distance being 17 miles There will be a huge impact on the outlook from both sides There is a potential for 200 dwellings which would drastically change the size of Ardley/Fewcott. The increase in traffic is unsustainable with the present infrastructure at full capacity at a variety times throughout the day.
PR-B-1305	Cllr Polly	Foster	Fritwell Parish Council	11		PR26	Objects to this site as it would increase car use on unsuitable roads in the area and traffic on the B430 which is already heavily congested at peak times. Every effort should be made to preserve and enhance the rights of way and connectivity across our rural areas and preserve the landscape and views.
PR-B-0033	Henry	Munday		11		PR27	For Kidlington people only, rail station need parking for bikes and cars and a Park and Ride.
PR-B-0742	Keith and Hilary	Prince		11		PR27	Site PR24 has a large number of deer living on it and is adjacent to an area heavily used by walkers and families.
PR-B-0762	Elizabeth	Moore		11		PR27	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0847	Richard	Cutler	Bloombridge LLP	11		PR27	Bloombridge are not promoting this site. We believe we control access to PR27.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR27	This site adjoins Langford Meadows LWS and the Lower Cherwell CTA. Are concerned about direct impacts and indirect impacts (e.g. recreational impacts) that might compromise the ecological interest of this site. This is particularly the case in light of potential cumulative effects in the area and more specifically PR14. It should also be noted that some areas to the west of the development site are considered to meet LWS criteria and are proposed to be designated as LWS in the future.
PR-B-0929	Rosie	Lodwick		11		PR27	Strongly objects to the development of this site. This site should be safeguarded from encroachment. Has listed all the details of the site benefits to the community and the important part it plays in the Green Belt surrounding Kidlington in her representation.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR27	This site abuts the Church Street Conservation Area to the east and the Oxford Canal and the Hampton Gay, Shipton-on-Cherwell and Thrupp Conservation Areas to the west. The site also abuts the grade II listed Sparrowgap Bridge over the Oxford Canal. Any development of this site should have regard to the setting of the conservation areas, with reference to the conservation area character appraisals and the setting of the bridge.



Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0959	Clrs Neil and Maurice	Prestidge and Billington		11		PR27	Object to any development on this site and consider that this site is inappropriate for development; therefore should be removed from the consultation process. This site to the north of Kidlington with no development on it. It is also an area that is hugely important to local wildlife and residents. The loss of this area would be detrimental to the area.
PR-B-0960	M	O'Mahoney		11		PR27	Objects to the development of this site which is in the GB.Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-1055	Philippa	Mullineux		11		PR27	Object to the development around St Mary's Church and associated conservation area. The development of this site would fundamentally affect the setting of the listed building including the historic views across the fields to St Mary's. There is a huge array of flora and fauna including blackbirds, robins, wrens, owls, jays, woodpeckers, flocks of finches, blue, black and long tailed tits, gold crests, Mistle and Song thrushes, Red kites (nesting) and kestrels, cuckoo, kingfishers along the Cherwell, larks, swifts, starlings and over the winter very occasional waxwings. There are bats (pipistrelle and Leisler's), weasels, adders, toads, and frogs not to speak of the roe and Muntjak deer as well as badgers and rabbits. This list is far from comprehensive or scientific, but provides an indication of the loss of natural habitat that would result from development.
PR-B-1142	Alan	Lodwick		11		PR27	Site PR27 has well used footpaths, enjoyed by many, it provides fine views of the historic church and home to wildlife. Access to the site would be from The Moors which already has traffic problems, and adding any more would be unacceptable.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR27	Approx. NGR at centre of site - SP4896915139; Flood Zone 2 or 3 - 2 and 3 close to (may adjoin) most of N boundary of site. Watercourses - May adjoin N of site
PR-B-1229	Henry	Brougham		11		PR27	Site PR27 should be rejected as its development would affect the setting of St Mary's Church and the accompanying conservation area. It would also affect the setting of the Cherwell Valley flood plain.
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	11		PR27	This site has good potential for making better use of the historic setting of the Parish Church, which is currently detached from the rest of the village.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	11		PR27	This site a continuous open farmed landscape between the village and the River Cherwell. It preserves part of the visible rural setting of Kidlington, a green approach to the City and a substantial recreation asset for Kidlington and the local area. Any new development on this site would channel additional traffic through the village centre. Development should not extend into this very important open land, which is of exceptional beauty and frequently used as recreation land by local residents.
PR-B-1166	Jane	Hennell	The Canal and River Trust	11		PR27, 39, 41, 49, 91, 124, 177)	Whilst the Canal and River Trust offer no comments on the acceptability or otherwise of these possible sites we would like to raise concerns that if too many of these sites are chosen then the rural character of this section of the Oxford Canal will change as the area becomes more urban. Careful consideration must therefore be given to the waterside treatment at any of the sites and we would request that further consideration and consultation takes place with the Trust as a key stakeholder.
PR-B-1166	Jane	Hennell	The Canal and River Trust	11		PR27, 39, 41, 49, 91, 124, 177)	Although these sites are located on the offside future residents would undoubtedly use the canal towpath as a sustainable transport route to access local centres and Oxford itself. The implications of additional usage on the towpath, which is owned and maintained by the Trust, should be considered when the traffic implications of each site is assessed as improvement to the towpath infrastructure may be required to ensure that the towpath can meet the additional usage that the allocations of these sites may bring. We assume that any towpath improvement required as a result of a site allocation will be covered by a S106 contribution.
PR-B-0739	G	Gelder		11		PR27, PR14	Sites PR27 and PR14 would have a loss of countryside, walks and an impact on nature.

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PR-B-0754	Philippa Jane	Nelson		11		PR27, PR14	No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, leaving a small area between the banks of the Cherwell and Stratfield Bank. Increased risk of flooding. Natural habitats have already suffered. Sites PR27 and PR14 important sites for birds. Quality of life impacted. 4,400 is based on dubious calculations. Relies on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. Its the residents of outlying areas who will pay the price.
PR-B-1175	Clare	Cooper		11		PR27, PR14	Concerns for the impact on wildlife and proximity to the flood plain at sites PR27 and PR14.
PR-B-1181	Heidi	Lancaster		11		PR27, PR14, PR125, PR50, PR39, PR24	Sites PR27, PR14, PR125, PR50, PR39 and PR24 are very close to flood plains and important for drainage. If built upon will increase the risk of flooding.
PR-B-0676	John F	Morris		11		PR27, PR14, PR32	Sites PR27, PR14 and PR32 are shown to border the flood plain and in recent years have extended well beyond this region, up Mill Street towards The Moors. Given the likely effects of climate change building so close to the flood plain would be contrary to common sense and government advice.
PR-B-1281	G M J	Taylor		11		PR27, PR14, PR32	Am absolutely against building on these sites. The whole area between The Moors and the River Cherwell must be protected. This area is greatly valued by all the residents of Kidlington. One of the few beauties of Kidlington is once you walk down to St Mary's Church into the conversation area, your out into the open Oxfordshire countryside. Where deer roam and in the summer the water meadows are full of swallows. The area is not overlooked by houses and the peace and quiet of the area needs protecting.
PR-B-0234	Prof Roger	Davies		11		PR27, PR14, PR32, PR94, PR195, PR24, PR91	Sites PR27, PR14 and PR32 are widely used for recreation and contain important wildlife habitats. New housing in these areas will increase the volume of traffic and cause further congestion.
PR-B-0759	R L	Davies		11		PR27, PR14, PR32, PR94, PR195, PR24, PR91	Sites PR27, PR14 and PR32 are part of the northern boundary of Kidlington. Used for recreation, the areas crossed by footpaths and has important natural habitats, not to sacrificed to housing. Sites PR94, PR195, PR24 and PR91 at the northern edge of Kidlington would increase traffic, cause congestion before reaching the Sainsbury roundabout.
PR-B-0895	Dr Alison and Dr Simon	Street		11		PR27, PR32, PR50, PR125	Do not support sites PR27 and PR32 consider these to be of natural beauty and a regular amenity used and enjoyed by Kidlington and beyond. Do not support PR50 as to the encroach on GB. Do not support PR125 as the risk of flooding is potentially high.
PR-B-1177	Sandra and Richard	Tyrrell		11		PR27, PR34, PR39, PR91, PR118, PR194, PR195	Would have liked information regarding the sites in good time to digest, but do have concerns with regards to sites PR27, PR34, PR39, PR91, PR118, PR194 and PR195. All sites will increase traffic causing noise, pollution, delays and general nuisance to current residents. Some of the fields are flood plain, but also home to many species of wildlife and wildflowers where the effect on the environment will be felt. Assurance is required about the infrastructure including water, sewage, gas and electric before any steps are taken to build on an already fragile society.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	11		PR28	Banbury - Flood risk - adding to congestion to Southam Road
PR-B-1280	Peter	Offord	Banbury and North Oxon Ramblers	11		PR28	Object to the development of this site because it would degrade the countryside and the bridleways and footpaths along this site would be affected. This site is an area of tranquillity.
PR-B-0033	Henry	Munday		11		PR29	improvements on the road to A4260 needed.
PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	11		PR29	Shipton Quarry - consider these entirely inappropriate for the provision of Oxford's needs by reason of its remote location in relation to the city. Concern is that the current infrastructure - particularly in relation to road network is overloaded and would be totally inadequate in its current form. Is it intended that there will be some system of ensuring that appropriate occupiers are found and retained for this purpose-designed accommodation?

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0762	Elizabeth	Moore		11		PR29	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR29	This is a narrow site that adjoins the Shipton-on-Cherwell Quarry SSSI. It appears to be a disused railway line that acts as a good connector in this agricultural countryside. Are concerned about potential impacts on the SSSI and the adverse impact on the wider ecological network if the site was developed. Development on this site should be resisted.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR29	Approx. NGR at centre of site - SP4786716876; Flood Zone 2 or 3 - FZ at eastern end of site. Watercourses - ? Watercourse at western boundary; SSSI - Shipton-on-Cherwell and Whitehill Farm quarries SSSI adjoins N boundary of site
PR-B-0777	Mark	Longworth	Ambrosden Parish Council	11		PR3	Strongly object to this site, as it will lead to the coalescence of Ambrosden with the urban extension of Bicester at Graven Hill. And Ambrosden.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR3	A grade II listed barn lies just to the north of this site. Any development of this site should have regard to the setting of the barn.
PR-B-1342	Laura	Precious	Quod on behalf of Albion Land	11		PR3	Albion Land are promoting this site. Quod have provided a very detailed report with an SA, TA and other evidence for the promotion of this site. Have also discussed in detail the Green Belt policy and the justification to consider the sites outside the Green Belt in Area of Search E to meet Oxford's unmet need.
PR-B-0011	Simon	Marsh	The Battlefields Trust	11		PR30	This site is likely to lie on the 1645 Islip Bridge battlefield. Site has local and national significance. There is likely to be surviving battlefield archaeology on the site which should be investigated. The lap needs to establish whether the development of the site outweighs the public benefit of preserving this battlefield heritage.
PR-B-0033	Henry	Munday		11		PR30	Islip rail station needs parking
PR-B-0910	Ken	Pelton		11		PR30	Site PR50 some 50 houses here would have the support of the local community.
PR-B-0970	Ken	Martin	Noke Parish Meeting	11		PR30	This proposal for 50 dwellings would be inappropriate for the size of the village.
PR-B-0985	Peter	Collins	Islip Parish Council	11		PR30	In favour of developing this site for limited development of 50 houses with a 50 bed care home/sheltered housing scheme.
PR-B-1005	SP and SA	McQuillan		11		PR30	With site PR30 some development of Islip is supported by the village. On that basis, support their proposal. Caution remains that any development must come with Section 106 and CIL money invested directly in the local area. 100 houses will bring additional 600+ residents, so consideration needs to be taken with school extensions, an additional doctor and a footbridge for crossing the river bridge. These need planning approval in the first instance and not to be considered at a later date.
PR-B-1012	Calum	Miller		11		PR30	Strongly support the limited development of the brownfield site PR30. The Parish Council has engaged with the developer, who commitments to develop a limited area of this site. Approximately five acres to create 50 new houses and 60 places in a nursing home. Such a development would contribute appropriately to Cherwell's target for housing and would support Islip's sustainability as a village.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR30	Approx. NGR at centre of site -SP5255914642; Watercourses - ? Watercourse at northern boundary

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0870	Stewart	Patience	Anglian Water Services Ltd	11		PR31	The available capacity at Water Recycling Centres (formerly known as sewage treatment works) for each site is within Anglian Water's area of responsibility, and is considered to have an impact on its infrastructure. Have not considered the cumulative impact of these developments on their existing infrastructure; therefore ask CDC that further consideration is given to the cumulative impact on existing water recycling centres as part of the preparation of the current review and that this is reflected in the expected timing of development sites. Sewerage network - foul (or used water) flows from growth will have an impact on its existing network. This will depend on the location, size and phasing. Initial assessment is undertaken when approached by developers on a site by site basis.
PR-B-0870	Stewart	Patience	Anglian Water Services Ltd	11		PR31	The available capacity at Water Recycling Centres (formerly known as sewage treatment works) for each site is within Anglian Water's area of responsibility, and is considered to have an impact on its infrastructure. Have not considered the cumulative impact of these developments on their existing infrastructure; therefore ask CDC that further consideration is given to the cumulative impact on existing water recycling centres as part of the preparation of the current review and that this is reflected in the expected timing of development sites. Sewerage network - foul (or used water) flows from growth will have an impact on its existing network. This will depend on the location, size and phasing. Initial assessment is undertaken when approached by developers on a site by site basis. This site is considered as asset encroachment. Have provide detailed explanation in their representation.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	11		PR31	Finmere - Why not a large development on the old airfield?
PR-B-0033	Henry	Munday		11		PR32	Only open land east of Kidlington.
PR-B-0078	Anthony	Churchill		11		PR32	Area PR32 is adjacent to a conservation area and I'm concerned about drainage and flooding.
PR-B-0150	Patrick and Julia	Marcks		11		PR32	Object as it's GB land that provides walks and home to wildlife. It provides drainage and is prone to flooding. There will be a serious impact on local road traffic.
PR-B-0680	Dr John	Maddicott		11		PR32	Site PR32 is wholly unsuitable for development as it's within GB and the Kidlington Conservation Area. CDC's paper lists the tight controls which govern the area, where housing is now being considered. There are many medieval and listed buildings within this conservation area and a housing development would be completely inappropriate for this fine historic setting. The fields are abundant with wildlife including badger sets which under current legislation would have to be relocated. The area borders the flood plain and is close to the river so it is exceptionally wet. Climate change may well increase the risk of flooding and any building could result in surplus water flowing into Mill Street which has flooded. Access to the site would be through Mill Street which is narrow.
PR-B-0742	Keith and Hilary	Prince		11		PR32	Site PR32 concerns regarding flooding on this site and its close proximity to the river. There's also insufficient access for traffic.
PR-B-0762	Elizabeth	Moore		11		PR32	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0764	Steven	Daggitt		11		PR32	Site PR32 unsuitable as it is part of GB and wholly contained within the heart of the Church Street Conservation Area defined and protected by CDC. It forms part of the "Church Fields Character Area". The rep is quoting from page 34 of CDC "Kidlington Conservation Areas Appraisal May 2009", section 5.12.4 Threats.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0809	Karen	Selway		11		PR32	Why is site PR32 being considered? Wholly object to it being built upon, it is GB and has a bio-diversity order upon it and is prone to flooding. Enjoyed by walkers. Natural habitats will be destroyed, open countryside and views will be lost forever. No public park in Kidlington the area is needed for public well being and health.
PR-B-0929	Rosie	Lodwick		11		PR32	Strongly objects to the development of this site. This site should be safeguarded from encroachment. Has listed all the details of the site benefits to the community and the important part it plays in the Green Belt surrounding Kidlington in her representation.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR32	This site is within the Church Street Conservation Area. The Conservation Area Character Appraisal is not entirely clear about the contribution of these fields to the special interest, character or appearance of the Conservation Area, but it is presumed that they are considered to provide an attractive setting to the village, and the Appraisal does identify a positive vista across the land towards the village. It would seem likely therefore that the loss of its openness would be detrimental to that interest, character and appearance, and therefore we consider that this site should not be taken forward
PR-B-0959	Cllrs Neil and Maurice	Prestidge and Billington		11		PR32	Object to any development on this site and consider that this site is inappropriate for development; therefore should be removed from the consultation process. This site to the north of Kidlington with no development on it. It is also an area that is hugely important to local wildlife and residents. The loss of this area would be detrimental to the area.
PR-B-0960	M	Mahoney		11		PR32	Objects objects to the development of this site which is in the GB. Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-0962	Dr Judith A	Webb		11		PR32	Object to development on site PR32 which has historic ridge and furrow pasture fields that provide walks.
PR-B-1142	Alan	Lodwick		11		PR32	Site PR32 lies in an important historic part of Kidlington within the conservation area and in close proximity to listed buildings. An important and well used footpath providing unique views and with wildlife interests passes close by the site. It should not be developed in line with the 2014 SHLAA.
PR-B-1192	Robert	Selway		11		PR32	Object to site PR32 being considered, it is GB, it has a biodiversity order upon is and is prone to flooding. Natural habitats including a newly built badgers sett will be destroyed and walks and views enjoyed by many will be lost. Kidlington does not have a public park so the area is needed for the well being of residents.
PR-B-1207	Douglas and Louise	Lloyd		11		PR32	Strongly object to the proposals to build on site PR32 which will have a huge impact on residents of Webbs Way and Vicarage Road. There would be a significant increase in traffic to what is a quiet no through road. Views and walks would be lost and a home for the wildlife. The area is also on the cusp of a flood plain and development would increase the risk of flooding
PR-B-1223	Judith	Johnson	Environment Agency	11		PR32	Approx. NGR at centre of site - SP4917015035; Flood Zone 2 or 3 - 2 and 3 on N and E of site (~50%)
PR-B-1229	Henry	Brougham		11		PR32	Site PR32 should be rejected as its development would affect the setting of St Mary's Church and the accompanying conservation area.
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	11		PR32	This site has good potential for making better use of the historic setting of the Parish Church, which is currently detached from the rest of the village.
PR-B-1266	Linda	Ward		11		PR32	Specifically object to consideration of site PR32 for development, this was decided to be unsuitable for development in the most recent evaluation since it is part of the Church Street conservation area , which status is unchanged.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	11		PR32	This site forms a continuous open farmed landscape between the village and the River Cherwell. It preserves part of the visible rural setting of Kidlington, a green approach to the City and a substantial recreation asset for Kidlington and the local area. Any new development on this site would channel additional traffic through the village centre. Development should not extend into this very important open land, which is of exceptional beauty and frequently used as recreation land by local residents.
PR-B-1320	Vassilis	Athanassoglou		11		PR32	Concerned that development on site PR32 would be a loss to the valuable GB and the impact that this will have on nature and especially the badger habitats. There is limited access to this site, extra housing will have significant implications on the local traffic. The site is also close to the flood plain, which would affect groundwater drainage and the sewage system. Building many houses in a small plot will impair the beautiful countryside views.
PR-B-1339	Dr Christopher	Wedge		11		PR32	Object strongly to the destruction of GB around Kidlington's historic centre. This is one of the nicest and unspoilt part of Kidlington with wonderful views of St Mary's Church from the footpaths and cycle way towards Hampton Poyle, this should be protected from development.
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	11		PR32 and PR 91	Both of these sites are located in sustainable locations on the edge of Kidlington with good access to services and facilities, with excellent foot and cycle connections. This representation includes a detailed Transport Appraisal, and a landscape and visual appraisal of these sites. The Webb's Way site is eminently suitable for residential development with the Langford Locks site more suitable for employment development. The site is also identified in the Kidlington Masterplan as a suitable location for a new cycle route and a Canal Hub. It is important to note that without an allocation for development on the Langford Locks site the improved cycleway connection will not take place nor would it be financially viable to provide the canal hub.
PR-B-1081	Lynn	Pilgrim		11		PR32, PR14, PR27	Sites PR32, PR14 and PR27 are in GB made up of ancient meadow with a rich and diverse wildlife and flora. There are important populations of reptiles and amphibians. Skylarks which are fully protected under the Wildlife and Countryside Act 1981, nest in the fields. The areas have an extremely high water table and are prone to flooding not helped by inadequate Victorian drains. The fields are an important amenity for residents and visitors that enjoy the walks and views as recognised in the planning enquiry in the mid 1990's. Development at these sites would damage the conservation area and setting for listed buildings.
PR-B-0786	Jane	Olds	Caversfield Parish Council	11		PR33	Dismissed at appeal in 2014 on character and appearance of the area with regard to the built up limits of Bicester and Caversfield, the proposed green buffer and the planned expansion of Bicester and Caversfield and housing land supply; the surrounding landscape; the setting of adjacent listed buildings/heritage assets. The access was also not adequate.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR33	The RAF Bicester Conservation Area lies just to the east of this site. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	11		PR33	Caversfield - Flood Risk
PR-B-0033	Henry	Munday		11		PR34	Begbroke next to railway line must be securely fenced.
PR-B-0643	L	Allen		11		PR34	Site PR34 south of Sandy Lane appears to be in GB and should not be developed on. It contains good agricultural land which in times of rising populations should not be sacrificed, and supports a range of wildlife. Access to the site would be limited by narrow lanes. There is a plot of waste land closer to Yarnton, once used as a gravel pit then refuse dump, which should be considered.

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PR-B-0762	Elizabeth	Moore		11		PR34	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0789	Lynne	Whitley	Yarnton Parish Council	11		PR34	Site is wholly in the Green Belt. ESD14 safeguards the countryside from encroachment. The site is isolated, poorly served by a narrow Class C road. Adjacent to a well used railway line, and potentially development will affect the setting of the Oxford Canal Conservation Area.
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	11		PR34	This site appears next most appropriate based on the SA and ITP assessments. Although in the GB, it is assessed as much less critical in terms of contribution to its objectives as land in the GB. Oxford Canal provides opportunities for attractive landscape incorporation and recreation. In transport terms there is an opportunity for the re-construction on Kidlington Railway station (closed in 1960's) serving not only the new development, but the whole of Kidlington, on the Oxford - Banbury line; this would be well placed to improve the transport services of Oxford, whilst being less attractive to London commuters (since the route would be slower than from Oxford Parkway), hence housing at this location would be more likely to serve Oxford's need (rather than London's) than if placed elsewhere. OCS believes there is great potential for a development -related Swift Rail or tram-train dimension to be added to the local network.
PR-B-0962	Dr Judith A	Webb		11		PR34	Site PR34 is at the edge of the sewage works which may need to expand and where there will be pest fly problems.
PR-B-1123	Paul	Mayhook		11		PR34	If site PR34 were developed then Kidlington, Begbroke and Yarnton would become one settlement. The land is in GB to prevent this from happening. This site is isolated and there are issues with the Oxford-Birmingham railway.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	11		PR34	The development of this site is in complete contravention to council policies. Category 2 villages have fewer services and/or are remote with limited public transport and limited potential for development.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR34	Approx. NGR at centre of site - SP4865712959; Flood Zone 2 or 3 - 2 and 3 on N and E of site. Watercourses - Culverted main river at eastern boundary
PR-B-0808	Chris	Robbins		11		PR34, PR38, PR50, PR118, PR167	All sites PR34, PR38, PR50, PR118, PR167 perform an important function preventing coalescence of communities, under no circumstances to be considered for development.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR35	The western end of this site is within the Bloxham Conservation Area, the character appraisal for which identifies this part of the conservation area as a "significant green space". The appraisal also identifies a positive view over this land and the adjacent land, also part of the potential housing site, to the horizon. Although have not been able to visit the site, the western end would therefore appear to contribute to the character and appearance of the conservation area, and consider that it should remain undeveloped. If the site is taken forward, any development on the site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-0866	Matt	Todd		11		PR35, PR50	Sites PR38 and PR50 are in GB which must be preserved and not lost. Building on these sites will allow the urban merging of Kidlington and Oxford. Impact on traffic already A40 is problematic. Loss of countryside, walks and views. The impact on large variety of wildlife, birds and mammals. Implications to flooding. Cutteslowe Park a great public amenity to Oxford, this would be compromised and traffic is already an issue in this area, this needs to be taken into consideration if any development would go ahead.

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PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR36	This site abuts the Upper Heyford Conservation Area to the north. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	11		PR36	Objects to the promotion of this site and any extension to RAF Upper Heyford
PR-B-1347	Zahra	Alrashed	Nathaniel Litchfield and Partners on behalf of Kenley Holdings	11		PR36	Supports an increase in the housing numbers for CDC, and have put forward their site at Letchmere Farm as a location for residential development. Strategic Master planning of the RAF Upper Heyford allocation should incorporate this site based on the positive sustainable contribution it can make towards the delivery of new homes early in the plan period and consider that this site would be a logical extension to an existing allocation. Have provided a detailed statement with the representation.
PR-B-0260	Chris	Pack		11		PR37	Totally opposed to development on this site which lies within the conservation area, and GB land that is of exceptional value to Kidlington for its views and walks. In the Inspectors Report 1991 it was described as an "area of High Landscape Value". Its river terrace is only just above flood plain and parts have historically experienced flooding. Access to transport is poor.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	11		PR37	Objects to any extension to NW Bicester Eco Town
PR-B-1162	Roger	Bellamy	Hornton Parish Council	11		PR37	Bicester - Remote, No facilities, car access only.
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	11		PR37, PR197	Note that site PR197 relates to land included in the original NW Master Plan submitted to CDC in March 2014. This area of land was excluded from Policy Bicester 1. Site PR37 relates to a new area of land promoted by P3Eco, which falls outside the NW Bicester Master Plan area. Any land identified for development adjacent or close to NW Bicester should be subject to the same Eco Town criteria that underpin the development.
PR-B-0033	Henry	Munday		11		PR38	where will the golf course go?
PR-B-0712	Sonya	Willoughby		11		PR38	Site PR38 would join us to Cutteslowe and use a large amount of GB along with the golf course. Consideration to Southfield golf course in Oxford for development.
PR-B-0819	Tim	Green	The Harbord Road Area Resident Association	11		PR38	Consider that this site is not suitable for reasons of traffic congestion on the roads and around the area particularly at peak hours. There are other large developments which will have additional impact on congestion. These are made up of GB land, which should be protected. Development of these sites would lead to Kidlington merging with Oxford. There are areas of rich wildlife and biodiversity, which is widely enjoyed by local communities. Lack of education and health infrastructure. These sites border Cutteslowe Park, which is Oxford's largest park and which is heavily used by local and more remote communities. Building up to the Park would be extremely detrimental to its setting which is currently in wide open countryside. Cutteslowe Park is at capacity at peak times and is inadequate for even the current numbers of visitors which will increase when the new splash pool opens.
PR-B-0828	Roger	Smith	Savills on behalf of Croudace Homes	11		PR38	The land at St Frideswide Farm adjoined Site PR 38. Site PR 38 is supported as the most suitable location for strategic housing development to help meet Oxford's unmet needs. Much of PR 38 is also owned by Christ Church which would help ensure a comprehensive approach to the development of both sites should Oxford City Council allocate the Croudace land.
PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	11		PR38	This site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues
PR-B-0936	Tim	del Nevo	Friends of Cutteslowe and Sunnymead Park	11		PR38	Development would require the provision of additional park leisure facilities and should not rely on Cutteslowe Park.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR38	This site is a grade II* listed St Frideswide Farmhouse is located just outside the site. Any development of this site should have regard to the setting of the Farmhouse.



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PR-B-0960	M	O'Mahoney		11		PR38	Objects objects to the development of this site which is in the GB. Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-1024	Andrew	Hornsby-Smith		11		PR38	This site provides a leisure facility and should be protected as GB land. Its use for housing would seriously undermine GB policy and contribute to urban sprawl.Has provided a criteria based assessment.
PR-B-1110	Iain	Johnson		11		PR38	The size of proposed development will fill up this space entirely and more than double the size of the suburb of Cutteslowe. This is too big. The green space between Oxford and Kidlington with views of the countryside will disappear. GB is there to protect against such urban sprawl. There is no provision to deal with the road congestion and no consideration of the additional cars, sources of particulate pollution degrading the air quality and health.
PR-B-1160	Christopher	Hardman	Wolvercote Neighbourhood Forum	11		PR38	Strongly objects to this site. Have a range of concerns that are listed in the representation.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR38	Approx. NGR at centre of site - SP5004911260; Flood Zone 2 or 3 -Small area of FZ3 @ SE corner (near Cutteslowe Park). Watercourses - Possible w/c at north of golf course
PR-B-1240	Suzanne	Willson-Higgins		11		PR38	Priority should be given to sites outside the GB and brownfield sites before considering GB locations, as set out in the NPPF. She has provided a more detailed statement in the representation and discussed the Green Belt Study carried out by Oxfordshire Growth Board in relation to this site.
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	11		PR38	Oxford and Kidlington must maintain a substantial green barrier between the two settlements, and must now allow housing adjacent to busy roads, for reasons of noise, air pollution etc. The plans showing Northern Gateway as undeveloped is misleading.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	11		PR38	This area is separated from Kidlington by major transport corridors forming significant landscape barriers, the Oxford Parkway development and the open fields. As it lies south of the village major new development is less likely to increase adverse traffic impacts in the village and will not directly impact on the valued intimate green environs of the village. Are concerned that new community and retail could compete with the viability of facilities in the village to the detriment of the improvements and investment identified as necessary in the recently approved Kidlington Masterplan (SPD)
PR-B-1049	Maria	Page		11		PR38, PR122, PR123, PR50, PR38 [sic]	Sites PR38, PR122, PR123, PR50 and PR38 [sic] would add to the loss of the countryside and adding traffic to the roads would be horrendous.
PR-B-0209	Patrick and Julia	Jennings		11		PR38, PR50	This rep includes a map with a suggested area of development. Sites PR38 and PR50 are both in GB and extend across an area of natural beauty, destroying walks and views enjoyed by locals and thousands of visitors to Cutteslowe Park. Apart form the sweeping view across the Cherwell valley it's home to a wide range of wildlife.
PR-B-0262	Peter and Christine	Stevenson		11		PR38, PR50	Development on PR38 and PR50 will mean significant loss of GB, including a golf course which provides a valuable green lung to north Oxford. Kidlington and Oxford will merge and open countryside and the natural beauty and amenity of Cutteslowe park largely destroyed. The addition of the Northern Gateway will already increase traffic problems and without considerable infrastructure improvements the roads will be unable to cope.
PR-B-0641	J	Willoughby		11		PR38, PR50	Should not allow Oxford to be joined with Kidlington. It would destroy a large proportion of quiet unspoilt land of great benefit to residents. Cutteslowe park is enormously appreciated and GB needs to be preserved for future residents.
PR-B-0743	John	Tremlett		11		PR38, PR50	Only sites PR38 and PR50 have been looked at. The western most part of PR38 the triangle between Peartree and the railway is suitable for housing.Would prefer the smaller development area to the west of the golf course (as in PR38).
PR-B-0796	David	Tighe		11		PR38, PR50	Object in particular to sites PR38 and PR50. Loss of GB, walks and views. Impact on wildlife. Coalescence of Kidlington and Oxford. Lack of infrastructure and impact on traffic. Pressure on schools and health care. Flooding and drainage.

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PR-B-0799	Ian	Sheppard		11		PR38, PR50	Reasons why sites PR38 and PR50 should not be proposed. Considerations have not been taken for GB, increased traffic, the current improvements to the area have not improved. Destroy the countryside and biodiversity. Flood plan to which development will greatly increase in this area and within North Oxford. No provision for additional amenities. The development will greatly affect the outlook and character of Cutteslowe Park, its needs protecting. No consideration for the destruction of the GB and the impact on the local surrounding areas. Do not agree with the excepted circumstances stated. Used as a commuter belt for London etc. No consideration into the CPRE survey which 76% surveyed in Oxford want GB protected. Oxford City has enough brownfield sites to develop.
PR-B-0801	Janet	Stott		11		PR38, PR50	Particularly concerned about site PR38 and PR50. Walk in the fields appreciating the wildlife seen. Concerned the removal of hedgerows and trees would remove irreplaceable habitats. Particularly concerned for the population of the grass snakes on these sites. Grass snakes are protected in the UK under the Wildlife and Countryside Act, 1981, and classified as a Priority Species in the UK Biodiversity Action Plan. Loss of habitats and GB would have a devastating effect on their population. Social needs not been considered. Cutteslowe Park views will be transformed to urban sprawl.
PR-B-0812	Tim	Stott		11		PR38, PR50	Particularly concerned about site PR38 and PR50. Walk in the fields appreciating the wildlife seen. Concerned the removal of hedgerows and trees would remove irreplaceable habitats. Particularly concerned for the population of the grass snakes on these sites. Grass snakes are protected in the UK under the Wildlife and Countryside Act, 1981, and classified as a Priority Species in the UK Biodiversity Action Plan. Loss of habitats and GB would have a devastating effect on their population. Social needs not been considered. Cutteslowe Park views will be transformed to urban sprawl.
PR-B-0821	Alan and Suzanne	Mclvor		11		PR38, PR50	The rep provides a detailed objection to site PR38 and PR50.
PR-B-0826	Alan	Dobson		11		PR38, PR50	Cutteslowe Park is a major amenity for the whole of Oxfordshire, the views are its main assets. Sites PR38 and PR50 indicated come down to the boundary of the park, destroying most of the view. The bottom field is susceptible to flooding a large development would exacerbate the situation. Have infrastructure considerations such as education and health been taken into consideration for site PR38 and PR50.
PR-B-0847	Richard	Cutler	Bloombridge LLP	11		PR38, PR50	PR50 is in open countryside and will have a high impact on the GB. PR38 would fill in views from the Banbury Road into open countryside and requires North Oxford Golf Club to move. As evidenced by the slow progress on the Northern Gateway, there are also very challenging transportation and infrastructure constraints in this area of Oxford.
PR-B-0869	Peter	Hainsworth		11		PR38, PR50	Sites PR38 and PR50 either together or separately will have a terrible impact on traffic. Oxford and Kidlington will become one with no benefits for either. Countryside views would be lost and wildlife would be damaged. People will lose the benefits of the open rural spaces which contributes to well-being. Cutteslowe Park will be affected a resource that is enjoyed by many locals and those from further afield.
PR-B-0873	Jenyth	Worsley		11		PR38, PR50	Objection to sites PR38 and PR50. Loss of GB, countryside, walks and views. The impact on local wildlife. Concerns to flooding and drainage. Added pressure on schools and health care. Kidlington and Oxford coalescing. Major impact on traffic, already an issue with Oxford Parkway and the general lack of infrastructure. Cutteslowe Park is the only green space in north Oxford. There will be a major impact on its amenities, this park gives pleasure and recreational facilities to many.
PR-B-0887	Paul	Buckley		11		PR38, PR50	Sites PR 38 and PR50 just to the north of Oxford, such a flagrant disregard to GB policy. Proposals to build on GB made without indication to why circumstance are 'exceptional' as required by the national policy. Sites PR38 and PR50 would effectively join up Oxford and Kidlington, this violates the most fundamental principle of GB, to prevent the merging of separate communities by 'urban sprawl'.

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PR-B-0926	Dr Eric	Sidebottom		11		PR38, PR50	Concerned with sites PR38 and PR50 would see the coalescence of Kidlington and Oxford. GB loss and the impact to the countryside, walks and views. Increased traffic and pollution. Pressure to the schools and health services which are at breaking point. The effect to Cutteslowe Park would be immense, this is used by locals and those from further afield it's an important part of our heritage that needs to be protected.
PR-B-0939	Lynne	Tighe		11		PR38, PR50	Concerned with sites PR38 and PR50 would see the merging of Kidlington and Oxford. GB loss and the impact to the countryside, walks and views. Increased traffic and congestion especially on the Banbury Road between Kidlington and Cutteslowe roundabout. Implications to flooding and drainage. Pressure to the schools, healthcare and infrastructure in general. The effect to Cutteslowe Park would be immense. Please do not underestimate the consequences of building homes up to the park boundaries. It's an important part of our heritage that needs to be protected.
PR-B-0983	Suzanne	Morris		11		PR38, PR50	Concerned with sites PR38 and PR50 would see the loss of GB open countryside, walks, runs and views. Coalescence of Kidlington and Oxford. Increased traffic and congestion on the local network. Implications to flooding and drainage. Pressure to primary and secondary schools. Pressure to healthcare, it takes ten days to get a non urgent appointment which isn't acceptable and it will only increase. General lack of infrastructure, commuter trains to London from Oxford and into Oxford are already full. The effect to Cutteslowe Park would be immense. The natural beauty and amenity that the park provides along with the varied wildlife would be lost for all that vest from far and wide. It's an important part of our heritage that should be protected by its boundaries and beyond.
PR-B-1038	Mrs Margaret	Sidebottom		11		PR38, PR50	Naturally concerned with site PR38 and PR50. Coalescence of Kidlington and Oxford. Loss of GB, walks and views. Impact on traffic and pollution which is already intolerable. Pressure on schools and health care which is at breaking point. The effect to Cutteslowe Park would be immense. The natural beauty and amenity that the park provides along with the varied wildlife would be lost for all that visit from far and wide. It's an important part of our heritage that should be protected by its boundaries and beyond.
PR-B-1046	William	Hodgson		11		PR38, PR50	Object to Kidlington and Oxford being joined by a stagnant dormitory housing block. This is a desperate display of development greed, hidden behind a facade of false pretences. The future of the living soil is threatened with any loss of GB. The beauty of Cutteslowe Park is that it nestles against the open country and is not strangled by a noose of concrete, brick and tarmac.
PR-B-1097	Caroline	Hayes		11		PR38, PR50	At sites PR38 and PR50 the loss of GB will have a negative impact on the quality of life for those living in and around the area. There will be potential problems with flooding, loss of wildlife, huge increase in traffic and pressure on schools and healthcare. Lack of infrastructure will make the area unpleasant to live in. Cutteslowe Park is well used and should be protected.
PR-B-1101	Catherine	Dobson		11		PR38, PR50	Loss of GB and countryside amenity and the encouragement of urban sprawl between Kidlington and Oxford. The destruction of Cutteslowe Park which is a popular amenity and the additional traffic.
PR-B-1123	Paul	Mayhook		11		PR38, PR50	Sites PR38 and PR50 both include North Oxford Golf Course and the area to the east of Oxford Road is valuable open space and contributes to the rural setting of Oxford Parkway.
PR-B-1182	Alison	Noel		11		PR38, PR50	Development at sites PR38 and PR50 would lose GB with its walks and views and impact on local wildlife. Traffic in the area is already saturated and pollution levels exceed permitted European levels. Pressure will increase on schools and health care and there will be implications for flooding. The natural beauty and amenity value of Cutteslowe Park will be affected which is important to many people.

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PR-B-1227	Richard	Silvester		11		PR38, PR50	Am concerned that if sites PR38 and/or PR50 are developed then GB will be lost in the coalescence of Oxford and Kidlington. There will be an impact on traffic, and wildlife and increased pressure on schools, health services and local amenities. It will be detrimental to the natural beauty of the area, particularly around Cutteslowe Park which provides recreation for the local and larger community.
PR-B-1230	T M M	Green		11		PR38, PR50	The land to the north of Cutteslowe Park should be retained either as farmland or an extension to the park. Development at sites PR38 and PR50 would increase pressure on health services, schools and other amenities.
PR-B-1231	Prof J M	Baker		11		PR38, PR50	Sites PR38 and PR50 are in the GB so should be strongly protected from development. They would effectively merge Oxford with Kidlington, to the detriment of both. There would be significant loss of green field land and open countryside of high landscape value. Traffic on the Banbury Road would increase. There would be increased pressure on local amenities, which would increase pressure for further development to ease the strain on existing infrastructure.
PR-B-1245	Jason and Petra	Tyrell		11		PR38, PR50	Loss of GB is unjustifiable and irreversible at sites PR38 and PR50 where wildlife and open countryside will be lost. Consideration needs to be given to tree preservation, flooding issues, impact on the already constrained traffic network and infrastructure and the impact on Cutteslowe Park.
PR-B-1251	Susan	Silvester		11		PR38, PR50	Am concerned that if sites PR38 and/or PR50 are developed then GB will be lost in the coalescence of Oxford and Kidlington. There will be an impact on traffic, and wildlife and increased pressure on schools, health services and local amenities. It will be detrimental to the natural beauty of the area, particularly around Cutteslowe Park which provides recreation for the local and larger community.
PR-B-1255	Kezia	Sheppard		11		PR38, PR50	Sites PR38 and PR50 are totally unsuitable for development. There is the impact on the GB. Kidlington and Oxford become joined with a loss of open countryside and an impact to wildlife. There would be added pressure on transport links. The impact to Cutteslowe Park would be immense changing the feel and nature of the park which is enjoyed by many. How does this fit in with other policies for promoting health and access to green spaces. Schools, GP's and hospital's are at full capacity how will these cope.
PR-B-1257	Charles	Fletcher		11		PR38, PR50	Sites PR38 and PR50 are a concern, due to the loss of GB, open countryside and the impact on the local wildlife. There would be coalescence of Kidlington and Oxford. Impact to traffic and the local network. Concerned with flooding and drainage. The proposed sites flood every year. Oxford has suffered with flooding since housing was built on the Thames flood plains, we should not make the same mistake. Schools and healthcare services would be put under pressure. Ten days to get a non urgent appointment is not acceptable. General lack of infrastructure and accessibility to the city centre. The damage and effect that would be put upon Cutteslowe Park. The loss of views and the variety of wildlife, the park is valued by residents and those from far and wide. Its an important part of our heritage that needs protecting.
PR-B-1258	Hilary	Fletcher		11		PR38, PR50	Sites PR38 and PR50 are a concern, due to the loss of GB, open countryside and the impact on the local wildlife. There would be coalescence of Kidlington and Oxford. Impact to traffic and the local network. Concerned with flooding and drainage. Schools and healthcare services would be put under pressure. Ten days to get a non urgent appointment is not acceptable. General lack of infrastructure and accessibility to the city centre. The damage and effect that would be put upon Cutteslowe Park. The loss of views and the variety of wildlife, the park is valued by residents and those from far and wide. Its an important part of our heritage that needs protecting.

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PR-B-1259	Mircea	Popa		11		PR38, PR50	Sites PR38 and PR50 are a concern, due to the loss of GB, open countryside and the impact on the local wildlife. There would be coalescence of Kidlington and Oxford. Impact to traffic and the local network. Concerned with flooding and drainage. Schools and healthcare services would be put under pressure. Ten days to get a non urgent appointment is not acceptable. General lack of infrastructure and accessibility to the city centre. The damage and effect that would be put upon Cutteslowe Park. The loss of views and the variety of wildlife, the park is valued by residents and those from far and wide. Its an important part of our heritage that needs protecting.
PR-B-1260	Elizabeth	Sheppard		11		PR38, PR50	Sites PR38 and PR50 are not suitable due to the impact on the valued GB. Development of this size would merge Kidlington and Oxford together. Recent changes around Cutteslowe and Wolvercote roundabouts are still under pressure, this will only get worse, even before the full impact of the Chiltern line through to Oxford. There would be a vast loss of open countryside which is vital for health and wellbeing. Wildlife would be impacted. There would be a negative impact on Cutteslowe Park, which is a natural beauty and provides many amenities to locals and those from far a field. What consideration has been given to drainage and flooding on these sites. There would be added pressure on the already over stretched infrastructure, service, schools and healthcare.
PR-B-1263	Katie	Silvester		11		PR38, PR50	Sites PR38 and PR50 are a concern as this is GB land which would be lost in the coalescence of Oxford and Kidlington. Impacting traffic, pressure on the infrastructure like schools healthcare and other amenities. The impact to local wildlife and the natural beauty of the area, in particular the area around Cutteslowe Park which serves as a source of tranquillity and recreation not only for the local community but for the whole of Oxford and its surroundings.
PR-B-1271	Rebecca	Hodgson		11		PR38, PR50	Sites PR38 and PR50 would extend the urban sprawl into Kidlington and increase the urbanisation of Oxford. Causing a loss of open countryside around the edges of Oxford which provides benefits to all. The impact to local wildlife would be immense and GB would be lost. The local infrastructure cannot cope now and further development would make matters worse. Schools and health services like the JR will not be able to cope with the increase to the population. Concerns with flooding on either of these sites. The rural views of Cutteslowe Park will be lost.
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	11		PR38, PR50, PR123, PR167	These sites also score 'HIGH' in the GB study. Note the substantial representation from Oxford City Council which promotes major development around Oxford Parkway station. Whilst can see benefits from locating close to the station there is clearly a risk that this area would encourage London commuters, driving up house prices and would not help in solving Oxford's housing needs. Also: the eastern fringes of this area is within flood zones 2 and 3; there are listed buildings at Frideswide Farm and Water Eaton; The golf club is an important leisure facility which is protected as Green Space within the adopted Local Plan; Considerable archaeological importance including the site of Cutteslowe Deserted Medieval village.
PR-B-1229	Henry	Brougham		11		PR38, PR50, PR178	Any development within sites PR38, PR50 and PR178 should take account of the need to maintain a clear physical and visual separation between Kidlington and Oxford.

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PR-B-0944	David	Stone		11		PR38, PR50, PR41, PR177, PR178, PR167, PR168, PR126, PR128, PR124, PR123, PR12, PR122, PR118, PR9	These sites are GB and should not be built on. Equally you have wrongly evaluated the consequent congestion issues which devalue the case for the proximity of proposed development.
PR-B-0895	Dr Alison and Dr Simon	Street		11		PR38,PR39,PR41, PR49,PR51,PR75, PR91, PR118, PR123, PR167	Support sites PR38, PR39, PR41, PR49, PR51 and PR75. Site PR91 could make the most of the canal corridor as an amenity. Support site PR118 the airport area. Makes sense to being close to Langford Lane but wonder how realistic it is. Support site PR123 the golf course. Suitable in terms of traffic not passing through Kidlington. Support site PR167 by Oxford Parkway. Cater for housing for those to easily use the train and P and R to access Oxford.
PR-B-0033	Henry	Munday		11		PR39	Allow room for road widening.
PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	11		PR39	This site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR39	This site adjoins a LWS (Meadows West of Oxford Canal) as well as the Lower Cherwell CTA. Are concerned about direct and indirect impacts as well as cumulative effects of nearby proposed developments on this site.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR39	This site includes the grade II listed Frieze Farmhouse. Any development of this site should retain the Farmhouse and have regard to its setting.
PR-B-0966	E	Nicholson		11		PR39	Site PR39 encroaches on a large area of the Kidlington Gap which separates North Oxford from Kidlington and could lead to the gap closing entirely in the future. This GB gap provides access to the countryside for health and recreation, retaining an attractive natural landscape and "green lung" for the City of Oxford.
PR-B-1024	Andrew	Hornsby-Smith		11		PR39	Supports the development of this site.
PR-B-1160	Christopher	Hardman	Wolvercote Neighbourhood Forum	11		PR39	If this site is developed, there would be loss of farmland. It is surrounded by major roads on all sides and safe access for pedestrians and cyclists to schools, shops etc. is only available to the north. It favours car use.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR39	Approx. NGR at centre of site - SP4935611606; Flood Zone 2 or 3 -Small area of FZ2 around buildings to W of canal. Watercourses - w/c (possibly canal?) borders west of site
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	11		PR39	This representation provides detailed comments on site PR39. In support of this site the rep includes a comprehensive site assessment covering the key areas of The Green Belt, Urban Form, Transport and Sustainability. Supporting documents include a 'Concept Study'; a 'Preliminary Access Options Study'; a Preliminary Ecology Appraisal'; a Heritage Assessment.
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	11		PR39	Oxford and Kidlington must maintain a substantial green barrier between the two settlements, and must now allow housing adjacent to bust roads, for reasons of noise, air pollution etc. The plans showing Northern Gateway as undeveloped is misleading.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	11		PR39	This area is separated from Kidlington by major transport corridors forming significant landscape barriers, the Oxford Parkway development and the open fields. As it lies south of the village major new development is less likely to increase adverse traffic impacts in the village and will not directly impact on the valued intimate green environs of the village. Are concerned that new community and retail could compete with the viability of facilities in the village to the detriment of the improvements and investment identified as necessary in the recently approved Kidlington Masterplan (SPD)

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PR-B-0739	G	Gelder		11		PR39, PR177, PR41, PR124, PR22	Sites PR39, PR177, PR41, PR124 and PR22 increase pressure on the roads system and close to a flood plain.
PR-B-0653	Peter	Webber		11		PR39, PR178, PR125, PR167, PR50, PR38, PR122, PR123	Strongly oppose sites PR39, PR178 and PR125 and possibly parts of PR167, PR50, PR38, PR122 and PR123 due to their proximity to Oxford Parkway which will attract London commuters. It would be better to keep these areas as open spaces to replace other land used.
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	11		PR39, PR41, PR124, PR168, PR177	This group of sites performs 'HIGH' against two of the four GB purposes in the GB study and again is important in preventing urban sprawl and merging of Kidlington and Oxford. The sites are adjacent to the Oxford Canal which is a very important recreational corridor and designated Conservation Area within the District. The corridor is protected through Policy ESD16 of the adopted Local Plan. Development in this area has the potential for adverse effects on the canal.
PR-B-0890	Chris	Dicks		11		PR39, PR49	Sites PR39 and PR49 are not appropriate as they are adjacent to the Stratfield Brake nature area and PR49 would result in the loss of the historic Stratfield Farm setting.
PR-B-0033	Henry	Munday		11		PR41	Allow room for road widening.
PR-B-0762	Elizabeth	Moore		11		PR41	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	11		PR41	This site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR41	This site adjoins two LWSs (Dukes Lock Pond, Loop Farm Flood Meadows) and two CTAs (Lower Cherwell, Oxford Meadows and Farmore). It also comes close to Oxford Meadows SAC and are concerned about direct, indirect and cumulative impacts on the SAC and LWSs. Impacts of development on this site will need to be appropriately assessed in line with environmental legislation and LP policy ESD9.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR41	This site includes the grade II listed Oxford Canal Tilting Bridge and is partly within the Oxford Canal Conservation Area. The majority of the western boundary of the site abuts the Conservation Area. Any development of this site should retain the Tilting Bridge and Canal and have regard to the setting of both, with reference to the conservation area character appraisal.
PR-B-0960	M	O'Mahoney		11		PR41	Objects objects to the development of this site which is in the GB. Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-0962	Dr Judith A	Webb		11		PR41	Housing at site PR41 may damage the adjacent green canal wildlife corridor, rain collects here and there is noise and pollution from major roads. This rep provides lengthy details of the impact development could have on Osney Mead hay meadow (BBOWT) part of the SAC and New Marston Meadows SSSI by changing access.
PR-B-1024	Andrew	Hornsby-Smith		11		PR41	Supports the development of this site. It would form a new community separated from the housing and shops and facilities at the Northern Gateway, and does not compromise the strategic purposes of the GB. Has provided a criteria based assessment.
PR-B-1160	Christopher	Hardman	Wolvercote Neighbourhood Forum	11		PR41	This site is surrounded by major roads to the south and west and the planned link road will cross it. There are limited public transport possibilities for access to Oxford so it favours car use and pedestrians and cyclists would have to cross major roads.

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PR-B-1223	Judith	Johnson	Environment Agency	11		PR41	Approx. NGR at centre of site - SP4903410883; Flood Zone 2 or 3 -Small area of FZ3 @ w boundary, near canal. Watercourses - Canal crosses site N-S, w/c also crosses southern part of site e-w
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	11		PR41	This area is separated from Kidlington by major transport corridors forming significant landscape barriers, the Oxford Parkway development and the open fields. As it lies south of the village major new development is less likely to increase adverse traffic impacts in the village and will not directly impact on the valued intimate green environs of the village. Are concerned that new community and retail could compete with the viability of facilities in the village to the detriment of the improvements and investment identified as necessary in the recently approved Kidlington Masterplan (SPD)
PR-B-0037	Clifford	Jones		11		PR41, PR124, PR125	Loss of GB, with impact on the flora and fauna. The impact on local traffic, and risk of flooding.
PR-B-0956	Mark	Recchia	Banbury Town Council	11		PR43	This site does not provide strong road connections with Oxford both road and rail. It would increase road traffic within Banbury and further decreasing connectivity between the town and Banbury.
PR-B-1280	Peter	Offord	Banbury and North Oxon Ramblers	11		PR43	Object to the development of this site because it would degrade the countryside and the bridleways and footpaths along this site would be affected.
PR-B-1143	Dr Pamela	Roberts		11		PR43, PR45, PR95, PR112, PR146, PR27, PR52, PR39, PR91, PR168, PR177, PR28, PR199, PR15, PR54	Object to strategic development sites that degrade the countryside, namely sites that are along bridleways and footpaths - PR43, PR45, PR95, PR112, PR146, canals - PR27, PR52, PR39, PR91, PR168, PR177, rivers - PR28, areas of tranquillity - PR199, nature reserves, local wildlife sites, Conservation Target Areas and general intrusion into the countryside - PR15, PR54.
PR-B-0956	Mark	Recchia	Banbury Town Council	11		PR45	This site does not provide strong road connections with Oxford both road and rail. It would increase road traffic within Banbury and further decreasing connectivity between the town and Banbury.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR45	Historic England consider that, this site is within the setting of the grade II listed Withycombe Farmhouse and attached stable, immediately to the west. This is one of a number of proposed sites containing or near to isolated listed farmsteads, which would be surrounded by development if these sites were allocated, which in turn is likely to have a major impact on their significance. Their historical interest is often bound up in the relationship with the land from them and their aesthetic value is often enhanced by an isolated rural setting. Suggest that an analysis of the impact of development on the significance of the farmstead is undertaken and feeds into the consideration of any sites taken forward. Any development of this site should have regard to the setting of these listed buildings.
PR-B-1280	Peter	Offord	Banbury and North Oxon Ramblers	11		PR45	Object to the development of this site because it would degrade the countryside and the bridleways and footpaths along this site would be affected.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	11		PR45	Support Site Ref: PR 45 – Land adjoining Dover Avenue and Thornbury Drive as a potential extension to Strategic Site Banbury 3: Land West of Bretch Hill.
PR-B-1034	Anita	Spencer	Sibford Ferris Parish Council	11		PR46	The village infrastructure is not sufficiently robust to sustain the scale of development proposed. In particular, the concerns are regarding the size and scale of the roads and existing traffic problems, failure of the existing sewerage system many times over the past decade, rural character, lack of immediate relationship to Oxford, impact on countryside. Housing in Sibford Ferris would not provide people convenient, affordable, sustainable travel opportunities to the city's places of work study and recreation and to its services and facilities.



Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0889	Helen	Priestley		11		PR46, PR66	This rep. has provided a lengthy objection to sites PR46 and PR66 with detailed comments to; Access limitations, Inaccuracies on the submission – facilities and Protecting the rural nature of the area and rural jobs for residents and horse riders.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR47	This site would be likely to have an impact on the setting of, and particularly views out of, the grade I registered Rousham Park. The key view out of the park is from the statue of the Dying Gaul. Here the surrounded landscape has been co-opted to enhance the park with designed views to an eye-catcher placed to the north outside the park boundary. An important part of the effect created by the park is of an idealised rural landscape with views out into the wider landscape. Any major development intruding into these views would seriously harm the significance of the park. PR47 would be particularly damaging one, as this would occupy a scarp on one side of the valley. We therefore consider that this site should not be taken forward. In addition, the western end of this site lies within the Rousham Conservation Area and the site abuts the Upper Heyford Conservation Area to the north. It is not clear from the Rousham Conservation Area statement how the land to the east of Port Way contributes to the special interest, character and appearance of the conservation area and further investigation (with an updated conservation area character assessment) should be undertaken to ascertain this
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR47	The western end of this site lies within the Rousham Conservation Area and the site abuts the Upper Heyford Conservation Area to the north. It is not clear from the Rousham Conservation Area statement how the land to the east of Port Way contributes to the special interest, character and appearance of the conservation area and further investigation (with an updated conservation area character assessment) should be undertaken before this site is taken forward in the entirety shown. Any development of this site should also have regard to the Upper Heyford Conservation Area character appraisal.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	11		PR47	Objects to the promotion of this site and any extension to RAF Upper Heyford
PR-B-0643	L	Allen		11		PR48	Site PR48 land south of Solid Sate Logic appears to be in GB and should not be developed. It is a major wildlife habitat and near to Begbroke conservation area and is likely to be unsightly. Traffic problems will be a major issue as it will add to the already unsafe conditions at Begbroke. Here residents have to cross the A44 dual carriageway without a pedestrian crossing to access village amenities and the bus stop.
PR-B-0762	Elizabeth	Moore		11		PR48	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	11		PR48	Yes. There are no environmental constraints to the development of site PR48 (a brief description is provided). It could also easily be combined with the northern part of PR51 if it was felt that a larger site is needed to fulfil the purpose of a 'sustainable strategic development site'.
PR-B-0862	Peter	Nicholson		11		PR48	Objects to development of this site for housing. Development would destroy the function of the GB and cause devastation to the historic character and setting of Begbroke village. Has raised concerns on a range of issues that have been discussed in detail in the representation.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	11		PR48	The development of this site is in complete contravention to council policies. Category 2 villages have fewer services and/or are remote with limited public transport and limited potential for development.

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PR-B-1223	Judith	Johnson	Environment Agency	11		PR48	Approx. NGR at centre of site -SP4697513718; Flood Zone 2 or 3 -No flooding on site, but access/egress appears to be via FZ3 on A44 at roundabout
PR-B-1345	Nick	Alston	Bilfinger GVA on behalf of Oxford Aviation Services Ltd	11		PR48	This site falls within the Safeguarding Area. The operator of LOA has confirmed that the erection of any buildings on this site would be unacceptable as this would conflict with aircraft approach to the runway (safety grounds). The erection of buildings on other sites within the Safeguarded Area would require appropriate controls to be imposed that limit heights in order to be acceptable (for the purposes of policy-preparation recommend assuming the benchmark heights defined on the Safeguarding Map, which would require refinement at the planning application stage via detailed testing). This should be read in conjunction with their earlier representation dated 11th March 2016 and 6th July 2016, in particular the 'London Oxford Airport Sustainable Development Opportunity, Position Paper' (dated March 2016).
PR-B-0896	Lucy and Richard	Miles		11		PR48, PR51, PR20	Immediate concerns with sites PR48, PR51 and PR20, development would merge Begbroke and Yarnton, their historic significance settings and character lost. Loss of countryside, wildlife and habitats for protected species, rural pathways and habitats that need to be preserved rather than becoming part of the Oxford sprawl. Flooding is a issue and concern west to the A44, measures already taken to prevent this are not successful. Further developments could increase the problems. Existing infrastructure and road network already overburdened. Schools oversubscribed and Begbroke catchment areas need to be reviewed. Regarding option A due to the proximity of this area to West Oxfordshire borders and the proposals for development there, what considerations are being made to ensure that there is not an over development of the areas surrounding the A44? No benefit to key workers and employment areas but rather used for London commuters using Oxford Parkway and not serving Oxford City.
PR-B-0966	E	Nicholson		11		PR48, PR51, PR75	Development on sites PR48, PR51 and PR75 would destroy the historic aspect and setting off the villages of Begbroke and Yarnton which are in close proximity to listed buildings.
PR-B-0033	Henry	Munday		11		PR49	This is creep towards Oxford.
PR-B-0742	Keith and Hilary	Prince		11		PR49	Site PR49 here will be serious problems with residents trying to exit their estates in the morning and the roundabout at Sainsbury's and the roads south will be totally gridlocked.
PR-B-0762	Elizabeth	Moore		11		PR49	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0856	David	Smith		11		PR49	Site PR49 add land west of drain to Stratfield Brake wildlife conservation area. In any area bordering on the canal at least 5 metres should be allowed on both sides of the canal.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR49	This site includes the grade II listed Stratfield Farmhouse and abuts the Oxford Canal Conservation Area to the west. This is one of a number of proposed sites containing or near to isolated listed farmsteads, which would be surrounded by development if these sites were allocated, which in turn is likely to have a major impact on their significance. Their historical interest is often bound up in the relationship with the land from them and their aesthetic value is often enhanced by an isolated rural setting. Suggest that an analysis of the impact of development on the significance of the farmstead is undertaken and feeds into the consideration of any sites taken forward. Any development of this site should retain the Farmhouse and have regard to its setting and that of the Conservation Area, with reference to the conservation area character appraisal.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR49	This site includes the grade II listed Stratfield Farmhouse and abuts the Oxford Canal Conservation Area to the west. Any development of this site should retain the Farmhouse and have regard to its setting and that of the Conservation Area, with reference to the conservation area character appraisal.
PR-B-0959	Cllrs Neil and Maurice	Prestidge and Billington		11		PR49	This site is adjacent to Stratfield Brake sports ground. Would like to see any development on this site to be a mixture of recreation and housing so that the range of sports at Stratfield Brake can be expanded. The council also need to take into consideration the nature reserve at Stratfield Brake and any impacts future developments might have
PR-B-0960	M	O'Mahoney		11		PR49	Objects objects to the development of this site which is in the GB. Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-1085	Susan M	Rugg		11		PR49	Site PR49 is close to an area that has congestion so any increase in traffic would cause gridlock.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	11		PR49	This site is a good suggestion for development.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR49	Approx. NGR at centre of site -SP4946612446; Watercourses - Canal adjoins W of site, and w/c crosses western part of site
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	11		PR49	Objects to the development of this site. This area will be unacceptably narrow. It is the important gap between Kidlington and the City. This site is adjacent to Stratfield Brake facility, and has been considered as a potential site for much needed additional Recreational Land and Open Space to serve the village.
PR-B-1307	Victoria	Campbell		11		PR49	Site PR49 has poor drainage and is susceptible to flooding. Stratfield Brake playing field is often wet and boggy, development would make this worse and impact those who frequently use this playing field. The wildlife in the area would be impacted. The traffic would be compromised, to leave Kidlington by car after 07:15 is impossible due to the extreme congestion at the Kidlington roundabout.
PR-B-1312	Carl	Parker		11		PR49	Any expansion to this site at Garden City is not suitable due to the crippling effects of increased people and the number of vehicles on the Banbury Road and Sainsbury roundabout at peak times. This is the centre of the village from the south so traffic needs to be flowing, not congested.
PR-B-0222	Malcolm	Axtell		11		PR49, PR178, PR125, PR16	These site are of particular concern along with any other sites which would result in Kidlington, Yarnton and Begbroke merging into one sprawl and losing their village identities. A great deal of people enjoy the walks and wildlife in this area. Kidlington already has a flooding problem in a number of areas including Garden City
PR-B-1281	G M J	Taylor		11		PR49, PR178, PR125,PR39,P R168, PR177,PR41, PR124.	Sites PR49, PR178, PR125,PR39,PR168, PR177,PR41 and PR124. Am not against building on these sites.
PR-B-1049	Maria	Page		11		PR49, PR27, PR14, PR178, PR125	Sites PR49, PR27, PR14, PR178 and PR125 would be more preferable if Kidlington had to deal with more housing as it would be added to the outskirts and yet still accessible.
PR-B-0808	Chris	Robbins		11		PR49, PR91, PR125, PR178, PR74, PR75, PR21 PR30, PR181	Sites PR49, PR91, PR125 and PR178 all form natural extensions to Kidlington and Gosford. Site PR74 is a natural extension to Begbroke. Site PR75 is a natural extension to Yarnton. Site PR21, PR30 and PR181 are natural extensions to Islip. These sites should be considered first if GB development is necessary.
PR-B-0033	Henry	Munday		11		PR50	Where will the golf course go?

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0819	Tim	Green	The Harbord Road Area Resident Association	11		PR50	Consider that this site is not suitable for reasons of traffic congestion on the roads and around the area particularly at peak hours. There are other large developments which will have additional impact on congestion. These are made up of GB land, which should be protected. Development of these sites would lead to Kidlington merging with Oxford. There are areas of rich wildlife and biodiversity, which is widely enjoyed by local communities. Lack of education and health infrastructure. These sites border Cutteslowe Park, which is Oxford's largest park and which is heavily used by local and more remote communities. Building up to the Park would be extremely detrimental to its setting which is currently in wide open countryside. Cutteslowe Park is at capacity at peak times and is inadequate for even the current numbers of visitors which will increase when the new splash pool opens.
PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	11		PR50	This site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues
PR-B-0856	David	Smith		11		PR50	Site PR50 east of Oxford Road only.
PR-B-0936	Tim	del Nevo	Friends of Cutteslowe and Sunnymead Park	11		PR50	Development would require the provision of additional park leisure facilities and should not rely on Cutteslowe Park.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR50	This site includes the grade II* listed St Frideswide Farmhouse and the grade II listed wall to the north-east of the Farmhouse. A site visit is needed to fully understand the context and setting of the building but consider that major development on the eastern part of this site is likely to entail a high level of harm to the significance of the building. Therefore consider that this site should not be taken forward.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR50	This site includes the grade II* listed St Frideswide Farmhouse and the grade II listed wall to the north-east of the Farmhouse. Any development of this site should retain the Farmhouse and wall and have regard to their setting.
PR-B-0960	M	O'Mahoney		11		PR50	Objects objects to the development of this site which is in the GB. Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-0962	Dr Judith A	Webb		11		PR50	Site PR50 will not provide affordable housing due to its proximity to Oxford Parkway.
PR-B-1024	Andrew	Hornsby-Smith		11		PR50	This site serves as an effective open area preventing the merging of Kidlington with Cutteslowe and North Oxford. Discusses important views from Water Eaton towards Cutteslowe and that development would undermine GB policy. Has provided a criteria based assessment. As within the Kidlington gap site should be protected.
PR-B-1085	Susan M	Rugg		11		PR50	Site PR50 is at Oxford Golf Course which would be a loss of a major leisure amenity and GB where housing does not constitute special reason to use it.
PR-B-1160	Christopher	Hardman	Wolvercote Neighbourhood Forum	11		PR50	Strongly objects to this site. Have a range of concerns that are listed in the representation.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR50	Approx. NGR at centre of site -SP5057311240; Flood Zone 2 or 3 -Approx. 31 hectares of FZ2 and 3 (mainly 3) along eastern side of site; Watercourse - Watercourse forms eastern boundary
PR-B-1240	Suzanne	Willson-Higgins		11		PR50	Priority should be given to sites outside the GB and brownfield sites before considering GB locations, as set out in the NPPF. She has provided a more detailed statement in the representation and discussed the Green Belt Study carried out by Oxfordshire Growth Board in relation to this site.
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	11		PR50	Any development at this site should be at the northern part of the identified site. However considers that this housing will be attractive to London commuters (already evidenced by anecdotal information from estate agents), which, while not a bad thing in itself, will of course do nothing to meet the housing need of either Oxford or CDC.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	11		PR50	The Parish consider that this area is separated from Kidlington by major transport corridors forming significant landscape barriers, the Oxford Parkway development and the open fields. As it lies south of the village major new development is less likely to increase adverse traffic impacts in the village and will not directly impact on the valued intimate green environs of the village. Are concerned that new community and retail could compete with the viability of facilities in the village to the detriment of the improvements and investment identified as necessary in the recently approved Kidlington Masterplan (SPD)
PR-B-1337	Marcus	Lloyd		11		PR50, PR125, PR27, PR32	Sites PR50, PR125, PR27 and PR32 are all right next to areas that flood and would exacerbate the risk in these areas. Increased drainage usage for these houses would overload the drains and only add to the flooding issues that have been experienced over the years.
PR-B-1341	Olga Lascano	Choperena		11		PR50, PR125, PR27, PR32	Sites PR50, PR125, PR27 and PR32 are all right next to areas that flood and would exacerbate the risk in these areas. Increased drainage usage for these houses would overload the drains and only add to the flooding issues that have been experienced over the years.
PR-B-0033	Henry	Munday		11		PR51	Allow room for road widening.
PR-B-0637	Prof Martin LG	Oldfield		11		PR51	Particularly concerned by the inclusion of Site PR51, which encompasses Spring Hill, it is in the GB and is adjacent to our village of Begbroke. Spring Hill is an area of exceptional natural beauty, with ancient paths (Frogwelldown Lane, Dalton Lane and The Shakespeare Way), and is enjoyed by many . It should not be under consideration.
PR-B-0643	L	Allen		11		PR51	Site PR51 surrounding Begbroke Wood appears to be in GB and should not be developed on. The site sits on a hill and would be visually imposing. It would make an island of Begbroke so would have a serious impact on the sustainability of wildlife and lose country walks. It has the potential to cause major traffic disruption on the A40 and A44 and add to the unsafe conditions at Begbroke. Here residents have to cross the A44 dual carriageway without a pedestrian crossing to access village amenities and the bus stop.
PR-B-0740	Richard and Linda	Jurd		11		PR51	Site PR51 is a large area of GB. Consideration to the name "Spring Hill". The village suffers from flooding and this would make it far worse. This site doesn't do well in the Transport Assessment and should be removed.
PR-B-0762	Elizabeth	Moore		11		PR51	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0789	Lynne	Whitley	Yarnton Parish Council	11		PR51	Object on policy grounds. LP Policy ESD14 - prevents coalescence of settlements of Yarnton, Begbroke. Green Belt Policy ESD14 0 safeguarding the countryside from encroachment. Policy Villages 1 - Yarnton and Begbroke are Category A villages where only minor development, infilling or conversion is permitted. In addition, surface water run-off from this elevated site frequently causes significant flooding in Yarnton along Cassington Road and Rutten Lane, a problem which can only be made worse by additional hardstanding areas within any development.
PR-B-0827	Paul	Staniforth		11		PR51	Development of site PR51 would make Begbroke part of Yarnton
PR-B-0847	Richard	Cutler	Bloombridge LLP	11		PR51	This large site is the wrong side of the A44 some distance from Kidlington, with no obvious defensible GB boundary.
PR-B-0862	Peter	Nicholson		11		PR51	Objects to development of this site for housing. Development would destroy the function of the GB and cause devastation to the historic character and setting of Begbroke village. Has raised concerns on a range of issues that have been discussed in detail in the representation.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0881	James Kenneth	Jutton		11		PR51	Site PR51 building on elevated land west of Yarnton could aggravate flooding and drainage issues. With heavy rain witnesses surface water running off the fields across Rutten Lane and down Cassington Road just like a river.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR51	This site adjoins two LWSs, which are also designated Ancient Woodlands (Bladon Heath and Begbroke Wood). Development is proposed on all sides of Begbroke Wood resulting in this becoming isolated. This will compromise the ecological interest and survival of this woodland in the long term and as such development resulting in impacts and isolation of these sites should be resisted. Should development take place expect that a minimum buffer of 50m is provided between the development and the LWS/AW and that no development to take place West of Begbroke Wood to ensure retained connectivity with Bladon Heath in the long-term.
PR-B-0928	Stephanie	White		11		PR51	Objects to the development of this site. This area is of huge historical significance and the footpaths offer stunning views over the surrounding countryside; it would be a tragedy to build here
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR51	This site includes the grade II listed Spring Hill and is within the setting of a number of listed buildings to the south-east. Any development of this site should retain Spring Hill and have regard to the setting of these listed buildings.
PR-B-0962	Dr Judith A	Webb		11		PR51	Site PR51 encloses a woodland where biodiversity would not survive in the middle of a housing estate without wildlife corridors. An example of this can be seen at Magdalen Wood West in Oxford.
PR-B-1036	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford	11		PR51	PR51 is in a sustainable location to meet Oxford's need and in close proximity to Oxford City with strong transport links and associated infrastructure making it well connected to the City and its employment hubs. The site boundary for PR51 is too large and in reality initial phases for development would be provided on a smaller area concentrated to the east of the site at its boundary with the existing settlement of Yarnton. Have provided a masterplan with the representation for consideration- showing a capacity for 900 dwellings, potential extension to William Fletcher Primary School and green infrastructure. More detailed reasons for promoting PR51 are provided in the representation.
PR-B-1123	Paul	Mayhook		11		PR51	This is valuable open space with a nice walk.
PR-B-1136	Giles	Lewis		11		PR51	Dstrongly objects to the development of this site in the GB. Concerns are set out in detail in the representation.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	11		PR51	The development of this site is in complete contravention to council policies. Category 2 villages have fewer services and/or are remote with limited public transport and limited potential for development.
PR-B-1174	Ellis	Davies		11		PR51	Building on PR51 will create a ribbon like development along the A44 as well as destroying the separate identities of Begbroke and Yarnton. It will also adversely affect the wildlife along Frogwell lane.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR51	Approx. NGR at centre of site -SP4677012612; Flood Zone 2 or 3 -No flooding on site, but access/egress appears to be via FZ3 on A44 at roundabout; Watercourse - Small watercourses on site (in N and S – near STW)
PR-B-1275	Dagmar	Carr		11		PR51	Site PR51 is specific area of objection. Loss of GB, open countryside, views and walks along with the impact to nature. The purpose of GB is to check urban sprawl, to stop towns and villages merging and to safeguard the countryside and its historic settings. The implications to flooding and drainage which can already be seen from development at Cassington Road and Spring Hill. Increase to traffic in the local area, which is already a problem at Rutten Lane and the adjacent roads, with a danger to the Primary School children. Local infrastructure such as the schools and doctors are under pressure. The same objections are relevant to all other sites proposed.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1276	John	Carr		11		PR51	Site PR51 is specific area of objection. Loss of GB, open countryside, views and walks along with the impact to nature. The purpose of GB is to check urban sprawl, to stop towns and villages merging and to safeguard the countryside and its historic settings. The implications to flooding and drainage which can already been seen from development at Cassington Road and Spring Hill. Increase to traffic in the local area, which is already a problem at Rutten Lane and the adjacent roads, with a danger to the Primary School children. Local infrastructure such as the schools and doctors are under pressure. The same objections are relevant to all other sites proposed.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	11		PR51	This site is in the open countryside to the west of Yarnton and would have significant landscape implication..
PR-B-1345	Nick	Alston	Bilfinger GVA on behalf of Oxford Aviation Services Ltd	11		PR51	This site falls within the Safeguarding Area. The operator of LOA has confirmed that the erection of any buildings on this site would be unacceptable as this would conflict with aircraft approach to the runway (safety grounds). The erection of buildings on other sites within the Safeguarded Area would require appropriate controls to be imposed that limit heights in order to be acceptable (for the purposes of policy-preparation recommend assuming the benchmark heights defined on the Safeguarding Map, which would require refinement at the planning application stage via detailed testing). This should be read in conjunction with their earlier representation dated 11th March 2016 and 6th July 2016, in particular the 'London Oxford Airport Sustainable Development Opportunity, Position Paper' (dated March 2016).
PR-B-0750	Niels	van Kuijk		11		PR51, PR75	Object strongly to sites PR51 and PR75 being developed. Impact to Yarnton will be huge, especially on the local roads. Loss of the GB is terrible.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR52	Objects to the development of this site, they consider that it is likely to have an impact on the setting of, and particularly views out of, the grade I registered Rousham Park. The key view out of the park is from the statue of the Dying Gaul. Here the surrounded landscape has been co-opted to enhance the park with designed views to an eye-catcher placed to the north outside the park boundary. An important part of the effect created by the park is of an idealised rural landscape with views out into the wider landscape. Consider that any major development intruding into these views would seriously harm the significance of the park. In addition this site lies almost entirely within the Rousham Conservation Area. It is not clear from the Rousham Conservation Area statement how this land contributes to the special interest, character and appearance of the conservation area and further investigation (with an updated conservation area character assessment) should be undertaken to ascertain this.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR52	This site lies almost entirely within the Rousham Conservation Area. It is not clear from the Rousham Conservation Area statement how this land contributes to the special interest, character and appearance of the conservation area and further investigation (with an updated conservation area character assessment) should be undertaken before this site is taken forward.
PR-B-1252	Philip	Boxall		11		PR52	Site PR52 is completely disproportionate in size. The communities of Lower Heyford and Caulcott are dwarfed. Regarding the railway station in Lower Heyford understanding is that the capacity of the line in relation to through passenger and freight trains means that it would not be possible to augment the current small number of trains which stop at Lower Heyford. The bridge at Rousham is being damaged with the current rate of heavy traffic including construction lorries, and there is very limited parking at the station with a dangerous junction for cars drawing out of the station. It is important to preserve the views from historic Rousham House.
PR-B-1280	Peter	Offord	Banbury and North Oxon Ramblers	11		PR52	Object to the development of this site because it would degrade the countryside and the bridleways and footpaths along this site would be affected.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	11		PR54	Banbury - Flood risk - Merges Hanwell into Banbury

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1280	Peter	Offord	Banbury and North Oxon Ramblers	11		PR54	Object to the development of this site because it would degrade the countryside and the bridleways and footpaths along this site would be affected. This site is along nature reserves, local wildlife sites, Conservation Target Areas and general intrusion into the countryside.
PR-B-0011	Simon	Marsh	The Battlefields Trust	11		PR55	This site is likely to lie on the 1645 Islip Bridge battlefield. Site has local and national significance. There is likely to be surviving battlefield archaeology on the site which should be investigated. The LPA needs to establish whether the development of the site outweighs the public benefit of preserving this battlefield heritage.
PR-B-0033	Henry	Munday		11		PR55	Road and rail improvements needed.
PR-B-0970	Ken	Martin	Noke Parish Meeting	11		PR55	This proposal would be inappropriate for a small village like Noke and put unnecessary burden on the infrastructure services and facilities in the village.
PR-B-0985	Peter	Collins	Islip Parish Council	11		PR55	This site comprises existing agricultural land within the Green Belt. Developing this site would lead to a scale of development that would be excessive.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR55	Approx. NGR at centre of site - SP5234614359
PR-B-0910	Ken	Pelton		11		PR55, PR181	Site PR55 and PR181 are both unsuitable and would put more traffic onto Islip's already inadequate road system and the B4027. Similarly all the sites around Arncott, Bicester and junction 9 will generate traffic through Islip which cannot cope with existing traffic levels.
PR-B-0870	Stewart	Patience	Anglian Water Services Ltd	11		PR56	The available capacity at Water Recycling Centres (formerly known as sewage treatment works) for each site is within Anglian Water's area of responsibility, and is considered to have an impact on its infrastructure. Have not considered the cumulative impact of these developments on their existing infrastructure; therefore ask CDC that further consideration is given to the cumulative impact on our existing water recycling centres as part of the preparation of the current review and that this is reflected in the expected timing of development sites. Sewerage network - foul (or used water) flows from growth will have an impact on its existing network. This will depend on the location, size and phasing. Initial assessment is undertaken when approached by developers on a site by site basis.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	11		PR56	Objects to developments around Junction 9 and 10 of M40 given that these locations are already at capacity in spite of recent improvements
PR-B-1305	Cllr Polly	Foster	Fritwell Parish Council	11		PR56	Concerned that commercial development would give rise to warehousing and storage use wanting easy access to M40 and servicing needs across long distances. Do not consider that this will give rise to local employment to support economic development in Oxfordshire. Are concerned that development on this site would be very close to Fritwell and Ardley and contribute to destroying the rural aspects and valued space between the villages. It will be very visible from the rural footpaths on this side of Fritwell parish and produce light and visual pollution in this essential rural area. Every effort should be made to preserve and enhance the rights of way and connectivity across our rural areas and preserve the landscape and views.
PR-B-0956	Mark	Recchia	Banbury Town Council	11		PR58	This site does not provide strong road connections with Oxford both road and rail. It would increase road traffic within Banbury and further decreasing connectivity between the town and Banbury.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR62	This site adjoin or come close to the Arncott Wood LWS, part of which is also designated as Ancient Woodland. Are concerned about direct and indirect impacts on this site (e.g. recreational pressure) and consider it important that any potential development retains a minimum distance of 50m to the woodland edge.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR63	Development of this site would out of character with the existing settlement pattern, a linear form of development, and so this site should not be taken forward.



Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR66	Site abuts the Sibford Ferris Conservation Area to the west. The open rural approach to Conservation Area is a very important part of its character. Development here as proposed would entail a high level of harm and therefore consider that this site should not be taken forward.
PR-B-1034	Anita	Spencer	Sibford Ferris Parish Council	11		PR66	The village infrastructure is not sufficiently robust to sustain the scale of development proposed. In particular, the concerns are regarding the size and scale of the roads and existing traffic problems, failure of the existing sewerage system many times over the past decade, rural character, lack of immediate relationship to Oxford, impact on countryside. Housing in Sibford Ferris would not provide people convenient, affordable, sustainable travel opportunities to the city's places of work study and recreation and to its services and facilities.
PR-B-0870	Stewart	Patience	Anglian Water Services Ltd	11		PR67	The available capacity at Water Recycling Centres (formerly known as sewage treatment works) for each site is within Anglian Water's area of responsibility, and is considered to have an impact on its infrastructure. Have not considered the cumulative impact of these developments on their existing infrastructure; therefore ask CDC that further consideration is given to the cumulative impact on existing water recycling centres as part of the preparation of the current review and that this is reflected in the expected timing of development sites. Sewerage network - foul (or used water) flows from growth will have an impact on its existing network. This will depend on the location, size and phasing. Initial assessment is undertaken when approached by developers on a site by site basis. This site is considered as asset encroachment. Have provide detailed explanation in their representation.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	11		PR67	Objects to developments around Junction 9 and 10 of M40 given that these locations are already at capacity in spite of recent improvements
PR-B-1124	Chris	Thornton	Ardley with Fewcott Parish Council	11		PR67	Objects to the site for the following reasons: The site is in Category C village where only infill and extensions are allowed. It lacks immediate relationship to Oxford the distance being 17 miles There will be a huge impact on the outlook from both sides There is a potential for 200 dwellings which would drastically change the size of Ardley/Fewcott The increase in traffic is unsustainable with the present infrastructure at full capacity at a variety times throughout the day.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	11		PR67	Ardley - Flood Risk, close to M40 junction (noise and pollution)
PR-B-1305	Cllr Polly	Foster	Fritwell Parish Council	11		PR67	Objects to this site as there is no sustainable transport (bus service) and residential development would result in an increase in car traffic on unsuitable roads through the rural villages. It addition, access is likely to be needed onto the narrow Ardley/Fritwell Road on a steep bend giving rise to safety concerns. Every effort should be made to preserve and enhance the rights of way and connectivity across our rural areas and preserve the landscape and views.
PR-B-0777	Mark	Longworth	Ambrosden Parish Council	11		PR7	Object to this site, due to the affect on the setting on listed buildings and it will lead to the coalescence of Ambrosden with the urban extension of Bicester. This land should be maintained and a green buffer zone between Graven Hill and Ambrosden.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR7	A grade II listed barn lies just to the south of this site. Any development of this site should have regard to the setting of the barn.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR73	This site is within the setting of the Weston-on-the-Green Conservation Area to the west. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-0033	Henry	Munday		11		PR74	Use the field to the north.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0238	D A	Burt		11		PR74	Site PR74 is a haven for wildlife with many species of birds and animals and access to this site is potentially dangerous.
PR-B-0643	L	Allen		11		PR74	Site PR74 land at no. 40 and rear of 30-40 Woodstock Road East appears to be part brownfield and the rest GB. A recent planning application for a workshop facility was rejected due to it being in GB so it is difficult to see how this has changed. Part of the site is uncultivated and provides a habitat for wildlife, a corridor should be left to allow wildlife access to sites PR23 an PR24. Access to the site is difficult and will add to the unsafe conditions at Begbroke. Here residents have to cross the A44 dual carriageway without a pedestrian crossing to access village amenities and the bus stop.
PR-B-0762	Elizabeth	Moore		11		PR74	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	11		PR74	This site appears next most appropriate based on the SA and ITP assessments. Although in the GB, it is assessed as much less critical in terms of contribution to its objectives as land in the GB. Oxford Canal provides opportunities for attractive landscape incorporation and recreation. In transport terms there is an opportunity for the re-construction on Kidlington Railway station (closed in 1960's) serving not only the new development, but the whole of Kidlington, on the Oxford - Banbury line; this would be well placed to improve the transport services of Oxford, whilst being less attractive to London commuters (since the route would be slower than from Oxford Parkway), hence housing at this location would be more likely to serve Oxford's need (rather than London's) than if placed elsewhere. OCS believes there is great potential for a development -related Swift Rail or tram-train dimension to be added to the local network. In addition to this they suggest making an initial release of parts of the site which are accessible to existing bus services on the A44.
PR-B-0862	Peter	Nicholson		11		PR74	Objects to development of this site for housing. Development would destroy the function of the GB and cause devastation to the historic character and setting of Begbroke village. Has raised concerns on a range of issues that have been discussed in detail in the representation.
PR-B-1024	Andrew	Hornsby-Smith		11		PR74	This site is suitable for development as it is close to the proposed Park and Ride. Although not a strategic site it would not have much impact on the purpose of the GB. Has provided a criteria based assessment.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	11		PR74	Understand this to be partly a brownfield site and consider that it has potential for development.
PR-B-1174	Ellis	Davies		11		PR74	Begbroke has a brownfield site, PR74 which could have been suggested.
PR-B-1187	Nigel	Homent		11		PR74	Strongly object to housing on this site. It is liable to flooding, is a haven for wildlife, and access is problematic. A44 is already congested. The consultation has been very poorly publicised and it was difficult to find the documents on the Council's website. Choosing to hold the consultation over the Christmas period is not reasonable.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR74	Approx. NGR at centre of site - SP4747614231;
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	11		PR74	This site has previously been submitted as part of the 'Part 1 partial review Issues Consultation' in January 2016. It has an area of 4.39ha, and could accommodate between 130 to 220 dwellings. The rep gives a detailed justification and reasons for the allocation.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	11		PR74, PR51	With the exception of site PR74 none of the proposed sites around Begbroke are suitable for development. Begbroke has a conservation area and some of the potential sites are located close and in some cases adjacent to it. PR51 is of particular concern. Development would essentially link Begbroke with Yarnton. The land is of great scenic and historic importance and is very rich in biodiversity.
PR-B-0856	David	Smith		11		PR74,PR23	Site PR74 OK but not with site PR23. Developments south of Frieze Way are unlikely to benefit Kidlington.
PR-B-0033	Henry	Munday		11		PR75	Does the school have a playing field?
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	11		PR75	Object to the proposal of this site for housing development. Consider that it would cause sever harm to the quality of the local environment and the amenities of local residents. The area around this site is characterised by narrow lanes. Visibility at the junction of Church Lane with Cassington Road is already severely restricted by parked cars. The local road system is simply not capable of accommodating the significant additional traffic that would be generated by the proposed new housing. This site is not well related to the established settlement pattern. Its development would be contrary to policy in the local plan. The open character of this area is important to both to the rural setting of the village and to the landscape setting of the Grade II* listed Yarnton Manor and its Grade II listed historic gardens, which border the site. It should also be noted that the Church is a Grade I listed building, and the setting of this building would also be adversely affected by the intrusion of significant new housing development in such close proximity.
PR-B-0740	Richard and Linda	Jurd		11		PR75	Site PR75 is a large area of GB covering an area off Church Lane one of the oldest parts of the village with historic significance. The single track lane would require massive improvements to support increased traffic. This site encroaches over a footpath which is used by residents. Cassington Road only other entrance would destroy the only pub in the village and other houses. Development to Sheltered Accommodation for the elderly is not an ideal location. The site doesn't do well in the Transport Assessment and should be removed.
PR-B-0762	Elizabeth	Moore		11		PR75	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0789	Lynne	Whitley	Yarnton Parish Council	11		PR75	Object to development of this site for policy reasons. Site lies wholly within Oxford Green Belt. Policy ESD14 seeks to prevent urban sprawl and safeguard countryside from encroachment. Policy Villages 1 categorises Yarnton as a Category A Village, where minor development, infilling and conversion is permitted. In addition, access to this site would be poorly served by the single track Church Lane, leading on to the traffic-calmed Cassington Road
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR75	This site abuts the grade II registered Yarnton Manor historic park and garden to the south. Any development of this site should have regard to the setting of the park.
PR-B-1180	RA	Humphreys	Humphreys and Co Solicitors on behalf of Oxford Programs Ltd	11		PR75	Yarnton is not a suitable location for development sites capable of accommodating at least 100 homes. The area in the vicinity of site PR75 is characterised by narrow rural lanes. Visibility at the junction of Church Lane with Cassington Road is already severely restricted by parked cars. The local road system is not capable of accommodating the additional traffic that would be generated by the proposed new housing.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1223	Judith	Johnson	Environment Agency	11		PR75	Approx. NGR at centre of site - SP4762511835;
PR-B-1323	Karen	Suter		11		PR75	Specifically concerned about the sites in Yarnton in particular site PR75 near to Cassington Road. Currently the houses have views to the countryside and fields are there for everyone to enjoy. Residents chose to live here because of these green spaces. If the proposals were to proceed the countryside and wildlife and nature would be significantly impacted with its removal. Increased housing could have a detrimental effect on primary schools, the church, local traffic and other community spaces.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR77	This site appears to be a central open space for the village and the aerial photograph suggests that it comprises a mosaic of habitats, which have the potential to support priority habitats and/or protected and notable species. Are concerned about the potential loss of this potentially wildlife rich site and that any loss of public open space will increase pressure on wildlife in the surrounding countryside.
PR-B-0777	Mark	Longworth	Ambrosden Parish Council	11		PR8	Parish may support the development of 30% of this site. This is subject to the provision and creation of significant areas of open space, which could include community facilities and sporting facilities such as playing fields, allotments, skate board park and dog walking areas, could provide significant benefits for the settlement of Ambrosden, which are unlikely to be achieved in any other way.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR80	This site is within the setting of the grade II listed Farnell Fields to the north-east. Any development of this site should have regard to this setting.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR82	This site is within the setting of the Weston-on-the-Green Conservation Area to the west. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	11		PR82, PR83	Client is the owner of site WG019 which has consent for 20 units leaving 7.7 ha for further development. The potential to further develop the land would provide continuity of the village as the built form lies west of Northampton Road. This is in contrast to sites PR82 and PR83 which would result in development to the east of the B430 and would therefore be out of character with the village.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR83	This site may be within the setting of the Weston-on-the-Green Conservation Area to the west. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	11		PR87	This site does not meet the criteria set out within this consultation, particularly for density of homes of 50 dwellings per hectare. Also in the absence of a proved housing need that cannot be met elsewhere (such as Areas A and B), this site would not comply with the current local plan policies with regard to location outside the built up settlement and landscape.
PR-B-1015	Daniel	Hatcher	Rosconn Group	11		PR88	The site is well served by public transport, S4 bus service and Banbury train station. In addition to that it is within reasonable cycling distance from Kings Sutton train station, providing a regular 23 minute journey time to Oxford. These services enable a realistic alternative to the private car to access jobs and the universities. The site itself if available, suitable, achievable, and viable and located close to existing facilities and services within Adderbury, which is a Category A settlement.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	11		PR88	This site does not meet the criteria set out within this consultation, particularly for density of homes of 50 dwellings per hectare. Also in the absence of a proved housing need that cannot be met elsewhere (such as Areas A and B), this site would not comply with the current local plan policies with regard to location outside the built up settlement and landscape.
PR-B-0746	Adrian	White and 79 others	Petition with 80 signatories	11		PR9	Strongly object to the development of this site and consider them thoroughly unsuitable. Details of the site specific issues are discussed in detail in their representation.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR9	This site is one of four development sites within Steeple Aston and it comprises a disused quarry that has been not disturbed for several decades. As a result a mosaic of habitats appears to have developed that is highly likely to support priority habitats and protected and notable species. It has also been brought to our attention that the site might accommodate a population of adders. Adders are extremely rare in Oxfordshire and this could be the only known population in the north of the county. Are concerned that this site is proposed for development. Urge the Council to ensure that the ecological value of the site is adequately assessed before the site being considered further for development.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR9	This site may be within the setting of the Steeple Aston Conservation Area to the south. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-0033	Henry	Munday		11		PR91	Employment, canal and rail line fence.
PR-B-0643	L	Allen		11		PR91	Site PR91 appears to be near a SSI so a larger gap needs to be left to avoid any detrimental effect on the SSSI area and wildlife
PR-B-0712	Sonya	Willoughby		11		PR91	Site PR91 Boggy swamp area haven for wildlife.
PR-B-0762	Elizabeth	Moore		11		PR91	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR91	This site is located completely within the CTA Lower Cherwell and adjoins Rushy Meadows SSSI raising concerns about direct and indirect impacts on the SSSI. Expect that any development in this area to retain a minimum buffer of 50m to the SSSI boundary. Considering the overall quantum of development in the area are particularly concerned about cumulative impacts on the SSSI, which might compromise the condition and ecological interest of the site in the long term. In addition, would expect development to provide enhancements e.g. in form of providing appropriate management and measures that are in line with the CTA aims and objectives.
PR-B-0928	Stephanie	White		11		PR91	Objects to the development of this site. This area is a real haven for wildlife, and routinely floods
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR91	This site abuts the Oxford Canal Conservation Area and the grade II listed Roundham Lock to the west. Any development of this site should have regard to the setting of these assets, with reference to the conservation area character appraisal.
PR-B-0960	M	O'Mahoney		11		PR91	Objects objects to the development of this site which is in the GB. Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-0962	Dr Judith A	Webb		11		PR91	Site PR91 is low lying land prone to flooding and would be best used as a green buffer for supporting Rushy Meadow SSSI. Object to development here as the SSSI needs green corridors so it is not isolated to maintain species. The usefulness of canal banks as wildlife corridors is reduced with adjacent housing by disturbance, light and garden rubbish dumping. The Roundham lock north is a much valued walk.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR91	Approx. NGR at centre of site -SP4828314157; Watercourses - Canal adjoins w Boundary of site

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PR-B-0762	Elizabeth	Moore		11		PR92	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0789	Lynne	Whitley	Yarnton Parish Council	11		PR92	The site lies wholly within the Oxford Green Belt, although part of it is considered to be brownfield. ESD14 seeks to encourage the recycling of derelict and other urban land. However, access to the A44 from this site is totally inadequate, highly dangerous, and the danger can only be exacerbated if further development were to be allowed.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR92	Approx. NGR at centre of site -SP4870412173; Watercourses -Main river forms south eastern boundary of site
PR-B-0033	Henry	Munday		11		PR93	Residential, near rail line.
PR-B-1146	DJ	French	Deddington Development Watch	11		PR94	This is a greenfield site outside built-up limits comprising very good quality (Grade 2) agricultural land, except site PR98 is Grade 3. It suffers from poor transport sustainability; it would result in an increase in population by 13%, putting further pressure on the existing services and facilities. There are inadequate education facilities in Deddington.
PR-B-1146	DJ	French	Deddington Development Watch	11		PR95	This site is a greenfield site, which abuts the Conservation Area. It suffers from poor transport sustainability; it would result in an increase in population by 13%, putting further pressure on the existing services and facilities. There are inadequate education facilities in Deddington.
PR-B-0777	Mark	Longworth	Ambrosden Parish Council	11		PR97	Significant concerns about further development along the A34, A41 corridor, due to impact on Ambrosden. Note that there has been a large number of houses built in the last few years. Any development of this site would need to be justified by significant community planning gains.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	11		PR97	Objects - this site represents a direct extension to the village (Category C), which only permits infilling. It would put undue strain on the existing infrastructure. The site is on higher ground, which would lead to flooding and drainage problems for the village. The site has historic agricultural ridge and furrow across the majority of it and dew ponds close to the church. The site lies outside the village built up area. The village has no services except a pub, which would lead to residents having to use private motor cars.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR97	This site lies just to the south-west of the grade II listed church of St Giles. Any development of this site should have regard to this setting.
PR-B-0962	Dr Judith A	Webb		11		PR97	Object to Site PR97 which has ancient ridge and furrow and would swamp little Wendlebury village.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	11		PR97	Objects to developments around Junction 9 and 10 of M40 given that these locations are already at capacity in spite of recent improvements
PR-B-1162	Roger	Bellamy	Hornton Parish Council	11		PR97	Wendlebury - Bounded by A41 and M40 (noise and pollution)
PR-B-1146	DJ	French	Deddington Development Watch	11		PR98	This site is a greenfield site, which abuts the Conservation Area. It suffers from poor transport sustainability; it would result in an increase in population by 13%, putting further pressure on the existing services and facilities. There are inadequate education facilities in Deddington.

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PR-B-0787	Corinne	Hill	Shenington with Alkerton Parish Council	11		PR99	<ul style="list-style-type: none"> <li>* Inaccessibility to Oxford. Shenington due to its location in the north-west of the county 30 miles from Oxford.</li> <li>* The site is unlikely to deliver 100 dwellings due to its size, topography, capacity, net developable area, etc.. The parish has a population of 425; an increase of 32 dwellings would be wholly disproportionate.</li> <li>* Part of the site is in the Northern Valleys Conservation Target Area</li> <li>* The Shenington with Alkerton Conservation Area Appraisal (Feb 2009) clause 4, Archaeology, identifies much of the site as Old Quarry</li> <li>* Building on the site would extend the village boundary. It would totally alter the approach to the Shenington with Alkerton Conservation Area from the west. * The eastern end of the site abuts the Conservation Area boundary.</li> <li>* The sewerage system in Shenington is not capable of serving a large number of extra homes and waste would have to be pumped uphill to connect to it.</li> </ul> <p>Shenington is a Class C village, which only allows conversions and in-filling.</p> <ul style="list-style-type: none"> <li>* The site is exposed to noise from the adjacent airfield (karting circuit, and powered aircraft and winches launching gliders)</li> <li>* The village school is consistently full year-on-year.</li> </ul>
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR99	This site is just within the setting of the Shenington with Alkerton Conservation Area to the east. Any development of this site should have regard to this setting, with reference to the conservation area character appraisal.
PR-B-0886	Ivor	Davies		11		PR-A-019, PR14	Yes regarding previous PR-A-019 site ref 14. There are plenty of grounds. Loss of completely open unsullied countryside much used by walkers for informal recreation, part of the setting of the Cherwell valley. Loss of habitats. Effect on already congested local roads. Groundwater flooding at the eastern end (impossible to mitigate?). Possibility of exacerbating flooding by runoff.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PT157	This relatively small development area is located on the west side of Noke and comes close to Prattle Wood LWS and Ancient Woodland. Are concerned about potential effects of development on this site on the LWS (e.g. recreational pressure) and consider it important that a minimum buffer of 50m is retained to the site edge. In addition, the western side of Noke is part of the Otmoor CTA and large swathes of grassland within this area are proposed to be designated as LWS to compliment Otmoor SSSI and to work towards achieving the aims and objectives of the CTA.
PR-B-0960	M	O'Mahoney		11		PTR194	Objects objects to the development of this site which is in the GB. Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-0033	Henry	Munday		11			Strongly disagree with any GB being built on.
PR-B-0033	Henry	Munday		11			Strongly object to any Oxford homes being built at Kidlington/Gosford.
PR-B-0033	Henry	Munday		11			Area C will require new roads, and services.
PR-B-0055	Cynthia	Hall		11			There should be no building at all on the GB or flood plain.
PR-B-0058	Anthony	Hall		11			There is no justification for using GB and Kidlington should not be an extension of Oxford.
PR-B-0060	Sue	Mackrell	Bicester Town Council	11			Suggest that only the sites within areas A and B should be considered.
PR-B-0081	Linda	Beattie		11			Whilst understanding the need for housing, GB should remain as that. The open countryside is important for our well being, wildlife and flood plain. The infrastructure and services at Kidlington already struggle, and it doesn't need to expand. Any houses that are built should be affordable and for locals.
PR-B-0082	Felicity	Emptage		11			Whilst I understanding the need for housing, GB should remain as that. The open countryside is important for our well being, wildlife and flood plain. The infrastructure and services at Kidlington already struggle, and it doesn't need to expand. Any houses that are built should be affordable and for locals.
PR-B-0119	C A	McCall		11			The area between Oxford Parkway and North Oxford will cause loss of GB.

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PR-B-0154	Hannah	Hale		11			Combining the area of Kidlington, Yarnton and Begbroke will lose open countryside with its views and walks and have implications for flooding and drainage. There is already congestion on the A44 especially when events at Blenheim. Feel that the consultation has been poorly publicised and that possible loss of GB should have been highlighted. It is difficult to find the consultation details on the website and they are long and difficult to read. Holding the public exhibition in Kidlington over the Christmas period was unreasonable.
PR-B-0171	Peter	Worth		11			Mostly agreeable, however there are other land opportunities that could be considered which provide less than 100 houses. If other pieces of land were said to be suitable, some would become available due to the increase in land value.
PR-B-0181	Diane and Darryl	Bates-Brownsword		11			Section 16 and 50 are sites of particular concern as they are fields that flood and development would mean there is nowhere for water to run off. The increase in insurance claims for flooding and water damage will increase insurance premiums.
PR-B-0213	Linda	Browning		11			All areas and particularly around Yarnton and Begbroke are totally inappropriate, the NHS and education services are only just sufficient for the size of the villages as they are.
PR-B-0648	Patricia	Perisi		11			Object strongly to the proposed development of 4,400 houses on GB, which should be protected. Have lived in Kidlington 80 years and do not want to see my village joined to Oxford and lose its character. The development will destroy the countryside and wildlife and bring chaos to the area. Traffic is already heavy and the doctors surgery at capacity
PR-B-0710	Selwyn	Phillips		11			Yes. The GB around Kidlington is the local park, it is not just a green lung but a vital asset to Oxfordshire.
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	11			Consider that Yarnton is not a suitable location for development sites capable of accommodating 100 homes. There is universal objection to housing in Yarnton.
PR-B-0752	Keeley	Middleditch		11			Concerned the new houses will be overcrowded and no allowances for parking. Kidlington already has parking problems. Concerned with the recreational areas in Kidlington. Influx from Blackbird Leys when the Groveland's estate was built. Kidlington generally looks scruffy, an example is the market, new buildings are never in keeping with the village.
PR-B-0755	Martin	Palmer		11			Hope that view on this has been made clear with previous answers given.
PR-B-0776	Anthony	East		11			Creating urban sprawl linking Oxford to Woodstock, the respective locations of Kidlington, Begbroke and Yarnton will be lost forever. With Oxford Parkway they become commuter homes serving London which cannot be in CDCs objective. Loss of GB, countryside and the impact on nature. Concerns with flooding and drainage along with the impact on the local traffic. Proposals to Heyford vehicle park were rejected due to traffic infrastructure, what's been proposed is far worse and in no way addresses traffic.
PR-B-0793	Philip	Morley	North Oxford Golf Club	11			Considers that the 88 hectares needed for the 4400 homes can be found with minimal impact on the vital Green Belt areas within CDC. From Question 10, CDC appears to require 88 hectares for 4400 homes. If site 50 is considered, then the 4400 homes can be fully achieved within site 50 (150.77 ha) by using only the land east of the Banbury Road. If more than one site is to be used, which would be a very good way of achieving the "balanced communities" described in the draft Vision, and if site 38 is considered, then the 50+ hectares of site 38 (out of a total 89.48 ha) east of the Banbury Road would give over half the homes, without creating one large single new community for the whole Unmet Need.
PR-B-0825	Simon	Joyce	Strutt and Parker on behalf of Mrs A Darbishire	11			No specific comments relating to individual sites.
PR-B-0829	Fergus	Campbell	Oxfordshire Clinical Commissioning Group	11			Note that the more remote or rural areas pose additional challenges due to distance from existing surgeries, and lack of sustainable options for new local surgeries. Have provided a detailed response in a separate statement as part of their representation.
PR-B-0832	Richard	Hills		11			None at all – they are all worthy of development.



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PR-B-0857	Mark	Christodoulou		11			Dubious calculations the figures are based on assumptions that are no longer valid, given the recent decision to leave the EU, this needs re-assessed to confirm the true numbers required. The number of houses would double the size of Kidlington. Road infrastructure can not cope as it is and if this was expected to double in size. Additional infrastructure for education and health would have to be found. Resources to keep the extra streets safe and clean. Additional security such as policing for the area. None of which appears to be covered in the plans.
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	11			1) Consider that priority should be given to the consideration of non-GB sites and brownfield sites before any consideration of GB locations. This is supported by para 17 of NPPF. 2) All the identified sites within the parish are within the GB. Housing development within the GB is by definition 'inappropriate development' and should only be allowed in 'very special circumstances.' The OGB Green Belt Study shows that all the parcels of land within the Parish score 'HIGH' against one or more of the GB purposes. In other words the area is very important in contributing to the GB and preventing Kidlington/Gosford and Oxford merging.
PR-B-0868	Jennifer	McFadden		11			Opposed to the location particularly to sites PR38 and PR50 as on GB. Cutteslowe Park is a key recreational resource used by families for sports. Loss of the views and open spaces. Another key effect is the traffic congestion with the increased number of expected cars. Its bad along the Banbury Woodstock Roads despite the recent roundabouts. Air pollution would also increase and there are health concerns linked with busy roads and dementia. The footpaths would disappear into the housing estates. There must have an effect on the local wildlife with the habitats being displaced. The creation of one large urban conglomerate effectively joining Oxford and Kidlington. Concerns with flooding and drainage. The local infrastructure needs more consideration regarding schools, healthcare and facilities.
PR-B-0877	David	Flavin	Oxfordshire County Council	11			Provided a detailed RAG assessment in response to this question on Transport Strategy, Education, Public Health, Oxford Meadows, Greenbelt, Agricultural Land, Public Rights of Way, Travel Plan, Drainage and Waste Management.
PR-B-0882	Julia	Trowles		11			Object to the conclusion of all sites within GB. Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Do not agree that search areas A and B are reasonable options.
PR-B-0883	Peter	Trowles		11			Object to the conclusion of all sites within GB. Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Do not agree that search areas A and B are reasonable options.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11			Make reference to the comments sent on 11 March 2016 in response to the issues consultation. These comments should be taken into consideration while assessing these sites. There are further comments provided in detail as part of this representation which are in addition to the comments provided in March 2016. Have discussed in detail the Impacts of designated areas, Development in CTA's, Cumulative effects of development on landscape and their concerns of the cumulative impact of development in it,, Green Infrastructure Planning (that the Green Infrastructure Strategy is developed alongside to inform the growth agenda, Biodiversity in development, Biodiversity Management. In addition to that Quantum of development and Evidence base are also discussed.

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PR-B-0902	Vanessa	Pinder		11			Concerned with development in around the Kidlington gap. It's an important breaker between Begbroke, Yarnton and Kidlington. It's important to prevent all villages to merging. These areas are prone to flooding little consideration has been taken into account. Frequent traffic issues in rush hour would be impacted with development. Local facilities unable to cope and its hard to get a doctors appointment. Development will not bring benefits to the local people it will only make matters worse.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	11			It is impossible to comment sensibly on the 137 sites selected, particularly given the limited information provided. Some of these may be appropriate for development, but many will have constraints that make them inappropriate for consideration. As a consultation exercise this method of scatter gun selection is seriously flawed and unhelpful. As a basic rule no development should be allowed on the Oxford Green Belt unless there are specific exceptional circumstances
PR-B-0948	Tim	del Nevo		11			If you develop area A, Kidlington will become part of Oxford. GB and the green lung needs to be maintained between these two. Developing on the land close to Cutteslowe Park will have a significant and detrimental effect on this wonderful open space.
PR-B-0949	Peter	Monk	Banbury Civic Society	11			Disappointed to note how much effort has been involved in assessing sites which have no possible chance of meeting the criteria set out in this study. Sites have been suggested (offered) which are obviously opportunistic attempts by landowners, agents and / or developers that, by inspection, do not meet the set down criteria for this study nor would they be considered under normal planning practice - far from transport or other necessary amenities which would lead to 'ribbon development' or isolated estates etc.
PR-B-0963	Mr and Mrs	Shepherd		11			The proposals are too big for Kidlington. To the west of the village the sites are huge compared to current housing. Kidlington would be joined to Begbroke and Yarnton. To the south of the village and train station provides no separation between Cutteslowe and Summertown. At all costs we need to prevent Kidlington becoming an extension of Oxford City. The value of green spaces and GB policy seems to of been overlooked. Look at Milton Keynes and the attention that planners gave to open green spaces, walk ways, open countryside etc. Have Cherwell considered this for Kidlington's' residents. What are the impacts going to be on flooding and drainage. Many of the areas become very wet in winter, the water would be diverted elsewhere causing problems for others. The quality of the location for these houses needs to be considered. Due to the size of the developments there would be a huge impact on traffic congestion and air pollution.
PR-B-0973	Jonathan	Harbottle	Land and Partners Ltd	11			Additional smaller sites should be identified in order to bring forward allocations with shorter 'lead in' times to ensure a deliverable housing supply. This potential has been acknowledged in the emerging West Oxfordshire LP.
PR-B-0996	Lucy	Smith		11			Main concern is the development on the fields north of The Moors, the GB areas need to protected. As well as the loss of fields which we use regularly for walking our dog, our children love to explore out in the open countryside with their friends. It would be gutting to loose this vital area as this is used for running and walking in the fields which is good for the soul. If building does commence it is critical and very important that the works traffic is totally safe for the children of North Kidlington Primary School.
PR-B-1030	Jonathan	Harbottle	Land and Partners Ltd	11			Additional smaller sites should be identified in order to bring forward allocations with shorter lead in times to ensure a deliverable housing supply. The potential of spreading the potential benefits of growth to rural communities has been acknowledged in the emerging West Oxfordshire LP, but not in the Partial Review.
PR-B-1033	Matthew	Symons	Hollins Strategic Land	11			It has demonstrated that there is potential for identified sites to be reduced in size because of the availability of smaller, more sustainable sites in the locality. Have provided more detailed information in their submitted representation
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	11			There are no comments relating directly to the potential development sites identified, apart from drawing attention to the response given in Q9 above.

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PR-B-1068	Louise	Crone		11			The area identified behind The Moors is very popular with locals and home to different species of birds and animals. The Pear Tree Park and Ride is not on GB and should be developed for housing rather than employment.
PR-B-1082	Nicholas Edward	Mullineux		11			Development around sites PR27 and PR14 would affect the setting of a listed building and historic views. It would result in the loss of habitat for a huge array of flora and fauna.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	11			If the need arises, developments should be concentrated on the area defined by the OGB (2.37) of the Options Consultation
PR-B-1098	Michael	Bott		11			The sites referenced will create a massive urban sprawl linking Oxford to Woodstock so the respective locations of Kidlington, Begbroke and Yarnton will be lost forever. The homes will serve London commuters which is not the objection of CDC. There will be loss of GB, open countryside, views and walks. Nature will also be impacted. There will be implications with flooding and drainage and the local roads will be impacted. Heyford Vehicle Park had their recent changes rejected due to traffic infrastructure what is being proposed. Here is far worse and does not address the traffic issues.
PR-B-1099	Alan	Storah	Oxford City Council	11			It is important that there are a combination of sites in area of search A and B. It welcomes and supports such proposals.
PR-B-1100	Katherine	Andrews		11			The consultation has been poorly publicised and the possible loss of GB should have been highlighted. Holding the public exhibition in Kidlington over the Christmas period was unreasonable. The council should be working with the local community and be open and transparent.
PR-B-1134	Neil	McKendrick		11			Very few of the sites in and around Kidlington are reasonable, they will result in loss of GB, space for recreation, and have implications for flooding and drainage. The current transport systems do not provide an efficient local travel network and will deteriorate further with additional traffic.
PR-B-1142	Alan	Lodwick		11			As disagree with the underlying basis for this review namely the excessive estimates of the Oxfordshire SHMA do not consider that it is necessary to build on any of the identified sites. No sites in search areas A or B are suitable and that any further growth should be diverted away from Oxford elsewhere in the County or in the UK. No sites in the GB should be developed.
PR-B-1145	Richard	Bennett		11			Too many sites are listed and are not fully clear on implications at this stage. Considerations to other alternatives need to be made before commenting on sites identified. Has railway and other transport links to potential brown sites further afield been fully considered?
PR-B-1154	Jim	Spencer		11			Consider the area enclosed by Kidlington, Begbroke and Yarnton extending as far as the airport as a logical area for development both for employment and habitation. Having said that due consideration has to been given to flooding. If a large area is developed consideration is required for run off.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	11			Some of these sites completely unsustainable for a variety of reasons
PR-B-1166	Jane	Hennell	The Canal and River Trust	11			Many of the possible strategic sites identified, particularly in Area A lie adjacent to the Oxford Canal. Most of these sites lie on the off-side of the canal. The canal acts as a major tourist attraction and brings large numbers of visitors to the district each year. The canal is also a designated Conservation area and the offside in particular provides habitat to the protected species which use the canal.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	11			No comments
PR-B-1174	Ellis	Davies		11			There needs to be an assessment on the impact the development will have on the communities and infrastructure of Begbroke, Yarnton and Kidlington.
PR-B-1181	Heidi	Lancaster		11			The land off Lyne Road is a green space so this seems at odds with Cherwell's Green Space Strategy. Lack of exposure to nature could lead to an increase in mental health problems as identified by 'nature deficit disorder'.
PR-B-1181	Heidi	Lancaster		11			Building in the locations mentioned will lead to a strain on already stretched public services and infrastructure

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PR-B-1188	Carol	Matheson		11			The sites are within GB and are inappropriate development. Kidlington and Gosford will merge with Oxford and recreation land at North Oxford Golf course will be lost. Flooding is an issue and many sites are within the Flood Zone. There are listed buildings at Water Eaton and evidence of a medieval village and Roman road. The Oxford canal, an important leisure corridor is protected by Cherwell Local plan.
PR-B-1221	Martin	Perisi		11			Yes, see general comments.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	11			The identified Potential Strategic Development Site ref.62 and 149 in Arncott are noted.
PR-B-1243	Kazimiera	Kantor		11			Have only been able to study the issues surrounding Begbroke, where the development would swamp the existing village with sprawl. Quality agricultural land and recreational fields enjoyed by many will be removed and promises to protect the GB breached. There is no infrastructure to cope with additional housing and flooding problems would be aggravated. There appears to have been insufficient study of individual sites prior to the proposals.
PR-B-1266	Linda	Ward		11			Object strongly to the clear bias seen in the consultation papers and draft infrastructure assessment toward concentrating an extra 4,400 houses close to Oxford. This is exactly what GB exists to prevent. Cherwell have recently adopted the Kidlington Masterplan which stresses the importance of protecting the open, rural setting around the village. The policy is questionable.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	11			Larger sites require developer agreements. Are concerned about the lack of time for a site by site assessment; therefore have adopted an approach of considering group of sites and these comments are provided with this representation. <ul style="list-style-type: none"> <li>* North of the Village - PR14, PR27 and PR32</li> <li>* Land east of the village (between Bicester Road and A34: PR125 and PR178</li> <li>* South of the Village</li> <li>* West of the Village</li> <li>* Northern City Boundaries/south of Parkway site</li> <li>* Search Area B</li> </ul>
PR-B-1298	James	Jocelyn		11			All sites within the GB are unsuitable for development on the basis of the OGB plan. The NPPF is clear that residential housing constitutes 'inappropriate development' on GB land. No case for 'very special circumstances' can be made according to the SHMA's analysis of housing need in the Oxfordshire Housing Market Area that might permit redrawing of GB boundaries. This rep refers to the Secretary of State's policy position, Paragraph: 034 Reference ID: 3-034-20141006 and a House of Commons briefing paper no. 00934. Paragraph: 045 Reference ID: 3-045-20141006. Oxford's 'unmet need' is principally for affordable housing. Addressing that need through a massive program of additional housing, purely in order to generate affordable housing as a by-product, is using the bluntest of instruments to address a difficult and complicated problem. It promotes unsustainable growth in market housing supply, with severe consequences for economic, social and environmental sustainability. To do this on GB land would be reckless and in contravention of NPPG.
PR-B-1298	James	Jocelyn		11			The alleged sustainability of the above land parcels and all other GB around Kidlington, Begbroke and Yarnton is based mainly on transport convenience and accessibility to jobs in Oxford. However the economic projections in the SHMA are clear that 4,400 additional homes will not find support in employment growth either in Oxford or Cherwell. These surplus homes will invite either speculative investment or long distance commuters, flatly contradicting the NPPF aim to promote sustainable commuting patterns. The Interim Transport Assessment and Interim Sustainability Appraisal ignore the specificity of Oxford's housing need and pay too little heed to the wider context of commuter transport development between Oxford and London and Birmingham.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1300	Julia	Hammett		11			Object to the sites Cherwell has identified. The impact on nature and protected species will be devastating and contrary to local policies. There will be a loss of precious GB and open countryside. The implications on traffic and the already congested roads is unacceptable. There is a risk of flooding with the scale of the house building.
PR-B-1318	Laura	Walton		11			The suggested areas are completely inappropriate to build such a large scale development. Already Kidlington's limited resources, facilities and infrastructure are under strain and would collapse with the proposed amount of development.
PR-B-1322	Judy	East		11			My comments stand in relation to all of the sites being considered. Object strongly to development in the Oxford GB. GB around Kidlington should be sacrosanct it is enjoyed by a large number of local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Oxford City needs to be held accountable and manage their own housing needs and not expect the surrounding villages to take their over spill resulting in the destruction of the countryside which would result in a vast amount of wildlife lost. Proposals based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1344	Jonathan	Harbottle	Land and Partners Ltd	11			Additional smaller sites should be identified in order to bring forward allocations with shorter 'lead-in' times to ensure a deliverable housing supply. The potential of spreading the potential benefits of growth to rural communities has been acknowledged in the emerging West Oxfordshire Local Plan. This potential has not been taken account of in the Cherwell Partial Review.
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	11			CDC has the onerous task of protecting a very rural region which sadly is being overrun by urban sprawl. It is not appropriate to build mini housing estates in small rural villages. House building should be restricted to infill and for a known local need e.g. rural exception sites.
PR-B-1111	Pat	Clissold		12	E	PR141, PR142	This rep provides a lengthy and detailed response to sites PR141 and PR142. These sites have been identified already in local plan part 2 but not yet in the LP1 partial review to meet Oxford's unmet needs. Wish to re-identify them together as done in LPA-A-055 and allow PR142 to be developed as a small retail outlet and leave PR141 as a wildlife site.
PR-B-1027	Jonathan	Porter	Archstone Projects Ltd	12	PR128		A planning application has now been submitted for Site 128 Church Leys, Ambrosden (ref: 16/02370/F). Although the site is 3ha, the planning application is for 85 dwellings, so the site would not currently fall within the threshold (100 dwellings and above) for allocation through the Local Plan.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	12		41	The Cherwell Local Plan Review consultation document and the preferred option sites fail to take in to account the evidence studies previously undertaken by Oxford City Council. Detailed references are made to Oxford's Informal Assessment (May 2014) 'Investigations in to the potential to accommodate urban extensions in Oxford's Green Belt' and 'The Oxford Strategic Growth Options - High Level Review of Opportunities' (October 2014). Simply Land(Oxford) has secured circa 8ha of land fronting the A44 which would open up a further 22.62ha immediately adjacent to the Peartree Interchange. Taking forward Site 41 would limit coalescence between Oxford and Kidlington. The site is capable of being brought forward as it has willing landowners and a promotor, and would preserve the manner in which Oxford has previously expanded over the years ensuring that fingers of green country could still penetrate in to the City Centre.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	12		New site	The 9.717ha site at Arcott Motoparc, Arcott was the subject in June 2014 of a response to the Council's 'Invitation to Submit Sites for Consideration within the SHLAA 2014 update. (Copy attached). It also included a Landscape, Townscape and Visual Appraisal by RPS dated Sept 2014 which also accompanies this representation. A further rep was also made in October 2014 in response to 'Consultation on Proposed Modifications to the Submission Cherwell Local Plan' (copy attached). The current rep is also accompanied by a Sustainability Report by RPS dated 22 December 2016 of the 9.717ha site at Arcott Motoparc for the Council's consideration. Having regard to the supporting evidence and the history of the site it ought to be included as an identified Potential Strategic Development Site in the Partial Review.
PR-B-0841	Darren	Bell	David Lock Associates on behalf of Hallam Land Management Ltd	12		PR 8	Hallam are promoting site PR 8 (Land North East of Ambrosden). An outline planning application was submitted in December 2016.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	12		PR1	Rep refers to detailed planning history of this site, particularly an outline planning application 16/01468/OUT. There were no 'technical' issues included in the reasons for refusal. It is expected that outline planning permission for residential development is capable of being secured. On the balance of planning considerations, it is considered that allocating the land for residential development will enable the delivery of an appropriate and comprehensive development. The allocation will assist the District's housing need, assist in the vitality and viability of small businesses and services within Cropredy, deliver public open space, enhance biodiversity, enhance existing vegetation, and improve accessibility and linkages to local services, in particular pedestrian links.
PR-B-0839	Mark	Rose	Define on behalf of William Davies Ltd	12		PR110	Advise that WDL are a house building company who have an interest in a site at Bloxham (Site PR110). Of the view that Bloxham could and should accommodate further growth in order to meet a proportion of Oxford's unmet need. The land is available and there are limited constraints to development. The rep outlines the aspirations and vision for the development of the site.
PR-B-1295	Natasha	Blackmore	Sheldon Bosley Knight on behalf of the Wright Family	12		PR114	The representations made by Strutt Parker in March 2016 remain valid for this consultation. Since this time advanced discussions have taken place with a number of interested developers and land promoters, further representations and pre-application discussions will be undertaken by the chosen developer with the relevant statutory consultees and District Council prior to an applicant being submitted.
PR-B-1117	Georgina	Tibbs	Barton Willmore on behalf of Bellway Homes Ltd and Archstone Projects Ltd	12		PR128	Bellway Homes Ltd and Archstone Homes Ltd have promoted the Church Leys Farm site in Ambrosden through the Local Plan for several years and continue to promote the site as a sustainable location for new housing. The rep provides further justification and details of the site and current planning application.
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	12		PR129	A Master Plan and a Design and Access Statement are provided which illustrate how this site could be developed.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	12		PR139	Objects - inappropriate development within the Green Boundary Zone that protects merging the surrounding villages with Bicester. It represents an unsustainable form of development with no connection to major settlement for employment and other infrastructure. It will lead to increased congestion on roads around Bicester; therefore considered contrary to Objectives SO6, 11, 12 and 15 and LP Policies BSC11, ESD1, 6, 10, 13 and 15.
PR-B-0847	Richard	Cutler	Bloombridge LLP	12		PR14	A series of drawings and conceptual diagrams are provided to support and illustrate the development potential at the Moors site. The Moors has no overriding constraints to development.
PR-B-1126	Jamie	Lewis	Hunter Page Planning on behalf of M and G Real Estate	12		PR153	Deddington is ideally placed to accommodate growth as an identified 'service village' and the inclusion of Site PR153 is strongly supported by M and G Real Estate being located adjoining the Deddington satellite of Hempton. The site remains in single ownership and is available.

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PR-B-0910	Ken	Pelton		12		PR157, PR30, PR55, PR181	Site PR157 has been proposed as low density, and is sited so there is no additional traffic through Noke, but contributes to traffic flow in the surrounding area. I believe that there is a strong case for some additional housing in Noke, so that the community remains viable and attracts young families who are the life blood of the community. There are not a lot of services and amenities, an expansion would safeguard these and possibly enhance these for the future residents of Noke. Site PR50 some 50 houses here would have the support of the local community. Site PR55 and PR181 are both unsuitable and would put more traffic onto Islip's already inadequate road system and the B4027. Similarly all the sites around Arncott, Bicester and junction 9 will generate traffic through Islip which cannot cope with existing traffic levels.
PR-B-0930	Philip	Marsh	Knights on behalf of Philip King Homes and Oxford City Charity	12		PR178	Cooperation between the Philip King Homes Trust and the Oxford City Charity would allow a more comprehensive approach to be adopted in the future development of Site PR178 and the adjoining parcel of land on its northern edge.
PR-B-0156	Val	Colby	Berrys on behalf of Cancer Research UK	12		PR184	Site PR184 is available for development and has been the subject of 2 planning applications by Gladman Developments. Whilst both applications were refused we consider the reasons for refusal on 15/01733/OUT can be overcome and the site can provide a development appropriate to the village.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	12		PR186	On behalf of Mr Bratt, RPS is currently promoting Site PR186. The site is just under 3ha, including a landscaping belt. Further land could be made available but would require further discussions regarding appropriate landscape mitigation measures. A brief description of the site, its capacity, and access is provided.
PR-B-0933	Peter	Bateman	Framptons on behalf of the Donger Family	12		PR187	In the summer of 2016 a promotional pack and illustrative emerging Master Plan were submitted to the council to support the allocation of this site for housing development. These plans and documents remain relevant. In addition this representation includes an amended landscape summary produced by Aspect Landscape.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	12		PR19, PR29	Response includes an updated Land Use Plan and an illustrative Master Plan showing an indicative potential layout for the whole site. The Master Plan includes: area for up to 1000 homes, an employment area, junction improvements, new primary school, commercial centre, new rail station, marina, improved ecological/wildlife areas, exposed geological features. An appraisal of the ITA is appended.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	12		PR196	Objects to the inclusion of this site into the land already allocated into the Bicester Gateway employment scheme. Transport mitigation measures from the development affecting Wendlebury are not satisfactory. Any increase of traffic through the village are to be avoided. The village has no street lights or pavements. The village experiences high levels of traffic when there are accidents at Junction 9 of the M40. The objections stands until the develops can satisfy the Parish Council.
PR-B-0935	David	Lock	David Lock Associates on behalf of Gallagher Estates	12		PR199, PR109	Gallagher Estates have previously submitted details regarding Site 199(land north of Wykham Lane, Banbury) and Site 109 (Land at Bourne End, Hook Norton). These sites are available, deliverable and suitable for development. The sustainability credentials would become evident if a rigorous site by site SA were to be carried out across all Areas of Search, as conducted for Areas A and B.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	12		PR23, PR24	Sites PR23 and PR24 are in sustainable location with a direct route to Oxford City via the A44. They comprise Cherwell's most sustainable sites, closest to Oxford City, within the A44 Corridor.
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	12		PR25, PR22	Full and detailed documentation provided in support of these promoted sites. Documents include a Technical Information Report, and Transport Strategy and Access Appraisal.
PR-B-0956	Mark	Recchia	Banbury Town Council	12		PR28	The Town Council has permission for this site for a change of use from agricultural land to Sui Generis (cemetery land) to expand Hardwick Cemetery, at land (not immediately) to the north of PR28.

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PR-B-0765	Layla	Vidal-Martin	NLP Nathaniel Lichfield and Partners on behalf of Taylor Wimpey	12		PR35	Have acquired the freehold of this site and progressed further detailed design for residential (and potentially education) provision. The site could contribute approximately 240 homes.
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	12		PR39	This representation provides detailed updated information on site PR39. In support of this site the rep includes a comprehensive site assessment covering the key areas of The Green Belt, Urban Form, Transport and Sustainability. Supporting documents include a 'Concept Study'; a 'Preliminary Access Options Study'; a Preliminary Ecology Appraisal'; a Heritage Assessment.
PR-B-1030	Jonathan	Harbottle	Land and Partners Ltd	12		PR46	Site PR46 Land West of Hook Norton, Sibford Ferris.
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	12		PR48	Yes. There are no environmental constraints to the development of site PR48 (a brief description is provided). It could also easily be combined with the northern part of PR51 if it was felt that a larger site is needed to fulfil the purpose of a 'sustainable strategic development site'.
PR-B-1036	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford	12		PR51	Have provided a Masterplan to promote this site, which is included with the representation. Have also provided a transport representation which sets out the credentials of that part of Site PR51 which could be developed from a sustainable transport perspective and provides additional information that could be considered alongside the findings of the ITP.
PR-B-1232	Mark	Schmull	Nathaniel Litchfield and Partners on behalf of The Church Commissioners	12		PR55, PR181, PR21	CCE continue to promote land at Islip that has been included as Potential Growth Areas, as well as further land as an expansion to Islip
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	12		PR74	No. As noted above, the site was previously put forward for consideration as part of the Issues Consultation in January 2016. It would be appreciated if the additional information presented could be added to the Council's database.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	12		PR77	Objects to the inclusion of this site into the land already allocated into the Bicester Avenue Scheme. It is not satisfied with the transport mitigation measures proposed by the developer for this proposal. There is only one main road through the village which is its centre. It is directly affected by the increase in traffic due to external pressures from surrounding development or incidents on the M40 and causes serious harm to the vitality of the village. None of these sites comply with the stated objectives of the plan. They represent opportunistic attempts by landowners to secure favourable allocation within the planning system when the local authority is under pressure to find sites for housing to satisfy 5 year supply to avoid unplanned and inappropriate development.
PR-B-1015	Daniel	Hatcher	Rosconn Group	12		PR88	PR88 was subject of a planning application (15/02359/OUT) which was refused, primarily on grounds of principle in view of there being a 5 year housing land supply at the time or otherwise for reasons which are not insurmountable and which could be addressed through a revised scheme as necessary.
PR-B-1344	Jonathan	Harbottle	Land and Partners Ltd	12		PR94	This site is intended to be delivered in line with the core principles they have developed that are proven to be commercially realistic and deliverable, having regard to the challenging and competitive market environment. They have listed the key principles in the representation.
PR-B-0973	Jonathan	Harbottle	Land and Partners Ltd	12		PR94, PR95	These sites are to be developed in line with the core principles of Land and Partners. These are local distinctiveness; culture and community; environmental gains. Further detail is given on these principles.
PR-B-1344	Jonathan	Harbottle	Land and Partners Ltd	12		PR95	This site is intended to be delivered in line with the core principles they have developed that are proven to be commercially realistic and deliverable, having regard to the challenging and competitive market environment. They have listed the key principles in the representation.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	12			See response to question 3.
PR-B-0119	C A	McCall		12			Look for other sites which are less controversial.



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PR-B-0171	Peter	Worth		12			The Yarnton site scores so low on page 71 that it will result in new housing. Therefore Yarnton is not helping solve the housing shortage. This is not the way the community should operate with its proximity to Oxford, jobs and local economic hub.
PR-B-0267	Carole	Pack		12			No
PR-B-0653	Peter	Webber		12			No comment
PR-B-0655	Christina Mary	Shirley		12			Do not understand the question.
PR-B-0705	Nick	Small	Stagecoach	12			Stagecoach is not promoting any site for development.
PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	12			Not to our knowledge
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	12			Consider that Yarnton is not a suitable location for development sites capable of accommodating 100 homes. There is universal objection to housing in Yarnton.
PR-B-0743	John	Tremlett		12			Not applicable
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	12			Yes. Webb's Way - Landscape and Visual Appraisal by Aspect; Transport Statement. Langford Locks - Landscape and Visual Appraisal by Aspect; Transport Appraisal. These reports demonstrate that these sites could be developed without detrimental and landscape impacts as outlined in the response to Q11.
PR-B-0799	Ian	Sheppard		12			Yes
PR-B-0808	Chris	Robbins		12			Have no connection with any site promoters, developers or landowners.
PR-B-0825	Simon	Joyce	Strutt and Parker on behalf of Mrs A Darbishire	12			Not applicable
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	12			Updated supporting information relating to the North Oxford Triangle is provided. This information is provided under the following headings: Oxfordshire Growth Board; Oxford City Council Partial Review Issues; Interim Transport Appraisal and Sustainability Appraisal.
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	12			There is an opportunity to improve the efficiency in the use of land within the allocation at NW Bicester (Policy Bicester 1)
PR-B-0895	Dr Alison and Dr Simon	Street		12			No comment. Do not own these neither do we seek to develop them.
PR-B-0937	Philip	Rawle	Greenlight Developments	12			This site is subject to on-going discussions with officers and an immediate planning application is currently being prepared. Request that all the information already submitted be taken in to consideration when deciding whether to support this proposed allocation.
PR-B-0944	David	Stone		12			This is a disingenuous question? Promoting sites within the GB is not acceptable. This is in breach of National Planning Guidance. Sites within Oxford's GB need to be banned from development and Cherwell Local Plan should unilaterally state this.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	12			Not 'promoters/developers/landowners'
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	12			The rep includes a very comprehensive New Alchester Vision Document prepared by Canaway Fleming, and supporting Transport Feasibility Study by WYG.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	12			Significant information has been provided with regard to the Begbroke Science Park at previous stages of the plan making process including a draft masterplan. A copy of the masterplan is also attached to this representation. It has been informed by technical surveys, further assessments are also under preparation including with regard to environmental impacts and can be supplied upon request.
PR-B-1033	Matthew	Symons	Hollins Strategic Land	12			It has demonstrated that land off Old Arcott Road, Ambrosden can be identified as a site for housing. Have provided more detailed information in their submitted representation
PR-B-1035	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford and Blenheim Palace	12			Have submitted a plan illustrating the potential path of A40/A44 link road showing potential access points into parcels of land east and west of the road. Whilst proposals for the land uses site are at an early stage of their evolution it is clear that the site could provide development for a range of uses, including housing and would be attractive to developers and occupiers alike.

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PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	12			Not applicable, however, see response to Q13 below.
PR-B-1154	Jim	Spencer		12			No comment
PR-B-1163	Catherine	Arakelian		12			Do the affected residents of Cherwell or North Oxford feel that they have been or are being consulted? In the CCD Statement of Community Involvement, on page 12, there is a photo of Kidlington people being consulted on the Kidlington Masterplan. This was ratified in December 2016. Now worthless.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	12			No comments
PR-B-1188	Carol	Matheson		12			Not asked anyone.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	12			Has no knowledge of any site promoters, developers, landowners who wish to support or provide information about the sites.
PR-B-1255	Kezia	Sheppard		12			Don't know.
PR-B-1272	S G	Wakeling		12			Don't know
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	12			A review of the capacity of existing Strategic sites should form part of the supply to address the unmet housing need. Attention is drawn to Banbury 3 and have provided a detailed statement in the representation. Banbury 3 has potential to deliver more housing on site without increasing the site area.
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	12			Reference is made to a Vision Document which includes details and technical work on highways and transportation, ecology, hydrology and drainage, archaeology and also includes a tree survey. (see rep for detail)
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	12			CDC has the onerous task of protecting a very rural region which sadly is being overrun by urban sprawl. It is not appropriate to build mini housing estates in small rural villages. House building should be restricted to infill and for a known local need e.g. rural exception sites.
PR-B-1111	Pat	Clissold		13	E	PR141, PR142	This rep provides a lengthy and detailed response to sites PR141 and PR142. These sites have been identified already in local plan part 2 but not yet in the LP1 partial review to meet Oxford's unmet needs. Wish to re-identify them together as done in LPA-A-055 and allow PR142 to be developed as a small retail outlet and leave PR141 as a wildlife site.
PR-B-0825	Simon	Joyce	Strutt and Parker on behalf of Mrs A Darbishire	13		Land at Launton	The land at Launton extends to 16.4ha and could accommodate approx. 300 new homes and supporting infrastructure. A detailed description of the site, its constraints, and perceived benefits is provided. A site location plan is also provided.
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	13		Land west of South Newington Road, Bloxham	Gladman are promoting this site. It is deliverable, being available now, offers a suitable location for development and is achievable. The site is located within walking and cycling distance of a range of shops and community facilities in Bloxham. The site has limited constraints and is not covered by any restrictive policy designations. Can also reduce the pressure on the Council to release land from the GB.
PR-B-0930	Philip	Marsh	Knights on behalf of Philip King Homes and Oxford City Charity	13		PR178	PR178 can be extended northwards to include an adjoining parcel of land. This site has the potential to increase the potential for open space on the southern portion of PR178 to ensure a green buffer between the existing built up area of Kidlington and the A34. This site also has the potential to increase the residential capacity of the proposed site in a location which is very close to existing community facilities and public transport.
PR-B-0808	Chris	Robbins		13		PR22	Site PR22 together with land north west of Upper Campsfield Road and lying between the A44 and A4260 could be used to create a garden village outside the GB, that would be a sufficient size to generate its own public transport links. This possibility should also be considered before developing any sites within the GB.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	13			No
PR-B-0033	Henry	Munday		13			No
PR-B-0055	Cynthia	Hall		13			Brownfields site should be included.

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PR-B-0057	Matthew	Taylor	Aitchison Rafferty	13			WG019 has the potential to deliver over 100 residential units despite being defined as a 50 dwelling site in the SHLAA.
PR-B-0060	Sue	Mackrell	Bicester Town Council	13			'Not that Bicester Town Council can see'.
PR-B-0119	C A	McCall		13			Not that I am aware of.
PR-B-0171	Peter	Worth		13			Mostly agreeable however there are other land opportunities that could be considered in Yarnton which provide less than 100 houses. If other pieces of land were said to be suitable, some would become available due to the increase in land value.
PR-B-0209	Patrick and Julia	Jennings		13			Do not know what sites are being considered elsewhere around Oxford but this should be presented as an integrated Oxford plan, with all sites presented rather than just Cherwell. Do believe that sites that directly support the technology parks, factories in Cowley and the hospitals in Headington, make much better sense.
PR-B-0267	Carole	Pack		13			No
PR-B-0637	Prof Martin LG	Oldfield		13			Oxford city has brownfield sites which should be used, and respect given to the GB.
PR-B-0643	L	Allen		13			Yes, detention centre and land immediately surrounding the ambulance station, Langford Lane. The land adjacent to the Langford lane motor village that has been labelled as a technology park for some time but not developed. Risinghurst to Old Road Headington, Oxford Greyhound, speedway stadium and land around Eynsham Trading Estate.
PR-B-0653	Peter	Webber		13			There are lots of sites within the city not included in this consultation. The relocation of the airport should be considered.
PR-B-0655	Christina Mary	Shirley		13			The whole of our village has been outlined, the airport could be considered.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	13			No
PR-B-0705	Nick	Small	Stagecoach	13			Not aware of any additional potential sites .
PR-B-0710	Selwyn	Phillips		13			Bunkers Hill - Shipton Quarry. Islip could be turned into an essential homes village as it has a new railway station.
PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	13			None that we are aware of
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	13			Consider that Yarnton is not a suitable location for development sites capable of accommodating 100 homes. There is universal objection to housing in Yarnton.
PR-B-0743	John	Tremlett		13			No comment
PR-B-0746	Adrian	White and 79 others	Petition with 80 signatories	13			There are no potential strategic sites in Steeple Aston.
PR-B-0769	Debbie	Jones	Bidwells on behalf of City of Oxford Charity	13			Wishes to put its site in Kidlington forward for allocation for residential development. Detailed further information and site location plan is provided.
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	13			Not that we are aware of.
PR-B-0799	Ian	Sheppard		13			None.
PR-B-0809	Karen	Selway		13			Yes. Land where Peartree Park and Ride is presently located could be turned into housing, once the other Park and Rides have been built at Begbroke, etc.
PR-B-0821	Alan and Suzanne	Mclvor		13			Oxford City Council should be expected to allocate land for more housing to enable it to meet more of its own housing requirements.
PR-B-0826	Alan	Dobson		13			Wonder if the potential of Option F on p.14 in the Summary Booklet has been fully explored: there was a small town there in effect when the RAF/USAF was there and an airfield is not virgin land.
PR-B-0832	Richard	Hills		13			Certain there are, but don't have specific information. Proposed sites that are suggested after the consultation period has closed should be accepted.
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	13			No

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PR-B-0847	Richard	Cutler	Bloombridge LLP	13			The LUC work should have separated out PR14 and PR27 as they are fundamentally different propositions. Request that KR12 is split in to KR12A and KR12B and the analysis re-run. This will show that PR14 has a low impact on the purposes of the GB. Diagrammatic information is provided.
PR-B-0856	David	Smith		13			Not seen
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	13			No comments
PR-B-0878	Jane	Olds	Wendlebury Parish Council	13			Unable to respond - Insufficient time to consider the issues in detail
PR-B-0882	Julia	Trowles		13			Sites outside the GB along the rail corridor from Oxford to Banbury.
PR-B-0883	Peter	Trowles		13			Sites outside the GB along the rail corridor from Oxford to Banbury.
PR-B-0890	Chris	Dicks		13			No
PR-B-0895	Dr Alison and Dr Simon	Street		13			Pear Tree Park and Ride.
PR-B-0908	Mark	Limbrick	Defence Infrastructure Organisation	13			In November 2016 the government published 'A Better Defence Estate' One of the sites announced as surplus to requirements was St David's Barracks, Cherwell. The estimated date of disposal is 2028. The site could accommodate approx. 725 dwellings. The site is within the adopted Bicester 2 Craven Hill policy. However, this allocation does not take in to account these additional dwellings as the barracks site was not available for redevelopment at the time of drafting the Bicester 2 policy. As such DIO would like this brownfield site to be considered as a Strategic Development site for circa 725 dwellings.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	13			Shipton Quarry is one of the best and most suitable sites to meet Oxford's unmet need within the northern area.
PR-B-0944	David	Stone		13			The balance appears to be dis-proportionately overloaded towards the border of Oxford which is NOT sustainable for affordable housing needs, and impractical due to existing traffic congestion. Other areas in Cherwell District merit more detailed consideration, possibly Shipton-on-Cherwell, Banbury and areas to the north east of Cherwell to leverage advantage from the Cambridge-Oxford Express Way and the potential to create an enterprising Silicon Valley.
PR-B-0973	Jonathan	Harbottle	Land and Partners Ltd	13			Additional sites not previously considered should come forward through criteria based policy. Such policy would allow sustainable sites to be delivered whilst preventing any proposals which would cause harm to heritage and ecological assets.
PR-B-0984	Jane	Burrett		13			No comment.
PR-B-1003	Simon	Turner	Launton Parish Council	13			No
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	13			There are no sites in this Parish that fit the criteria for meeting Oxford's unmet housing need
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	13			No
PR-B-1030	Jonathan	Harbottle	Land and Partners Ltd	13			Additional sites not previously considered could come forward through criteria based policy. Such policy would allow sustainable sites to be delivered whilst preventing any proposals which would cause harm to heritage and ecological assets.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	13			The extensive list of sites is sufficient to provide reasonable alternatives for comparative assessment.

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PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	13			The rep provides details of an additional strategic site. It adjoins land allocated for employment and housing development under policy Bicester 12, for which an outline application is currently under consideration. The potential to extend existing allocations that are consistent with the LPP1 strategy and vision must be an important starting point for the identification and analysis of options. The site comprises a total of approx. 30has of agricultural land. It is anticipated that the site could accommodate around 750 - 1000 homes to include 30% affordable housing. Further details in support of this potential allocation are give in the rep.
PR-B-1069	JP	Lyes		13			Not aware of any.
PR-B-1110	Iain	Johnson		13			As a resident of the City Of Oxford am not able to suggest sites within Cherwell district councils area of responsibility
PR-B-1126	Jamie	Lewis	Hunter Page Planning on behalf of M and G Real Estate	13			Site references DE008, DE010 and DE036 as identified in the 2014 SHLAA are all adjacent to the current built up area of Deddington and are promoted by the landowners as suitable and available locations for development. They do not impact on the Conservation Area or have significant landscape impacts when compared to other options.
PR-B-1145	Richard	Bennett		13			Ambrosden and Blackthorn areas – this land is not currently productive and has potentially good railway links.
PR-B-1154	Jim	Spencer		13			Almost certainly
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	13			Suggest development from Risinghurst to Old Road Headington - near to major employment sites and access to A40(M40) Oxford Ring Road and the City. Develop the Greyhound/Speedway stadium for housing. Extend Greater Leys.
PR-B-1157	Nicola and Giles	Lewis		13			No comment
PR-B-1162	Roger	Bellamy	Hornton Parish Council	13			Yes, Finmere airfield
PR-B-1163	Catherine	Arakelian		13			No comment
PR-B-1165	Caroline	Johnson		13			No view
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	13			No comments
PR-B-1181	Heidi	Lancaster		13			It is possible there are some brownfield sites not yet identified.
PR-B-1188	Carol	Matheson		13			Not that am aware.
PR-B-1192	Robert	Selway		13			Yes. Land where Pear Tree Park and Ride is presently located could be turned into housing, once the other Park and Rides have been built.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	13			Does not believe that there are any potential unidentified sites
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	13			The rep includes an additional parcel of land within the revised assessed area. A site location plan is provided.
PR-B-1229	Henry	Brougham		13			Cannot identify any
PR-B-1230	T M M	Green		13			Oxford City should be expected to allocate land for housing before employment to enable it to meet its own housing needs.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	13			Do not wish to suggest any additional sites at this time.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	13			No. The processes leading up to the identification of the sites in Table 6 to 14 has been very comprehensive.
PR-B-1243	Kazimiera	Kantor		13			No.
PR-B-1255	Kezia	Sheppard		13			No.
PR-B-1272	S G	Wakeling		13			Don't know

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PR-B-1283	Julian	Philcox	JP Planning Ltd on behalf of Mr N Wingfield	13			The land at 12 Heath Close, Milcombe extends to 2.15ha. It is in single ownership, flat and has frontage to 3 no. roads. It is part previously developed as it contains the existing dwelling in addition to stabling and paddock areas. Plans identifying the site and existing land uses are provided. Also attached is additional information in respect of the site and significant consultation work already undertaken on drainage, landscape impact, trees, ecology and access/highways.
PR-B-1287	Tenley	Soanes		13			Brownfield sites for mixed used, why does commercial come first then housing. Langford Lane should be considered for mixed use. Already there are empty units that could be converted to houses. Consider building above office and shops, making it a mixed community.
PR-B-1298	James	Jocelyn		13			No comment.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	13			Disagree. There is sufficient land within the A44 corridor to meet Oxford's needs.
PR-B-1344	Jonathan	Harbottle	Land and Partners Ltd	13			Additional sites could come forward through a criteria based policy. Such policy would allow sustainable sites to be delivered whilst preventing any proposals which would cause harm to heritage and ecological assets.
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	13			CDC has the onerous task of protecting a very rural region which sadly is being overrun by urban sprawl. It is not appropriate to build mini housing estates in small rural villages. House building should be restricted to infill and for a known local need e.g. rural exception sites.
PR-B-0905	Theresa	Goss	Bloxham Parish Council	14		160	Concerned about the adverse impact on the crossroads (A361), increase congestion onto Bloxham Grove with planned expansion for the Warriner School.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	14			Has provided comments on these sites (PR18, PR87, PR88, PR114, PR116, PR117, PR134, PR162, PR184) in response to question 11.
PR-B-0905	Theresa	Goss	Bloxham Parish Council	14		PR110	Objection on inadequate access grounds and its impact on the A361 mini roundabout.
PR-B-1111	Pat	Clissold		14		PR141, PR142	Sites PR141 and PR142 were both entered under LP2-A-055 so have not been re-entered for the partial review of local plan part 1..
PR-B-0905	Theresa	Goss	Bloxham Parish Council	14		PR159	Concerned that this would add to the congestion on the Tadmerton Road, major loss of green space surrounding the school and impact on air quality.
PR-B-0897	Rob	Lawrence		14		PR164	Site PR164 is not a sustainable development location and not contribute to the principles of the Local Plan or meet the criteria for site allocation set out in "Policy Villages 2". Concerns to public transport in South Newington. No direct access to public highway, Sands Lane is a single carriageway road which should not be obstructed. Concerned with safety, access, turning areas, sustainable drainage, NPPF compliance. Conflict with existing plans and guidelines CDC Local Plan and national planning guidelines and the stated aims of the South Newington Conservation Area (2014). Impact to countryside and all wildlife. 50% increase to the houses and adds stress to the already stretched infrastructure. The rep. has stated that there are seven inaccuracies in the submission form which have been listed.
PR-B-0156	Val	Colby	Berrys on behalf of Cancer Research UK	14		PR18, PR87, PR162, PR134	Sites PR18 and PR87 are unsuitable and if developed would serve to extend the built form of Adderbury in to the open countryside. Site PR87 would encroach into the gap between Adderbury/Twyford and Bodicote. Site PR18 relies upon site PR87 for access to the Oxford Road. Sites PR162 and PR134 are remote from the village and insufficiently connected to it to be considered sustainable sites suitable for allocation.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	14		PR183	The Parish strongly disagrees with PR183
PR-B-0905	Theresa	Goss	Bloxham Parish Council	14		PR35	Objection due to additional traffic, congestion, and overall impact on the A361
PR-B-0637	Prof Martin LG	Oldfield		14		PR51 previous PRA-061	Your website is almost opaque. For example, for the Spring Hill PR51 I cannot find anything on PRA-061 by Gerald Eve LLP. If we can't easily find it, we cannot comment.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	14		PR62, PR149	Noting that Q14 seeks views on 'identified' sites, the reps or submissions received so far, including in relation to sites ref PR62 and PR149 are not available to view at this time.

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PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	14		PR74	Objects to the promotion of this site. The Begbroke Masterplan is only proposing 14% residential use when the basis of the consultation is Oxford's unmet needs. This appears to be an attempt to get on the "development bandwagon" including a Park and Ride and a Rail Station. The local infrastructure will not cope with such a large scale development.
PR-B-0643	L	Allen		14		PR-A-009, PR23	PR-A-009 Blenheim Estates site 23 is in GB and closes the gap between Begbroke and the existing developments in Langford Lane. If combined with sites 24 and 74 has a major impact on open space between these areas. The site has been listed as residential but the rep states it is a mix of residential, industrial and storage. There is no acknowledgement of effects on wildlife, loss of good agricultural land and traffic implications. It is likely to add to the unsafe condition at Begbroke for residents crossing the A44 for bus stops and village amenities, where there is no pedestrian crossing.
PR-B-0643	L	Allen		14		PR-A-009, PR24	PR-A-009 Blenheim Estates site 24 is in GB and closes the gap between Begbroke and the existing developments in Langford Lane. If combined with sites 23 and 74 has a major impact on open space between these areas and the wildlife corridor. The statement that it serves no purpose to the GB is not true, there is currently a gap between Begbroke and Langford Lane developments, this will fit in. There is no acknowledgement of effects on wildlife, loss of agricultural land and traffic implications.
PR-B-0895	Dr Alison and Dr Simon	Street		14		PR-A-017	Agree whole heartedly with the points raised by the Oxford GB Network PR-A 017
PR-B-1142	Alan	Lodwick		14		PR-A-019 (PR14)	Disagree strongly with PR-A-019 Bloombridge Developments. The site proposed is unsuitable for reasons I have given in my response to Question 11 including groundwater flooding on a portion of the site. Their submission (taken with previous submissions) suggests a remarkable lack of familiarity with the site, for example in proposing small business units next to the historic St Mary's church and conservation area and in a field which is frequently subject to groundwater flooding.
PR-B-0643	L	Allen		14		PR-A-051, PR48	Site PR-A_051 M Gilbert/VSL site no 48 is in GB. The area has been grazed and therefore not redundant, it is a valuable area for wildlife. The SSL site is quite well concealed so not an urbanising influence for further development. Access is challenging and it will add to the unsafe condition at Begbroke for residents crossing the A44. There is no pedestrian crossing for residents to reach the bus stop and village amenities.
PR-B-0643	L	Allen		14		PR-A-061, PR51	Site PR-A-061 Gerald Eve site no 51 the rep has errors. The submission states that the development will be close to facilities in Begbroke and Yarnton, there are very limited facilities here and they would be inadequate for this size development. It is not acceptable to use GB and lose wildlife habitats and country walks. The site is on a hill and will be visually imposing. It will make an island of Begbroke thus impacting on the sustainability of wildlife and woodland growth. The proposal is too large and has the potential to cause major traffic disruption on the A40 and A44. It will add to the unsafe conditions at Begbroke where residents have to cross the A44 dual carriageway without a pedestrian crossing to access village amenities and the bus stop. There is no detail on employment or leisure to be provided.
PR-B-0643	L	Allen		14		PR-A-074, PR20	This rep provides a detailed and lengthy objection to PR-A-074 Tripartite site 20 with specific concerns regarding categorisation and document error. It appears to be in the interest of Tripartite alone and is on GB land. Development on this scale will result in major loss of wildlife habitat which supports thriving populations of different species, including Water voles seen at Rowell Brook. There seems to be no consideration for an ageing population. Traffic will increase and proposals for rail link and Park and Ride are unlikely to be financially viable due to the size of infrastructure investment and journey times. Current operations at the science park have a shuttle bus service to Oxford.

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PR-B-0643	L	Allen		14		PR-A-111, PR74	PR-A-111 JPPS site 74 there appears to be an error in the submission as there is reference to Begbroke Close, should this be Crescent? The survey by Mode Transport doesn't take into consideration the sharp bends and on road parking at the site entry from Begbroke Crescent. It appears to be part brownfield site with the rest in GB and a recent planning application for this site was rejected on the grounds of GB. Part of the site provides a habitat for wildlife so a corridor should be left to allow access to sites PR23 and PR24. A gap needs to be maintained between Begbroke and development in Langford Lane.
PR-B-0643	L	Allen		14		PR-A-140, PR34	Site PR-A-140 Kemp and Kemp site 34 the submission lacks detail. There is no indications of wildlife access and it is on GB. It should not be additional to the Tripartite proposals for site 20 in order to prevent development sprawl.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	14			No
PR-B-0037	Clifford	Jones		14			The link supplied went to a generic page, it should have been a direct link or provided instructions to access the documents.
PR-B-0060	Sue	Mackrell	Bicester Town Council	14			Agrees with the areas of search
PR-B-0119	C A	McCall		14			Have not seen any representations, or had time to read all documents.
PR-B-0171	Peter	Worth		14			NIMBY'ism of providing little or no housing in Yarnton will solve the problem. The Yarnton site scores so low on page 71 that it will not result in new housing. Therefore Yarnton is not helping solve the housing shortage. This is not the way the community should operate with its proximity to Oxford, jobs and local economic hub. The options review is in danger of delivering nothing to address the housing shortage. A few fields, near to community services and good bus routes will have to be sacrificed. This is about peoples lives, jobs and communities.
PR-B-0447	Laura, John, Benito	Wainwright		14			Submissions from private individuals and champions of the environment and local communities, are vastly outnumbered by submissions from Oxford City and the development sector. Motivated by commercial self-interest there is a wish to take advantage of the rise in local property prices. Hope that consideration will be given to those voicing local and environmental concerns.
PR-B-0653	Peter	Webber		14			In earlier consultations there was suggestion that Oxford City Council should encourage some large organisations to move out of the city. This would free up land and provide significant worthwhile employment elsewhere.
PR-B-0655	Christina Mary	Shirley		14			Communication has been poor, as there was no information until late December. People will not have had sufficient time to comment when close to the Christmas period.
PR-B-0656	Mary G	Shirley		14			Unable to comment as not seen or heard about this.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	14			Have no further comments on the representations and submissions.
PR-B-0705	Nick	Small	Stagecoach	14			Not in a position to comment.
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	14			Object to all new development in Yarnton, This is not simply a 'Nimby' attempt to resist any and all development, but a balanced and proportionate response that takes account of the intrinsic character of the village and its potential to accommodate new development without fundamentally harming its environmental character, quality and amenities.
PR-B-0743	John	Tremlett		14			Disagree with the approach taken by my neighbours in the Harbord Road residents' association.
PR-B-0746	Adrian	White and 79 others	Petition with 80 signatories	14			Have commented on the representation for Sandpits, Fenway North and South. Note that these representations comment that Steeple Aston is a 'highly sustainable village' because it has certain facilities. The reps refer to two business parks, which is unclear. Don't agree that the sites have limited environmental value, in addition to that, no ecological assessment have been made, Hedge is of considerable value, etc. are all included in their representation.
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	14			There are a number of objections relating to a broad range of issues. The points are made in our responses to other questions.



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PR-B-0787	Corinne	Hill	Shenington with Alkerton Parish Council	14			<p>LP2-A-136</p> <ul style="list-style-type: none"> <li>* The site does not have good access highway. The A422 goes through the village of Shenington and Alkerton. The road is narrow, winding and has no footway. Extra traffic would represent a significant hazard and increase the concerns of pedestrians, horse riders and cyclists.</li> <li>* Part of the site is within Flood Zone 2</li> <li>CDC Maps show areas of contamination within the site</li> <li>* The submission suggests a site for a village shop. The last village shop closed in mid 1980s because it was unsustainable</li> <li>* The submission includes a map which indicates the route of a possible footpath link to Stocking Lane - school and health centre. The route goes over the land of another landowner who has previously indicated that he did not wish to allow public access.</li> <li>* NPPF 109 states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes. The landscape sensitivity of the proposed site is high. A Landscape and Visual Impact Assessment would be required before this is considered.</li> </ul>
PR-B-0793	Philip	Morley	North Oxford Golf Club	14			Notes that the NOGC golf course land is contained in two sites (38, 50) with two different promoters. As stated in response to Q11, even if these sites are considered, the Unmet Need can be fully or significantly met by including only the land to the east of the Banbury Road in both sites.
PR-B-0808	Chris	Robbins		14			Have not seen these so am unable to comment.
PR-B-0819	Tim	Green	The Harbord Road Area Resident Association	14			Consider that there is a vast amount of documentation for this consultation. This means that the views of developers, land agents and land owners are more likely to be heard as they have the resources to respond fully. CDC's timing and poor organisation have made it difficult for "the man in the street" to respond. There is a conflict of interest in allowing those who stand to benefit financially from development (land owners, land agents and developers) to comment alongside those who have no such conflict. No housing development should be able to cope with the influx of new people and traffic movements. The existing infrastructure cannot cope at the moment.
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	14			No
PR-B-0821	Alan and Suzanne	Mclvor		14			Submissions in favour of development have been made by developers, land owners and agents. They clearly have a vested interest. Because of this their views should be taken for what they are i.e. as lacking independence. They should be set aside or as a minimum viewed as biased.
PR-B-0825	Simon	Joyce	Strutt and Parker on behalf of Mrs A Darbshire	14			No observations in relation to other comments made.
PR-B-0826	Alan	Dobson		14			No, not seen any
PR-B-0832	Richard	Hills		14			No
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	14			Support the representations made by Oxford City Council, in so far as they express the view that 'an urban extension to the immediate north of Oxford would offer a highly sustainable location for housing-led development to help meet Oxford's unmet housing needs'.
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	14			No
PR-B-0847	Richard	Cutler	Bloombridge LLP	14			No comment.
PR-B-0856	David	Smith		14			Couldn't find these
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	14			See comments on Q11

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PR-B-0877	David	Flavin	Oxfordshire County Council	14			Transport strategy have expressed concerns about the need for transport infrastructure to support this growth. Clarity on how the sites come forward and providing sustainable links to housing location to minimise the impact is crucial. Public transport need is supported, as the need to focus growth on transport corridors, especially where additional funding could provide demonstrable advantages.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	14			Unable to respond - Insufficient time to consider the issues in detail
PR-B-0890	Chris	Dicks		14			It is not possible to review all of these in the time given for responses. Those submitted by landowners of potential development sites and their agents should be discounted due to conflict of interest.
PR-B-0905	Theresa	Goss	Bloxham Parish Council	14			Disagrees with further sites being put forward around Bloxham and surrounding areas for Oxford's needs due to lack of public transport links and inadequate infrastructure.
PR-B-0910	Ken	Pelton		14			There hasn't been time to read these and many have not yet been submitted. I would like to endorse the CPRE submission.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	14			It is impossible for them to properly answer this question due to the short timescale to respond. Their principle objection is the impact of developments on the GB and thus the countryside around Oxford and on the City of Oxford itself which has been protected from adverse development for the last 70 years by the planning process and has a result thrived. At the moment it is possible to walk from the High Street into the countryside, but for how much longer?
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	14			Disagree with the conclusions of the OGB with regard to the assessment of Shipton Quarry and the summary of the constraints to development put forward within the 'traffic light' assessment. Reasons are given in the rep.
PR-B-0931	Jane	Olds	Fringford Parish Council	14			The three sites in Fringford previously submitted and subsequently shown as rejected by CDC should remain rejected on the grounds of sustainability, distance from Oxford, inadequate transport links and lack of services.
PR-B-0944	David	Stone		14			Could not find this information to respond, so how do I evaluate and give a response to this question? Agree with respondents advising that the removal of the GB around Kidlington and Oxford is unacceptable and against national planning policy. Also concur from experience of living here that traffic congestion and pollution is already at an unacceptable illegal level and no development is the only solution to ensure community health, and well being.
PR-B-0949	Peter	Monk	Banbury Civic Society	14			Draw attention to the advantages of the London Oxford Airport site. The airport is not a base for public service flights , is a developed area within the 'green belt' , is 200+ hectares (say 5,500 - 6,000) dwellings which is adjacent to (a) existing employment (which could be extended), (b) to an existing railway line, (c) existing bus services direct to the city centre and the site is bounded by good quality main roads providing access to other parts This site could also accommodate a good site for a 'further out-of-town' Park and Ride terminal. They suggest that the rotary wing flying operations can be undertaken at Upper Heyford. Present policies for this area would also have to be reviewed, but restoring operations at this airfield need not be incompatible with the historic interest of the area - indeed flying operations could well enhance such interest. Upper Heyford has the potential for access to the M 40 and also has reasonable access to a regular rail services. Freight movements by nearby forwarding companies and the occasional large air movements on behalf of charities flying out disaster relief consignments would be facilitated by the long runway available at the location.
PR-B-0956	Mark	Recchia	Banbury Town Council	14			Does not wish specifically to comment on the sites, but wishes to reiterate that Banbury through lack of connectivity with Oxford does not make the town an appropriate location to meet Oxford's unmet housing need.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	14			No

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PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	14			It is noted that the Oxford Green Belt Network responded to the previous consultation. The importance of the GB is acknowledged but it is believed that development can be successfully accommodated without substantial harm. The scale of the unmet housing need and the social and economic problems which would arise by not making provision close to the City would constitute exceptional circumstances as required by the NPPF. The GB boundaries have endured for many years without significant change and we believe that there is broad support for such a review to be undertaken. Reference is also made to the LUC Green Belt Study commissioned by the Growth Board.
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	14			No comment at this stage. Do however, reserve the right to comment on this topic in future rounds of consultation.
PR-B-1069	JP	Lyes		14			No
PR-B-1095	Val	Russell	Bodicote Parish Council	14			Objects to the promotion of this site for housing due to its impact on Bodicote. They have already lost a large portion of the Parish to the Longford Park development and currently there are 2 developments approved on the south part of the Parish at Blossom Fields. Both these sites are not acceptable for the following reasons: PR 186 - There is a risk of flooding with this site and it is not the most accessible. It would increase traffic through the village and Water Lane, which is a bridleway and not a street. It could be a precursor to more development. The Parish is already experiencing major traffic problems. Where will the infrastructure funding come from to deliver LTP4 and Masterplan? PR199 - This site is a major problem. Vehicles will use Wykham Lane, which is a narrow, winding, country lane, already in a poor condition and subject to near misses. It is not appropriate to build here and use Wykham Lane to enter and exit the site.
PR-B-1110	Iain	Johnson		14			It is very difficult to find these documents on your website and the public meeting was poorly advertised. Having now read these, the details are good but the constraints are the key. The principle of removing GB and damaging special areas of conservation are main objections.
PR-B-1154	Jim	Spencer		14			No comment
PR-B-1157	Nicola and Giles	Lewis		14			Not known
PR-B-1163	Catherine	Arakelian		14			Support the objections to Areas A and B submitted by the parish councils of Yarnton, Begbroke and Kidlington and the objections raised by Kidlington Development Watch.
PR-B-1165	Caroline	Johnson		14			Disagree with any proposal to build houses in the Oxford GB.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	14			No comments
PR-B-1180	RA	Humphreys	Humphreys and Co Solicitors on behalf of Oxford Programs Ltd	14			There is universal local opposition to the provision of significant new housing in Yarnton. This is a balanced and proportionate response that takes account of the intrinsic character of the village and its potential to accommodate new development without fundamentally harming its environmental character, quality and amenities.
PR-B-1188	Carol	Matheson		14			The sites are within GB and are inappropriate development, there is no mention of brownfield sites. . Kidlington and Gosford will merge with Oxford and recreation land at North Oxford Golf course will be lost. Flooding is an issue and many sites are within the Flood Zone. There are listed buildings at Water Eaton and evidence of a medieval village and Roman road. The Oxford canal, an important leisure corridor is protected by Cherwell Local plan. Agricultural land that could be used for food production is being removed.
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	14			N/A
PR-B-1229	Henry	Brougham		14			In agreement with those representations which question the basis of the requirement for 4,400 dwellings over the period to 2031, and seek to have it reviewed. Any sites released from the GB should be those which have the least impact on the purposes of Green Belts.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1230	T M M	Green		14			Submissions in favour of development have been made by landowners, agents and developers, that clearly have a vested interest. There should be some recognition that these are not independent.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	14			RPS has not reviewed any emerging reps so far, but will review and comment on these as appropriate once they become available.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	14			No comments at this stage.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	14			No
PR-B-1243	Kazimiera	Kantor		14			Cannot comment in the short time available.
PR-B-1255	Kezia	Sheppard		14			No.
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	14			The concerns from residents in North Oxford about the consultation are justified as it did not reach many. Although this area is outside CDC, it is significantly affected by these proposals. If there is evidence that the lack of publicity has led to a low level of response, further consultation should be undertaken
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	14			There has been insufficient time to look at this question in detail.
PR-B-1272	S G	Wakeling		14			Am not able to comment at such short notice.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	14			Have no comments at this stage, but do however reserve the right to comment on this topic in the future.
PR-B-1298	James	Jocelyn		14			Disagree with any and all submissions that seek to justify the construction of unsustainable additional housing throughout the OHMA, and especially disagree with submissions that seek to justify the release of GB for the purpose of additional housing to 'meet Oxford's unmet need'.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	14			Disagree. There is sufficient land within the A44 corridor to meet Oxford's needs.
PR-B-1305	Cllr Polly	Foster	Fritwell Parish Council	14			Strongly agrees with the Key Strategic Constraints in Table 16 for Options G and I and agrees with 7.28 that scores these areas least positively overall and identifies them as not benefitting from existing or planned sustainable transport infrastructure.
PR-B-1346	Neil	Tiley	Pegasus on behalf of the Dorchester Group	14			Sustainable options are likely to be at those locations immediately adjacent to Oxford (subject to constraints) and at those locations with sustainable transport connections or in southern Cherwell. All take account of the origin of the unmet needs and are generally supported to varying extents. A more detailed response is provide in the representation.
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	14			CDC has the onerous task of protecting a very rural region which sadly is being overrun by urban sprawl. It is not appropriate to build mini housing estates in small rural villages. House building should be restricted to infill and for a known local need e.g. rural exception sites.
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	15	A		The assessment findings for Area A are supported.
PR-B-1240	Suzanne	Willson-Higgins		15	A		The areas of search assessed against 8 transport criteria is noted. Discusses the assessment for sites in area A against different criteria, and is very concerned about whether sufficient infrastructure can be put in place with new development; the impact on the Green Belt and local communities. Whilst Rapid Transport System is proposed, questions its funding and whether it will be delivered in time.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0447	Laura, John, Benito	Wainwright		15	A, B		Cannot understand how Areas A and B around Kidlington have been assessed as most promising locations for development. Their proximity to Oxford make them least suitable as employment is centred around Headington and Cowley in the South and East of the city. Kidlington would lose its village character and become an Oxford suburb with traffic chaos. Most significant would be the use of GB which according to the present government's manifesto should be sacrosanct.
PR-B-0808	Chris	Robbins		15	A, B		Areas A and B together with Bletchingdon and Kirtlington should be the main areas of search.
PR-B-0944	David	Stone		15	A, B		See response to Question 8. This assessment deliberately and misleadingly under plays the real issues about existing traffic congestion, pollution and log-jam on the present roads around Oxford. There no evidence any new roads, such as a northern relief road to connect with A40 will remove road congestion. No timescale is offered by the County to deliver realistic traffic improvements. This cannot be considered as a suitable reason to advocate development on sites A and B around Oxford and Kidlington. It is not deliverable, not sustainable and not realistic.
PR-B-1160	Christopher	Hardman	Wolvercote Neighbourhood Forum	15	A, B		The 'green scores' for areas A and B depend simply upon the proximity of the sites to existing roads, services and public transport. These transport services are already inadequate, the roads are congested and there are serious problems with air quality. Additional traffic growth from other imminent developments is certain to exacerbate the problems. Have provided a detailed statement in response to this question in the representation.
PR-B-0931	Jane	Olds	Fringford Parish Council	15	C, I		Agrees with the ratings of these sites as listed and the scoring of Options C and I.
PR-B-1346	Neil	Tiley	Pegasus on behalf of the Dorchester Group	15	F		Search Area F provides an opportunity to contribute to the unmet needs of Oxford City but also provides a sustainable opportunity to meet the housing needs of Cherwell once the necessary SHMA review is undertaken as the economic effects of development in Area of Search A would largely occur within Oxford City (rather than Cherwell).
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	15	H		Notes the conclusions regarding Area H and generally agrees with the findings. Contend however that the number of jobs within Oxford which are accessible within 45 minutes is unexpectedly low in comparison to other Areas of Search. Would welcome further discussion on the assumptions behind this conclusion. Suggest that further consideration of sites in areas of search other than Areas A and B would be beneficial particularly if it is concluded not all the required new homes can be accommodated in Areas A and B. Welcomes the comments in para 8.3 that other factors in addition to transport may lead to sites being concluded to be more or less sustainable overall.
PR-B-0746	Adrian	White and 79 others	Petition with 80 signatories	15	I		The Options Consultation document confirms that Option I (including Steeple Aston) does not benefit from existing or planned sustainable transport infrastructure. Submit that this rules it out of serious consideration.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	15			Agrees with the assessment and its findings.
PR-B-1281	G M J	Taylor		15		PR27, PR14, PR32	Am absolutely against building on these sites. The whole area between The Moors and the River Cherwell must be protected. This area is greatly valued by all the residents of Kidlington. One of the few beauties of Kidlington is once you walk down to St Mary's Church into the conversation area, your out into the open Oxfordshire countryside. Where deer roam and in the summer the water meadows are full of swallows. The area is not overlooked by houses and the peace and quiet of the area needs protecting.
PR-B-0801	Janet	Stott		15		PR38, PR50	This refers to the transport assessment. Sites PR38 and PR50 chosen entirely for maximum profit since the development of Oxford Parkway Station. Although close to the city of Oxford, concerned vast majority of people working in Oxford will not be able to afford these homes, instead go to London commuters. Ultimately confounding the aims of increasing housing for Oxford workers.

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PR-B-0812	Tim	Stott		15		PR38, PR50	This refers to the transport assessment. Sites PR38 and PR50 chosen entirely for maximum profit since the development of Oxford Parkway Station. Although close to the city of Oxford, concerned vast majority of people working in Oxford will not be able to afford these homes, instead go to London commuters. Ultimately confounding the aims of increasing housing for Oxford workers.
PR-B-1097	Caroline	Hayes		15		PR38, PR50	At sites PR38 and PR50 there is already an enormous amount of traffic congestion in the area. The new houses are more likely to become commuter belt for London rather than solving housing needs for key workers in Oxford.
PR-B-1227	Richard	Silvester		15		PR38, PR50	New houses at sites PR38 and PR50 are likely to be bought by London commuters using the Parkway station, not people working in Oxford. The transport network is already at full capacity with regular congestion.
PR-B-1251	Susan	Silvester		15		PR38, PR50	New houses at sites PR38 and PR50 are likely to be bought by London commuters using the Parkway station, not people working in Oxford. The transport network is already at full capacity with regular congestion.
PR-B-1263	Katie	Silvester		15		PR38, PR50	New houses in sites PR38 and PR50 are likely to be brought by London commuters who would take advantage of the Parkway Station. The transport network is already at full capacity which results in congestion in the area.
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	15		PR39	The rep provides detailed information on transport issues relating to this site. The assumed modal split for the site is based on flawed assumptions, given it is based on census data collected prior to the construction of the high speed rail route in to central Oxford and Bicester. Oxford Parkway station is near to the site and will provide convenient, frequent and fast commuter links reducing reliance on the private car.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	15			No
PR-B-0033	Henry	Munday		15			7.25 Areas A and B are in GB, do not build outside of built area, south of Northing 14. Railway station north of Kidlington, west of PR14 with Park and Ride. 7.23 Kidlington already had traffic congestion.
PR-B-0037	Clifford	Jones		15			No link available to either documents?
PR-B-0055	Cynthia	Hall		15			Sceptical about the governments projections. Oxford does not need new industry, and the "robust figures" are really guesses.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	15			The report found that future travel patterns associated with Cherwell's share of Oxford's unmet housing need, in particular those for commuter travel, are likely to replicate existing flows.
PR-B-0058	Anthony	Hall		15			More should be done to improve links between Bicester and Oxford. Development outside Oxford will be more beneficial.
PR-B-0119	C A	McCall		15			Only found out about exhibition a few days ago, and have not had time to read all the documents.
PR-B-0153	Paul	Goulding QC		15			The lack of public transport to Noke militates against the site being selected.
PR-B-0156	Val	Colby	Berrys on behalf of Cancer Research UK	15			Agree that whilst the Transport Assessment was an important input to the SA process it was not in itself a reason to determine that any Areas of Search were unreasonable to consider. However, the conclusion that areas A and B should be the focus for development is over simplistic taking the Cherwell OAHN and the Oxford OAHN together. The site search should be cast wider through Cherwell District in recognition that there is already an interdependence between the two local authorities and the existing Local Plan allocations. Oxford's unmet housing allocation does not all have to be sited in close proximity to Oxford city borders. Sustainable rural villages such as Category A villages can play a greater role in meeting housing needs generally.
PR-B-0171	Peter	Worth		15			The bus service in Yarnton is excellent, if improved would take more cars off the roads.

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PR-B-0186	Paul	Walker	Oxford Bus Company	15			Agree with the approach of utilising the areas of search and prioritising locations that can facilitate sustainable transport access to the employment market of Oxford. Agree with the need to promote and prioritise alternative modes of transport. The sustainable transport facilities that serve Oxford form part of the assessment for these areas. It is essential that these potential improvements are locked into new sites by way of both physical measures and developer contributions that enable improved public transport services.
PR-B-0637	Prof Martin LG	Oldfield		15			It is a faulty assessment because it's based on incorrect assumptions.
PR-B-0641	J	Willoughby		15			As the assessment stands it is difficult for the layman to envisage all the implications. Roads are already full and the proposal doesn't deal with the future increase in traffic.
PR-B-0643	L	Allen		15			The existing transport systems do not support current loadings let alone potential increases without causing Oxford gridlock. Lack of local knowledge has resulted in wrong assumptions with regards to bus routes. People are unlikely to use the train as it's expensive, less frequent and getting to a train station takes time. An independent system similar to the Docklands Light railway starting at a 10 mile radius from Oxford should be considered. Retention of the Witney branch railway line would have taken a lot of traffic off the A40.
PR-B-0653	Peter	Webber		15			In order to fulfil the aspirations of the SA Addendum significant transport infrastructure will be necessary.
PR-B-0655	Christina Mary	Shirley		15			There needs to be careful consideration for future generations with regards to losing village identities and creating gridlock.
PR-B-0656	Mary G	Shirley		15			Believe that all roads into Oxford will be gridlocked, it's not environmentally friendly.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	15			Council needs to acknowledge that Areas A and B will need a substantial investment in infrastructure in order to be able to come near to making the transport system acceptable. Except for key workers, the Council should place less emphasis on proximity to Oxford and work with businesses and other authorities to look at alternative employment opportunities in the rest of Oxfordshire.
PR-B-0705	Nick	Small	Stagecoach	15			Broadly agree that the methodology used is appropriate. Concerned that Options E and H score higher than is warranted by the prospects that sustainable modes can meet the majority of trip demands in to the City, given the distance involved and the dispersal of trip destinations.
PR-B-0710	Selwyn	Phillips		15			What is the potential loss of farming land and to our local food supply. Oxfordshire has a rural setting which will negatively effect its character.
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	15			Note that Yarnton is within Area A having been identified as the most sustainable broad location for identifying sites. Whilst acknowledging the need for an Infrastructure Delivery Plan, are concerned that no such proposals are in place in advance of the site selection process.
PR-B-0740	Richard and Linda	Jurd		15			No. To develop on GB is based upon guesswork about the growth of jobs in Oxford. Oxford City need to look at development inside the City and the new proposed Eco Towns to fulfil its housing shortfall.
PR-B-0743	John	Tremlett		15			No
PR-B-0755	Martin	Palmer		15			Do not agree that access/ road infrastructure should not be part of this planning as it is often gridlock now.
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	15			Figs 6.2 and 6.3 strongly reinforce the argument that the Kidlington Option A is the most sustainable location in transport terms for accommodating the housing needed to meet Oxford's unmet need.
PR-B-0786	Jane	Olds	Caversfield Parish Council	15			No

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PR-B-0793	Philip	Morley	North Oxford Golf Club	15			ITA is just one aspect of the overall assessment. Consider that it is likely that there would be substantial change in the nature of transport by 2031 note that the NOGC golf course land is contained in two sites (38, 50) with two different promoters. As stated in response to Q11, even if these sites are considered, the Unmet Need can be fully or significantly met by including only the land to the east of the Banbury Road in both sites. Ask that CDC takes more explicit account of the vision of "rapid transport links". If they are indeed to be rapid, then there is less importance to have them close to the City – as has been already recognised in the proposed siting of new Park and Rides. Furthermore, it seems to us counter-intuitive to be considering sites that would be inside the Park and Ride perimeter, as traffic flow to/from these sites would be against the main flows being assumed by the Transport Plan.
PR-B-0796	David	Tighe		15			Transport over capacity and huge amount of congestion in the area. Transport strategy is unrealistic and insufficient. The A34 and A40 improvements only deal with existing capacity issues, not with increased demand. New houses bought by commuters wishing to commute to London.
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	15			The ITP does not adequately identify potential opportunities for transport infrastructure provision, especially rail based solutions, and new station facilities on existing lines.
PR-B-0799	Ian	Sheppard		15			There seems to be NO assessment of the transport impact in the areas, the congestion it will create, the A34 issues, the new Parkway
PR-B-0805	Tamara	Frishberg		15			Areas around Kidlington preferred because of "proximity to sustainable transport services and public transport accessibility." A34 and A40 through Oxford already overburdened. Improvements to Cutteslowe and Wolvercote roundabouts still have not eliminated tailbacks and planned construction of the Northern Gateway will increase the traffic problems along the A40.
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	15			No
PR-B-0821	Alan and Suzanne	Mclvor		15			Please note that the A4144 and A4165 are already very heavily congested despite statements to the contrary.
PR-B-0826	Alan	Dobson		15			There is already massive congestion in this area. The pressure on the A40 and A34 as major routes without alternatives will only increase: adding to this pressure with local GB development is folly
PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	15			Has particular concerns with preferred 'Area of Search A'. Remind CDC of Govt. guidance for Green Belts in paragraph 80 of the NPPF, which sets out the five purposes of the Green Belt. Table 16 of the consultation document identifies under 'constraints' that these sites are in the Green Belt. Both the SA and the ITA make reference to the risk of potential coalescence of settlements (the second purpose of the Green Belt) within Area A. Under Objective 8 in the SA, the table identifies five sub-objectives about preventing coalescence between settlements. As the partial review of Cherwell District Council's Local Plan develops, OPT wishes to see the Council make clear that as it considers options to help meet Oxford's unmet housing need, it will not allow the coalescence of Oxford with any other settlement, as this is key purpose of the Green Belt and it is vital that the globally significant character of Oxford is preserved during this unprecedented time of growth in Oxfordshire.
PR-B-0832	Richard	Hills		15			No
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	15			No
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	15			No comments on the ITA at this stage.
PR-B-0847	Richard	Cutler	Bloombridge LLP	15			Note that the principal public transportation route is planned to run through the centre of Kidlington. There are many benefits to this (these are set out in the rep). Disagree with the 'amber flag' afforded to The Moors for walkability to jobs. An alternative detailed analysis is included in the rep. Pleased the ICP Transport review presents no problem for development at The Moors.



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PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	15			Detailed comments on transport criteria made. PC very concerned as to whether sufficient infrastructure can be put in place to cope with such large scale developments. In addition, any infrastructure will have impacts on the GB and local communities. Concern regarding the Rapid Transport system which appears to be a wish rather than a fully funded proposal and therefore doubt whether it will be delivered in time to benefit residents in any new development.
PR-B-0866	Matt	Todd		15			Transport is a massive issue. Infrastructure already poor considering the new Oxford Parkway and A40 improvements. Mill site in Wolvercote and Northern Gateway will only add to the existing problems. A40 acts as through road for London and Cotswold traffic, it has been an issue since the M40.
PR-B-0868	Jennifer	McFadden		15			Sites PR38 and PR50 are near the train station and have good bus links but the area is notoriously congested despite the recent work on the Wolvercote and Banbury Road roundabouts. The transport net work in the whole area is already at capacity. Will there be any new schools, as this will add to traffic in the area. Attraction for London commuters rather than the target employment opportunities in Oxford and Kidlington. Improvements to the A34 and A40 deal with current issues and not take into the account development of sites PR38 and PR50.
PR-B-0869	Peter	Hainsworth		15			Transport provision hasn't been thought through and is almost certainly impossible to think through adequately anyway. The network is already overstretched, especially regarding access to and from Oxford at peak periods. The envisaged improvements to the A34 and A40 will make minimal difference.
PR-B-0873	Jenyth	Worsley		15			The Consultation Document states: "Kidlington and the surrounding area including the North and East of Kidlington stand out as areas of search with the most "green scores", particularly in respect of existing proximity to sustainable transport services and public transport accessibility". I disagree with the consultation document. Transport network already over its capacity with huge congestion in the area. Who will buy and live here, Oxford workers or London commuters. Insufficient number of schools in the area.
PR-B-0877	David	Flavin	Oxfordshire County Council	15			Supports the conclusions from the ITP and welcomes the opportunity to be involved with the transport assessment work.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	15			Unable to respond - Insufficient time to consider the issues in detail
PR-B-0890	Chris	Dicks		15			Disagree with the statement that Kidlington, Yarnton and surrounding areas score best in terms of the number of "green" scores on the assessment. The sites are near infrastructure, but roads towards Oxford are at capacity. Local roads are constrained by the canal and rail line crossings. Journey times to Pear Tree by car or bus are long and routes from the west to Oxford Parkway are constrained by an increase in traffic. Have very little confidence that meaningful improvements would be made, there are simply too many constraints. The assessment needs to account for the much improved rail link between Oxford and Bicester, and consider this as a good asset. There would even be the option to create a new parkway station on the railway directly by M40 junction 9. Challenge the green score for local employment opportunities. While there are businesses located near Langford Locks, and the University facilities at Begbroke, most new residents in any developments around Kidlington and Yarnton would commute into Oxford. Indeed, since the object of the exercise is to provide housing for Oxford, by definition it must be expected that the developments are for those working there.
PR-B-0895	Dr Alison and Dr Simon	Street		15			It is clear that the assessment is comprehensive. Have no comments.

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PR-B-0896	Lucy and Richard	Miles		15			Acknowledge that Option A and Option B may score well in relation to proximity to sustainable transport and public transport accessibility but how does this relate to any proposed new Park and Ride schemes? The existing Park and Ride schemes already struggle due to their location within a busy road network and therefore at times are inaccessible. If there is to be a new Park and Ride at Oxford Airport – would people travel away from their houses in Option A and B and further out of Oxford to a new Park and Ride to take them into Oxford? Is this logical?
PR-B-0897	Rob	Lawrence		15			It is not fit for purpose from the perspective of Cherwell residents. Radical changes are needed by Oxford with public transport to and within the city. Road access to Banbury railway station car park is convoluted and need streamlining to prevent traffic congestion at peak times. Banbury to Oxford train is overcrowded at peak times. Park and Ride requires a direct metro link to Oxford and not rely on buses. Quicker to get to Marylebone from South Newington than to Oxford with less hassle.
PR-B-0905	Theresa	Goss	Bloxham Parish Council	15			The Interim Transport Assessment predicted considerable traffic issues around Banbury due to the 32% increase in traffic trips from Cherwell Local Plan. Connecting Oxfordshire LTP also places emphasis on increase in road capacity and improvements in public transport for Oxford to ensure improvements in Air Quality. These factors endorse the search areas proposed by CDC.
PR-B-0907	Alison	Forfar		15			Increased traffic and housing has made the roads unsafe for cyclists. The state of these roads needs to be addressed by the council to improve road safety and to prevent fatalities. Public transport needs to be in place from every development site, so as to reduce residents using their own cars. Where are the plans for public transport, footpaths and cycle routes. This is crucial to reduce the pressure on the roads, the plans as they are only increase the pressure on local roads.
PR-B-0910	Ken	Pelton		15			The assessment is fundamentally flawed.
PR-B-0911	Andrew	Smith	Hampton Gay and Poyle Parish Meeting	15			Does not have confidence that the Oxfordshire County Council LTP will deliver sustainable transport to deliver improvements to the current situation as well as handling the additional burden of those needing access to Oxford from the new housing developments.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	15			There is very little information available in the assessment on the sorts of journeys that those living in the proposed homes will undertake. The assumption that all those living in these homes will work in central Oxford is seriously flawed as most employment areas in Oxford are in areas such as Hospitals sites and Cowley Business Parks and are a long way from the sites identified in the area of search. The fact that some of the sites are near a Number 2 bus route does not begin to address the question of how someone working on the South and East side of Oxford (where most employment is located) can get to work by public transport.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	15			The development at Shipton Quarry (within Area B) has the potential to provide frequent and reliable public transport which will also support nearby rural settlements along with the site shifting travel patterns in the entire area towards more sustainable options. Whilst the area is not directly adjacent to the currently proposed future transport improvement, larger sites have the capacity to provide additional transport investment, which can be connected to the proposed transport schemes and benefit from such schemes.
PR-B-0926	Dr Eric	Sidebottom		15			Attempts to deal with current transport problems by Cherwell and the City have been pathetic. Cutteslowe and Wolvercote roundabouts have been a waste of time and money. A34 should be a motorway through Oxfordshire and the A40 needs to be a dual carriageway through the county not cross other A roads at roundabouts. A roads should be crossed via bridges or tunnels.
PR-B-0933	Peter	Bateman	Framptons on behalf of the Donger Family	15			No direct comment however transportation should be considered with the evidence of a complete county wide IDP to be robust.

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PR-B-0935	David	Lock	David Lock Associates on behalf of Gallagher Estates	15			The Interim TA appears to have the same methodology as the SA, with only sites within Areas A and B being interrogated individually. This approach is flawed. The assessment is too high level and cannot appropriately assess alternatives. The rep provides a detailed critique of this approach. It concludes by stating that CDC needs to conduct further transport and sustainability assessments at a more refined scale, to ensure sites are properly assessed.
PR-B-0937	Philip	Rawle	Greenlight Developments	15			Detailed comments made centred around the RAG transport assessment findings.
PR-B-0939	Lynne	Tighe		15			The transport network is over its capacity. Huge amount of congestion in the area. The County Council Oxford Transport Strategy is unrealistic and insufficient. A34 and A40 improvements only deal with existing capacity problems, not deal with increased demand. Homes to be brought by London commuters. Improvements at the Wolvercote and Cutteslowe roundabouts have made no difference. Has consideration been given to where will children go to school and how they will get there.
PR-B-0949	Peter	Monk	Banbury Civic Society	15			Sites suggested east of the M40 by Junction 11 would be affected by the link road proposed in the Local Plan and Banbury Vision.
PR-B-0956	Mark	Recchia	Banbury Town Council	15			Does not believe that Banbury is an area of search or spatial option for travel to Oxford using public transport. This would lead to increased car traffic or drive to the train station in Banbury further increasing congestion in town as the mode of transport to the train station is by the car.
PR-B-0970	Ken	Martin	Noke Parish Meeting	15			The Transport Assessment is vague with no concrete proposals. The 'Rapid Transport Lines' has no explanation of what a 'Tram-equivalent level of service' is and how it is going to be achieved. Detail comments on impact on the overall transport infrastructure around Oxford area and the need to address the current problem are future plans (tram system) including funding are included in the representation.
PR-B-0983	Suzanne	Morris		15			The transport network is over its capacity. Commuter trains to London from Oxford and into Oxford are already full. Huge amount of congestion in the area despite improvements to Woodstock Road and Banbury Road roundabouts. The County Council Oxford Transport Strategy is unrealistic and insufficient. A34 and A40 improvements only deal with existing capacity problems, not deal with increased demand. Homes to be brought by London commuters. Has consideration been given to where will children go to school and how they will get there?
PR-B-0984	Jane	Burrett		15			Have commented above concerning the essential needs for housing for Oxford to be near to Oxford in terms of travel time to work and cost. Only if appropriate for employment in Headington, Cowley and the city itself. and if the journey times are reasonable which they are not at peak times from Bicester to Oxford. If transport possibility and costs are affordable with the salaries and wages paid. Any unmet housing needs to be as near to Oxford.
PR-B-0985	Peter	Collins	Islip Parish Council	15			The recently improved train station at Islip with connections to London and Oxford is not included in the transport assessment
PR-B-1005	SP and SA	McQuillan		15			The transport assessment is vague, unrealistic and simply won't happen. The diagram of the rapid transport lines is considered not to be worthy. A well planned and funded infrastructure should be the first priority or in parallel with housing. Without this it will not happen. Section 106 and community infrastructure money must be spent 100% in the areas where housing is constructed not going into some ill-defined central pool of money
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	15			Transport connectivity from sites as near Oxford as possible is important, avoiding any increase in more distant commuting into Oxford.

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PR-B-1012	Calum	Miller		15			A wide range of sites have been consulted in Kidlington. Have no comment on the merits of these sites. Islip experiences traffic issues at peak times, the likelihood of a large development in Kidlington would exacerbate this. Therefore thought and analysis needs to be given to the impact on other traffic routes if development's approved. Strongly argue that Islip should benefit from some of the section 106 monies allocated to the highways in light of this development.
PR-B-1015	Daniel	Hatcher	Rosconn Group	15			An additional option associated with sites close to train stations not included within any of the other options (other than Option I) should be undertaken. It is expected that against the RAG analysis criteria for the Interim Transport Assessment and Sustainability Appraisal, such an option would perform well.
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	15			The interim assessment does not take proper account of the stated potential of New Alchester to provide new rail station and new services to locations south of Oxford in the Science Vale. The Assessment needs to be revised following dialogue with promoters of the largest sites ( including New Alchester) so that it can take account of all constraints and opportunities, rather than focusing on the existing situation which is only part of the equation.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	15			No, other than to say it has not considered the potential for Site 41.
PR-B-1024	Andrew	Hornsby-Smith		15			The assessment was based on inaccurate baseline traffic data in the local area, and in purely transport terms, sites closer to Oxford were preferred. Has conducted traffic counts himself as part of his MSc in Transport Planning . Has provided very detailed data and analysis of traffic on the roads surrounding Kidlington.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	15			The evidence based approach is supported. The general findings support the University's statements that the Begbroke Science Park is a suitable place for development in terms of accessibility and connectivity to Oxford.
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	15			A detailed and comprehensive response which concludes by stating that the appraisal of Area E has the potential to offer a highly sustainable location for the delivery of further housing growth and would be consistent with both Cherwell's spatial strategy and the aims of the LTP4 which emphasises the need to promote links along the Knowledge Spine, including between Oxford and Bicester.
PR-B-1038	Mrs Margaret	Sidebottom		15			Attempts to deal with current transport problems by Cherwell and the City have been pathetic. Cutteslowe and Wolvercote roundabouts have been a waste of time and money. A34 should be a motorway through Oxfordshire and the A40 needs to be a dual carriageway through the county not cross other A roads at roundabouts. A roads should be crossed via bridges or tunnels.
PR-B-1039	Igor Niladri	Dyson		15			Using low or zero emission transport is good. Sustainable transport always respects the integrity of the existing natural environment and heritage with the inclusion of GB. Encourage communication technology to minimise commuting and enabling dispersed employment.
PR-B-1046	William	Hodgson		15			The transport network is over capacity. Already increased traffic has damaged the roads. The capacity improvements at the Wolvercote and Cutteslowe roundabouts have not made a difference. The visual character and green landscape has been changed significantly. Which secondary school has to accommodate the increase of children and what thought has been put in place to het them there.
PR-B-1069	JP	Lyes		15			Not found on website. However additional housing and subsequent commuting into Oxford could well create significant additional air pollution. Whilst Kidlington may on paper appear to be well served transport-wise, the realities of daily commuting are not without their difficulties, without adding to that.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	15			Takes comfort that the ITA underscores their views that sites within Options C, F, and G are least suitable for development and Options A and B are most suitable.

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PR-B-1095	Val	Russell	Bodicote Parish Council	15			Concerned that The Banbury Masterplan has not yet been implemented. With Brexit and Local Plan Part 2 still in preparation, the housing numbers are yet to be realised. New development and any required infrastructure will impact on many of the search areas identified in the Options Paper. The provision of adequate infrastructure must play an important part when deciding on sites for new housing.
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	15			The ITA is wholly flawed and cannot be considered a robust evidence base against which to take forward significant decisions on future growth scenarios. The metrics adopted have been inconsistently applied, do not make reasonable assumptions about future conditions, and fail to identify likely opportunities or constraints. The report is particularly biased towards development immediately adjacent to the Oxford built up area.
PR-B-1099	Alan	Storah	Oxford City Council	15			The key findings of the ITP endorse that sites in closest proximity to Oxford are the most appropriate and sustainable sites for meeting Oxford's needs.
PR-B-1101	Catherine	Dobson		15			Although Kidlington has close proximity to the transport network it is already heavily congested and the transport strategy has not made improvements. Further development will create the same problems on the A34 that exist on the A40.
PR-B-1110	Iain	Johnson		15			Disagree with 7.3. GB should not be considered because exceptional circumstances are debatable in this case.
PR-B-1111	Pat	Clissold		15			Kidlington is fast becoming a suburb of Oxford city.
PR-B-1132	Linda	Ward	Kidlington Development Watch	15			The assessment identifies the need for major investment to address significant congestion and lack of capacity on major roads. See no evidence that investment on the scale required will be forthcoming, for example to meet the LEP's funding bids. Furthermore consider that the schemes required would in themselves be damaging to the environment and to the assets which the Green Belt is intended to protect.
PR-B-1146	DJ	French	Deddington Development Watch	15			Have no specific comments on the RAG assessment of the 9 Areas of Search in Appendix 1a to the Interim Transport Assessment, October 2016, Part 2.
PR-B-1154	Jim	Spencer		15			Public transport is key to any development and access to reliable and regular public transport from day one is required.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	15			The traffic volumes and infrastructure cannot accommodate such large scale development and the A44 in particular. Also concerned that the development at Woodstock will exacerbate the problem. Residents of Begbroke have difficulty crossing the A44 now.
PR-B-1157	Nicola and Giles	Lewis		15			No comment
PR-B-1162	Roger	Bellamy	Hornton Parish Council	15			To rule out a transport assessment from determining whether an Area of Search was reasonable or not is wrong. It is no use building houses where transport is already massively congested or the road and rail links are not able to cope with heavy usage. It would be the rural equivalent of creating a 'sink estate' where those with money and ambition leave for better areas and only those unwilling or unable to move would remain
PR-B-1163	Catherine	Arakelian		15			Traffic flow down the A34, A44 and A4126, have not been properly assessed and additional traffic coming through Kidlington from villages and towns to the north would be a disaster. Both the County Local Transport Plan and the Oxford Transport Strategy to mitigate these extra flows appear to be chronically underfunded, over-ambitious and so unachievable in the current climate. A sustainable plan 2011 – 2031 would have to be aimed at reducing flows around Kidlington and district not merely within the city boundaries. It is likely that infrastructure needed to support an increase in housing and jobs would not be built before the houses.
PR-B-1165	Caroline	Johnson		15			The growth proposed would put unsustainable pressure on the already strained transport infrastructure. Oxford barely copes with the existing transport movements at peak times, substantial growth could not be absorbed. Growth in bus services although preferable to car movements would still be difficult to absorb.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	15			Agree that with the ITA findings that Areas A and B would be the most sustainable broad locations for identifying sites due to their transport connectivity and proximity to Oxford.

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PR-B-1174	Ellis	Davies		15			Am not sure how the new developments will help with the overcrowded roads and other infrastructures.
PR-B-1182	Alison	Noel		15			The consultation document states that Kidlington and the surrounding area has the most 'green scores' in respect of proximity and public transport accessibility. However the transport network is over capacity and improvements at Wolvercote and Cutteslowe have not eased congestion. The transport strategy is unrealistic and insufficient and will not deal with increased demand. Schools places are an issue and new houses are likely to be bought by London commuters.
PR-B-1188	Carol	Matheson		15			The traffic congestion around Kidlington and Gosford has not been taken into account. The proposed traffic improvements need a firm plan and costing details.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	15			Detailed comments are made in relation to the bus and rail service for Arncott.
PR-B-1229	Henry	Brougham		15			No comments.
PR-B-1230	T M M	Green		15			The A4144 and A4165 are already very heavily congested despite statements to the contrary.
PR-B-1231	Prof J M	Baker		15			There would be significantly increased pressure on existing transport infrastructure, which recent and proposed improvements would not address. Given the proximity to the A40 and new rail link to Oxford Parkway, there is a high likelihood that new homes here would be occupied by commuters to London, thereby significantly diminishing any economic benefits to Oxford.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	15			No comments at this stage.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	15			The findings of the Interim Transport Assessment are supported.
PR-B-1243	Kazimiera	Kantor		15			No time to do the task properly
PR-B-1245	Jason and Petra	Tyrell		15			The improvements to the North Oxford roundabouts have made no real improvements to congestion. The new railway station is already at capacity with more carriages being proposed to accommodate existing demands. The A34 is regularly congested and in 2016 had numerous serious accidents including fatalities. Any improvements will only meet the existing inefficiencies and not additional development
PR-B-1255	Kezia	Sheppard		15			Trains are already busy, which has been added to with the extension from Oxford Parkway to Oxford. The houses will attract London commuters therefore putting added pressure onto the train services and not help to achieve Oxford's objective.
PR-B-1257	Charles	Fletcher		15			Transport network is already over capacity. Despite vast improvements to Woodstock Road and Banbury Road roundabouts, there is still congestion. The County Council Oxford Transport Strategy is unrealistic and insufficient. A34 and A40 only deal with the current problems and not with the increased demand. London commuters will by these houses. Where will the children go to school and how will they get there.
PR-B-1258	Hilary	Fletcher		15			Transport network is already over capacity. Despite vast improvements to Woodstock Road and Banbury Road roundabouts, there is still congestion. The County Council Oxford Transport Strategy is unrealistic and insufficient. A34 and A40 only deal with the current problems and not with the increased demand. London commuters will by these houses. Where will the children go to school and how will they get there.
PR-B-1259	Mircea	Popa		15			Transport network is already over capacity. Despite vast improvements to Woodstock Road and Banbury Road roundabouts, there is still congestion. The County Council Oxford Transport Strategy is unrealistic and insufficient. A34 and A40 only deal with the current problems and not with the increased demand. London commuters will by these houses. Where will the children go to school and how will they get there.

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PR-B-1260	Elizabeth	Sheppard		15			Transport network is already over capacity, particularly with the opening up of the Chiltern line through to Oxford. Despite recent improvements there is still a huge amount of traffic congestion. The County Council Transport Strategy is unrealistic and will not address current or future issues due to the proposed development. The A34 is long overdue for development and can only deal with the current capacity. A40 is insufficient to manage existing traffic and proposed development is certainly beyond its capacity. The proposed sites are close to the railway links, the risk is therefore high that this will attract London commuters.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	15			Agrees with the assessment and its findings of the ITP report and that without significant improvements, new development of the scale envisaged cannot be accommodated in Areas A and B in particular. Press reports indicate that Oxfordshire is likely to be awarded less than 10% of the Transport Infrastructure bid submitted by LEP. There is no certainty that the Rapid Transport system will be deliverable. This is a deal breaker for new housing and increased strain on already overloaded routes, worsening conditions for existing residents and failing to sustainably meet the needs of newcomers. The capacity of the existing infrastructure is minimal or exceeded in and around Kidlington. Developers can only be asked to address the needs of their own scheme before the delivery of Affordable Housing becomes unviable. The funding gap has to have realistic prospects of resolution before any land is allocated for development in the future.
PR-B-1271	Rebecca	Hodgson		15			Local roads are all ready full to capacity and result in heavy congestion. They will not cope with more people. The Wolvercote and Cutteslowe roundabouts are still congested. What consideration has been given to where the children will go to school and what transport links have been considered or put in place to get them there.
PR-B-1272	S G	Wakeling		15			Comments given in responses to questions 1 and 3 are relevant here.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	15			Have no comments at this stage, but do however reserve the right to comment on this topic in the future.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	15			Transport is an important aspect that will need to be given significant weight in the final decision as to which sites to promote.
PR-B-1298	James	Jocelyn		15			The SHMA suggests that only a minor proportion of the 4,400 homes that are 'affordable' would be relevant in terms of transportation into Oxford to support employment; the rest would promote unsustainable commuting patterns as residents find work further afield. Additional pressure would be placed on the transport network in the area through this unsustainable demographic expansion, increasing congestion and pollution and further undermining the Cherwell Local Plan's compliance with the NPPF's sustainability requirements
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	15			Sites PR23 and PR24 relate well to the requirements of the Assessment. However, the scoring do not appear to properly reflect this and should be updated in the light of the sustainable location of the Sites, with particular regard to proximity to Oxford and location within the A44 corridor.
PR-B-1306	Frank	Vreede		15			The finding that any sites north of Kidlington score 'green' for existing proximity to sustainable transport services and public transport accessibility into Oxford is ludicrous. Access by public transport to the majority of jobs in Oxford, being in the east and south, is currently non-existent. Roads passing through North Oxford only have bus lanes in one direction and journey time are long
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	15			Agree with the findings of the Assessment. But notes that the highest rankings within the Kidlington area need further testing and consideration before progressing to a final proposed allocation. The Assessment and its findings are too dismissive on rural options within Option I.
PR-B-1345	Nick	Alston	Bilfinger GVA on behalf of Oxford Aviation Services Ltd	15			Support the principle that Area of Search A as the most sustainable location in transport terms to accommodate growth.

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PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	15			Detailed comments are made on the RAG scorings for the Areas of Search.
PR-B-0731	Ioana	Davies		16	A		No. Object strongly to development in the Oxford GB. It protects historic Oxford from the effects of over development. Option A closest to Oxford. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1158	Elizabeth	Leckie		16	A		Area A is not a reasonable area of search. It is in GB which absorbs harmful pollution, supports a wide range of wildlife and provides a space for healthy leisure activities. The GB in area A ensures that Gosford and Kidlington retain a clear identity from Oxford allowing a sense of community and social cohesion. Government guidance states that unmet housing need is not a legitimate reason to build on GB and CDC's policy to protect it must be upheld.
PR-B-1159	Tamsin	Leckie		16	A		Area A is not a reasonable area of search. It is in GB which absorbs harmful pollution, supports a wide range of wildlife and provides a space for healthy leisure activities. The GB in Area A ensures that Gosford and Kidlington retain a clear identity from Oxford allowing a sense of community and social cohesion. Government guidance states that unmet housing need is not a legitimate reason to build on GB and CDC's policy to protect it must be upheld.
PR-B-1133	Philip	Towler		16	A, B	PR14, PR27	Too much focus has been placed on areas A and B, areas outside the GB should be investigated more. If the bulk of the 4,400 homes were to be sited in areas A and B the character of Kidlington village would change beyond recognition. They need to be dispersed among different areas to reduce the impact. Object to sites PR14 and PR27 which would ruin a beautiful and tranquil area valued by many for recreation. Proximity to the river Cherwell could increase the flood risk. The land is in the GB and local infrastructure could not support the development.
PR-B-0821	Alan and Suzanne	McIvor		16	A, B	PR38, PR50	No. Options A and B involve the loss of GB areas which I object strongly to. do not believe that the criteria for exceptional need has been demonstrated. The detrimental effect of building up to the boundary of Cutteslowe Park has not been evaluated. This park is an important recreational resource for a wide geographical area and it should be protected. (The rep provides a detailed objection to site PR38 and PR50.)
PR-B-0637	Prof Martin LG	Oldfield		16	A, B		Disagree vehemently with the inclusion of Options A and B in the areas of Search as they are in the GB which should be sacrosanct.
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	16	A, B		Areas of Search A and B are strongly supported.
PR-B-0966	E	Nicholson		16	A, B		No, this number of homes added to 22,840 CDC intends to build will see Cherwell's housing stock increase by 50% in a very short space of time. If most of the building occurs within search areas A and B it would have an adverse impact on all areas of life for residents. Lack of adequate health care, school provision, traffic congestion, light, noise and air pollution and increased risk of flooding. It will also compromise the functions of GB and is debatable that exceptional measures to justify its use have been demonstrated.
PR-B-1036	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford	16	A, B		Agree that Area of Search A should be taken forward into site specific assessments, and consider that focussing the 'area of search' upon areas well related to the City of Oxford is of critical importance if Cherwell is to effectively meet the unmet housing need of the City from where it arises. Do not consider that Area B are suitable for development given the disconnected nature of the locations and open nature of the countryside in many cases.



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PR-B-1160	Christopher	Hardman	Wolvercote Neighbourhood Forum	16	A, B		The 'green scores' for areas A and B depend simply upon the proximity of the sites to existing roads, services and public transport. These transport services are already inadequate, the roads are congested and there are serious problems with air quality. Additional traffic growth from other imminent developments is certain to exacerbate the problems. They have provided a detailed statement in response to this question in the representation.
PR-B-1165	Caroline	Johnson		16	A, B		Disagree with the proposals to develop GB. Exceptional circumstances do not exist for this to proceed. The growth levels proposed are unrealistic and the housing needs projected are unlikely to be realised. Options A and B are not reasonable
PR-B-1230	T M M	Green		16	A, B		No do not agree with this as Options A and B would involve loss of GB. These areas of GB are largely pleasant and unspoilt countryside used and enjoyed by many people for recreation. It prevents urban sprawl and protects the character, setting and heritage of the historic City of Oxford. Do not believe that exceptional circumstances exist to justify building on the GB. A public survey has shown that the majority of people think that the GB should be protected and not built on. I believe that the detrimental effect of building up to the boundary of Cutteslowe Park has not been evaluated. This park is an important recreational resource for a wide geographical area and it should be protected.
PR-B-1229	Henry	Brougham		16	A, B, D, E		Agree with the focus on areas A and B as being those most suitable for meeting Oxford's housing needs. Areas D and E could make a contribution if there was provision of adequate public transport to Headington and Cowley. Area E has the advantage of a large amount of brownfield land.
PR-B-1163	Catherine	Arakelian		16	A,B		Areas of Search A and B are not reasonable as they are in the GB. They are in the Cherwell Valley and subject to waterlogging and flooding. Some parts are on Otmoor; there are water meadows along the Ray and Cherwell in the floodplain which sustain considerable biodiversity, including water voles. "Native and locally common but vulnerable to extinction in the UK. They are a priority species in the UK Biodiversity Action Plan and fully protected under section 9 of the Wildlife and Countryside Act 1981(as amended). Schedule 5 of this Act makes it an offence to intentionally damage or obstruct access to water vole burrows."
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	16	A-I		Area I is unhelpful as it is too general to be useful and the Banbury area is too remote from Oxford to be relevant. The Areas of Search should be restricted to areas A-G. New Alchester is within Area C together with proposals at Weston on the Green. New Alchester is close to the built up area of Bicester and falls within the Garden Town Masterplan area. It does not relate well to Weston on the Green. It should therefore be considered as part of the area around Bicester. (Area E).
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	16	B		Whilst parts of Option B are within GB, it is significant to note that the promoted sites are not. They are also the first locations to be arrived at from Oxford outside of the designation. Land NW of Oxford airport would have the potential to form a new garden neighbourhood community served by its own local facilities to meet the needs of the community, with the Land East of Marlborough School extending the existing Woodstock settlement.
PR-B-1287	Tenley	Soanes		16	C, D, E, F, G, H, I		Only if it is proven that all areas are equally robustly analysed, the view is that C to I has been less well worked through. Where is the evidence for the review of C to I?
PR-B-0825	Simon	Joyce	Strutt and Parker on behalf of Mrs A Darbishire	16	E		The Areas of Search are reasonable for the purpose of making a full assessment of all the development options. But of the opinion that Area of Search E is the most appropriate to accommodate Oxford's unmet need.
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	16	E		A2D considers Option E as an appropriate location to meet housing needs. The need to be well related to Oxford City does not necessarily mean sites in close proximity. It is a question of capacity and contribution to strategic priorities and spatial strategy.
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	16	E		See responses above to Q9, Q11 and Q13. There are no further comments at this however reserve the right to comment on this topic in future rounds of consultation.

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PR-B-0984	Jane	Burrett		16	F		Area F - Upper Heyford and surrounding area does have a bus service into Oxford but the last bus is at 19:20 . You could drive to Heyford railway station and take the train.
PR-B-1124	Chris	Thornton	Ardley with Fewcott Parish Council	16	G		Do not agree with Option G being reasonable
PR-B-0984	Jane	Burrett		16	G, C		Areas G and C both implies travelling on the M40. Air pollution in the existing rural villages would increase effecting all residents in the area. In 2013 will all vehicles be electric by then.
PR-B-0830	Nigel	Buttler		16	H		Option H Banbury and Surrounding Area, should be omitted from consideration to provide Oxford's housing needs. There is no reason for Banbury and its surrounding area being asked to meet Oxford's unmet quota when there are areas closer to Oxford.
PR-B-0956	Mark	Recchia	Banbury Town Council	16	H		Option H and surrounding areas are not appropriate areas for Oxford's unmet need.
PR-B-0984	Jane	Burrett		16	H		Shift workers in Oxford City would spend too long and too much from Banbury area H.
PR-B-1095	Val	Russell	Bodicote Parish Council	16	H		Option H should be deleted as there has already been a considerable amount of new build in this area, more is planned and even more will be needed. It is unfair to ask Banbury and surroundings to meet Oxford's unmet need. It would encourage more traffic on the road system which is already inadequate and struggling with the amount of traffic.
PR-B-1108	Tom	Hockaday		16	H		Area H is not a reasonable area for addressing Oxford's housing needs.
PR-B-1306	Frank	Vreede		16	H		No. It is unreasonable to consider option H or any northerly areas for meeting the unmet housing need of Oxford; Oxfordshire does not have a county-wide housing market area, as evidenced by the huge variation in house prices across the county. It is also unreasonable to consider any options in the GB for unmet housing need which is an unsubstantiated estimate. Oxford should take a more balanced, measured and sustainable approach to growth and development
PR-B-1003	Simon	Turner	Launton Parish Council	16	H, E		The Parish Council find it hard to believe that anyone moving to Banbury would wish to work in Oxford - Options H is unreasonable. Option E is likely to be appropriated by commuters to London, thereby reducing the effectiveness of this option in meeting Oxford's unmet housing need.
PR-B-0156	Val	Colby	Berrys on behalf of Cancer Research UK	16	I		Area of Search I has a role to play in delivering housing. Category A villages can provide a proportion of housing in scale with the settlement to ensure housing is delivered across the plan period and distributed more equitably across the district. This is currently not accounted for in the Partial Review which is looking to accommodate the additional housing as close to Oxford City as possible.
PR-B-0746	Adrian	White and 79 others	Petition with 80 signatories	16	I		For reasons given elsewhere in this submission do not agree with all areas of search being considered reasonable. Area I should not be included.
PR-B-0839	Mark	Rose	Define on behalf of William Davies Ltd	16	I		Concerned about the wide definition of Option I which ignores the potentially important role of Cat A villages. They could and should make a contribution as part of the required portfolio of development sites in accordance with the extant sustainable development strategy. The rep goes on to explain why Bloxham is suitable for further growth.
PR-B-1015	Daniel	Hatcher	Rosconn Group	16	I		Option I is not a reasonable option in that it includes potential locations close to train stations as detailed, which have not been fairly assessed due to being included within a 'catch-all' option for the remaining rural areas of the District. A fairer assessment which identifies these potential locations under a separate option would therefore address their concerns.

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PR-B-1146	DJ	French	Deddington Development Watch	16	I		The Areas of Search around urban areas and other 'focal points' must be considered to be reasonable. On the other hand, it is not reasonable to designate the whole of the rest of north Oxfordshire as an Area of Search (Option I (Remainder of District/Rural Dispersal)). This represents a 'scatter gun' approach for the sake of appearing to be inclusive, and is unsupported by the Interim Transport Assessment and the Initial Sustainability Appraisal. Self-evidently, development on the scale contemplated to meet Oxford's unmet housing needs in the rural areas would not be sustainable for a variety of reasons. Do not agree that development within the Green Belt surrounding Oxford should now be considered reasonable. Development would also be contrary to the fifth core planning principle and Part 9 of the NPPF.
PR-B-0200	John and Elizabeth	Gittings		16		PR123	PR123 is not reasonable as it would kill the golf course, which has barely enough space as it is.
PR-B-0260	Chris	Pack		16		PR14, PR27, PR37, PR125, PR178, PR50, PR122, PR38, PR167, PR123	No, these sites should never have been chosen because of the potential impact on the valuable countryside and residents quality of life.
PR-B-0907	Alison	Forfar		16		PR157	Why has site PR157 been included if this site has been categorised as unsustainable in two previous local plans. Nothing has changed to the village. Development would constitute village extension which has been previously refused. Your proposal would suggest that 200 homes could be added to a village that currently has 55 homes with no local infrastructure or transport links would be in any way sustainable. It would not. Village locations are not suitable for the of the large scale 100+. The essential character of the village and its area will be destroy.
PR-B-1076	Jana	Gnappova		16		PR20, PR24	No, the GB should be protected. See general comments
PR-B-1281	G M J	Taylor		16		PR27, PR14, PR32	Am absolutely against building on these sites. The whole area between The Moors and the River Cherwell must be protected. This area is greatly valued by all the residents of Kidlington. One of the few beauties of Kidlington is once you walk down to St Mary's Church into the conversation area, your out into the open Oxfordshire countryside. Where deer roam and in the summer the water meadows are full of swallows. The area is not overlooked by houses and the peace and quiet of the area needs protecting.
PR-B-0801	Janet	Stott		16		PR38, PR50	No. Strongly object to development in the GB. Proposal to develop in the GB is based on unsupported assumptions about the growth of jobs in Oxford. Alternatives to building in the GB, such as those proposed as employment. The effect on Cutteslowe Park, the wider footpaths in the GB areas of sites PR38 and PR50 in the City of Oxford has not been considered. This park is a very important green space and should be protected as such.
PR-B-0812	Tim	Stott		16		PR38, PR50	No.Strongly object to development in the GB. Proposal to develop in the GB is based on unsupported assumptions about the growth of jobs in Oxford. Alternatives to building in the GB, such as those proposed as employment. The effect on Cutteslowe Park, the wider footpaths in the GB areas of sites PR38 and PR50 in the City of Oxford has not been considered. This park is a very important green space and should be protected as such.
PR-B-0869	Peter	Hainsworth		16		PR38, PR50	Strongly in favour of maintaining the GB, unless there are greater benefits to be gained from development for the inhabitants of Oxford and Kidlington. GB is a valued and well used amenity for all. Development will have a negative impact on the day to day lives of many, these new homes will likely serve London commuters via Oxford Parkway. Sites PR38 and PR50 either together or separately will have a terrible impact on traffic. Oxford and Kidlington will become one with no benefits for either. Countryside views would be lost and wildlife would be damaged. People will lose the benefits of the open rural spaces which contributes to well-being. Cutteslowe Park will be affected a resource that is enjoyed by many locals and those from further afield. No reason to think that employment in Oxford will grown on the suggested scale unless encouraged or allowed to do so.

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PR-B-0939	Lynne	Tighe		16		PR38, PR50	Strongly object to building in the GB. Do not accept that exceptional circumstances exist to justify the need. GB policy is to prevent urban sprawl and keeping land permanently open. GB between Kidlington and Oxford is an unspoilt green lung with footpaths that is appreciated by local residents. It's there to protect historic Oxford. Public survey by CPRE Oxfordshire, 76% of Oxfordshire residents are in favour to protect GB. Assumptions about Oxford's job growth, there are alternatives such as sites that are proposed for employment being used for housing. The effect on Cutteslowe Park has not been taken into consideration, important space it needs protecting.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	16			No, it was not reasonable to include Rural Dispersal sites and areas to the north of the District due to the limitations of the transport infrastructure.
PR-B-0029	Sonia	Morgan		16			Object to development on GB. The projected job growth in Oxford needs substantiating, and alternative sites within Oxford considered. The proposal of a rail link between Oxford and Cambridge could impact on the location of new homes and jobs. Sites close to the A34 are unreasonable on health grounds.
PR-B-0033	Henry	Munday		16			Not in Kidlington
PR-B-0036	David	Blowers		16			Objects to GB being considered for development, previously developed land in Oxford and proposed employment sites should be considered. Questions the assumptions on job growth in Oxford.
PR-B-0037	Clifford	Jones		16			Strongly objects to development on GB. Previously developed sites within Oxford and sites proposed for employment should be considered.
PR-B-0046	Caroline	Thompson		16			Strongly objects to development on GB and believe it's based on incorrect assumptions about growth in jobs. Previously developed sites within Oxford and sites proposed for employment should be considered.
PR-B-0055	Cynthia	Hall		16			No, there should be no building on GB or on the flood plains.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	16			No. Given that the SHLAA identifies site WG019 as having potential to develop 50 dwellings it is reasonable to increase the figure to over 100. This increase would represent a more efficient use of land and allow the council to raise its land supply figures. The development of this site would be more in keeping with the settlement pattern of the village than sites PR82 and PR83.
PR-B-0058	Anthony	Hall		16			Certainly not – you've said it yourself: "The strategic release of green belt land was therefore considered not to be a reasonable alternative" Nothing has happened to change this obviously correct conclusion – you are simply trying to ignore it.
PR-B-0078	Anthony	Churchill		16			Objects to GB being considered for development, previously developed land in Oxford and proposed employment sites should be considered. Question the assumptions on job growth in Oxford.
PR-B-0081	Linda	Beattie		16			Object to GB being considered for development, previously developed land in Oxford and proposed employment sites should be considered. Question the assumptions on job growth in Oxford.
PR-B-0082	Felicity	Emptage		16			Object to GB being considered for development, previously developed land in Oxford and proposed employment sites should be considered. I question the assumptions on job growth in Oxford.
PR-B-0119	C A	McCall		16			No, some are on flood plains and GB.
PR-B-0120	E	Tonkin		16			No, CDC needs to develop less economically successful locations and spread areas of expansion rather than the size proposed for Kidlington which will increase congestion.
PR-B-0150	Patrick and Julia	Marcks		16			Object to GB being considered for development, previously developed land in Oxford and proposed employment sites should be considered. Questions the assumptions on job growth in Oxford.
PR-B-0150	Patrick and Julia	Marcks		16			Object to GB being considered for development, previously developed land in Oxford and proposed employment sites should be considered. Questions the assumptions on job growth in Oxford.

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PR-B-0151	Prof John	Batchelor		16			Object to GB being considered for development, previously developed land in Oxford and proposed employment sites should be considered. Questions the assumptions on job growth in Oxford.
PR-B-0152	Henrietta	Batchelor		16			Object to GB being considered for development, previously developed land in Oxford and proposed employment sites should be considered. Question the assumptions on job growth in Oxford.
PR-B-0154	Hannah	Hale		16			Object to GB being considered for development, previously developed land in Oxford and proposed employment sites should be considered. I question the assumptions on job growth in Oxford.
PR-B-0171	Peter	Worth		16			Mostly yes with the caveats as provided in earlier responses
PR-B-0175	Mr D and Mrs S	Rudd		16			Objects strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. Questions the assumptions on job growth in Oxford.
PR-B-0181	Diane and Darryl	Bates-Brownsword		16			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. Questions the assumptions on job growth in Oxford.
PR-B-0184	Roger	Prince		16			No. have strong objections to any development in the Green Belt. There is no need for it as the projected figures for jobs growth are incorrect and there is plenty of scope to provide housing outside of the Green Belt. Oxford City has missed opportunities to provide additional housing on sites where it is allowing development for employment such as the Northern Gateway, which will add to the demand for homes.
PR-B-0185	Terrence	Yeatman		16			Objects strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. Questions the assumptions on job growth in Oxford and feel that Oxford city have brought their housing shortage upon themselves, allowing the building of the Brooks University site in Headington, and now having a multimillion pound expansion that will lead to more houses being bought for letting. Does not see why the villages north of Oxford should have to suffer the consequences. If the Green Belt is to be sacrificed there are plenty of other sites around Oxford that could be used away from the surrounding villages.
PR-B-0186	Paul	Walker	Oxford Bus Company	16			Disagree with the inclusion of Option C (Junction 9, M40), Option F (Upper Heyford), Option D (Arncott) and Option I (Remainder and Rural) as these score least positively in the transport infrastructure score and accordingly do not meet the sustainability criteria or the objectives of the Oxfordshire LTP4 which is a main consideration of sites to come forward through the Plan.
PR-B-0201	Dr Catherine	Grebenik		16			Objects strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. Question the assumptions on job growth in Oxford.
PR-B-0209	Patrick and Julia	Jennings		16			Area A and B are in Oxford's GB which prevents urban sprawl and ensures access to the countryside and nature for all. It's there for a reason and should be respected. There is no demonstration of the exceptional circumstances required to build on GB.

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PR-B-0213	Linda	Browning		16			Objects strongly to development on GB around Kidlington as it's based on incorrect assumptions about job growth in Oxford. GB is pleasant, unspoilt, well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered.
PR-B-0222	Malcolm	Axtell		16			Objects strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. The proposal is based on speculation and discredited analysis, and as such, previously developed land in Oxford and proposed employment sites should be considered before GB.
PR-B-0234	Prof Roger	Davies		16			Strongly object to development in the GB, it's a permanent designation and unmet housing needs do not justify building on it. Some of the areas to the north and east of Kidlington contain precious natural habitats and well used footpaths. GB's purpose is to prevent urban sprawl and the present governments manifesto promise and CDC's policy to protect it should be upheld. Oxford City should consider using the Northern Gateway area.
PR-B-0238	D A	Burt		16			The proposed development would merge Yarnton, Begbroke and Kidlington creating a vast urban sprawl. This goes against the GB principles in the NPPF, CDC's policy and the governments manifesto promise. In a public survey commissioned by the CPRE, 76% of Oxfordshire residents were in favour of protecting the GB.
PR-B-0240	Mrs Carole	Walton		16			Object strongly to development on GB around Kidlington, which is mainly unspoilt countryside, well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. I question the assumptions on job growth in Oxford.
PR-B-0241	Richard	Walton		16			Object strongly to development on GB around Kidlington, which is mainly unspoilt countryside, well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. Question the assumptions on job growth in Oxford.
PR-B-0267	Carole	Pack		16			No they are sites identified by developers who's interest is profit.
PR-B-0447	Laura, John, Benito	Wainwright		16			The summary leaflet mislead us by incorrectly repeating Q15 for Q16. In Question 15 we explain why we find areas A and B unreasonable.
PR-B-0641	J	Willoughby		16			No, cannot agree that the proposals are reasonable as they all invade valuable open space.
PR-B-0643	L	Allen		16			GB must not be touched, it is there for a good reason. Smaller sites must be considered and if there are empty houses within Oxford, as reported by the press, they need to be used. Constant expansion in any form is not sustainable and development in other centres within Oxfordshire and surrounding counties must be considered. As some data is unsubstantiated there needs to be good data in order to make good decisions.
PR-B-0648	Patricia	Perisi		16			Object strongly to the proposed development of 4,400 houses on GB, which should be protected. Have lived in Kidlington 80 years and do not want to see my village joined to Oxford and lose its character. The development will destroy the countryside and wildlife and bring chaos to the area. Traffic is already heavy and the doctors surgery at capacity
PR-B-0653	Peter	Webber		16			It is essential to consider all of the options, but not to accept them all.
PR-B-0655	Christina Mary	Shirley		16			No, our countryside is what sets England apart form other countries. We need to retain a home for wildlife.
PR-B-0656	Mary G	Shirley		16			No, far too large.
PR-B-0670	Mary	Phipps		16			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. Questions the assumptions on job growth in Oxford.

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PR-B-0671	David	Phipps		16			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. Question the assumptions on job growth in Oxford.
PR-B-0673	Joyce M	Morris		16			Object strongly to development in the Oxford GB which will result in north Oxford becoming one large urban sprawl. The historic nature of Oxford as a city will be destroyed. The government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. Question the assumptions on job growth in Oxford.
PR-B-0682	Felicity	Peacock		16			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. Question the assumptions on job growth in Oxford.
PR-B-0695	Mark	Bale		16			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. Question the assumptions on job growth in Oxford.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	16			No. See response to Q2. There should be a county wide approach to meeting Oxford's needs without the need to build on the green belt.
PR-B-0705	Nick	Small	Stagecoach	16			The Council has been generous and very conservative in its acceptance of the fullest range of promotions within the District as representing reasonable alternatives.
PR-B-0710	Selwyn	Phillips		16			Do you not mean "areas of interest". This is not a problem as none of them have been selected yet.
PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	16			Agreed
PR-B-0712	Sonya	Willoughby		16			Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	16			Note that Yarnton is within Area A having been identified as the most sustainable broad location for identifying sites. Whilst acknowledging the need for an Infrastructure Delivery Plan, are concerned that no such proposals are in place in advance of the site selection process.
PR-B-0728	Verity	Westgate		16			Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB. Concerns with healthcare as existing GP surgeries are already stretched in Kidlington.

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PR-B-0729	Tamara	Lucas		16			Strongly object to development in the green belt for reasons given in response to Q9. It is based on incorrect assumptions about jobs growth. Alternatives would include making better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead.
PR-B-0736	Kieran	Ward		16			Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-0739	G	Gelder		16			Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-0742	Keith and Hilary	Prince		16			No. Too many are in GB. GB is a permanent designation. Government guidelines state that unmet housing need is not a reason for building in the GB. The governments manifesto promise and Cherwell's existing policy to protect GB must be observed. Unable to sustain large number of new houses. Local councils should refuse permission for new businesses, making incentives in other areas of the county where there is a need. Oxford area at full capacity, increased population into the area would be a disaster for Kidlington.
PR-B-0743	John	Tremlett		16			No opinion
PR-B-0745	Dr Ian	Scargill	Oxford Green Belt Network	16			Oxford Green Belt Network object to development in areas A and B as it would involve development in the GB. GB is intended to be a permanent destination only to be changed in exceptional circumstances. They do not think the overall levels of growth are unnecessarily high and alternatives to development in the GB are available; therefore consider that exceptional circumstances do not exist to justify development in the GB and that Options A and B are not reasonable.
PR-B-0749	Dr and Mrs M	Wallace		16			Strongly object to development in the GB. Proposal to develop in the GB is based on incorrect assumptions about the growth of jobs in Oxford. Alternatives to building in the GB, such as previously developed land in Oxford and those proposed as employment sites in the city. Not reasonable to develop with the GB.
PR-B-0750	Niels	van Kuijk		16			Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.



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PR-B-0752	Keeley	Middleditch		16			Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld. Proposal based incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-0754	Philippa Jane	Nelson		16			Object strongly to development in the Oxford GB for reasons outlined in question 1. Proposal based on questionable assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-0755	Martin	Palmer		16			No.
PR-B-0757	Martin	Palmer		16			Object strongly to development in the Oxford GB around Yarnton, Begbroke and Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-0759	R L	Davies		16			Strongly object to development of GB. There are alternatives a least a few hundred metres away from some of the sites under consideration. If Oxford needs new housing why don't they build houses in the 'northern gateway area', rather than rely on the surrounding communities.
PR-B-0764	Steven	Daggitt		16			Object strongly to development in the Oxford GB around Yarnton, Begbroke and Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	16			Yes. Given the housing is needed to meet Oxford's unmet need, it is considered that options in the GB close to Oxford must be considered reasonable.
PR-B-0776	Anthony	East		16			Object strongly to development in the Oxford GB around Yarnton, Begbroke and Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.

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PR-B-0779	David C	Hinde	Hinde Law Ltd	16			Object strongly to development in the Oxford GB. GB around Yarnton has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB. More rigorous evidence is required by Oxford City.
PR-B-0782	Andrew and Emma	Mundy		16			Object strongly to development in the Oxford GB around Yarnton, Begbroke and Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-0786	Jane	Olds	Caversfield Parish Council	16			Yes
PR-B-0793	Philip	Morley	North Oxford Golf Club	16			Consideration of Green Belt and recreational areas is appropriate, and the unique position of the NOGC site between Kidlington and Oxford means that the importance given to preservation of the Green Belt and of recreational facilities on this site should be paramount. Note that the land of Oxford Golf Club (previously Southfield GC) was, to quote from Section 4.4 of the 2010 Inspector's Report, "rightly excluded" by Oxford City from its Core Strategy because of its "importance in recreational terms". Believe that NOGC's location and role provides even stronger arguments for its continued role as Green Belt and as a recreational facility. Have highlighted the importance of NOGC as an important leisure facility in North Oxford and in the Green Belt, promoting active life after retirement, prominent feature of Cherwell's green infrastructure network, publicity in BBC, endorsement by Barrack Obama, etc. in their representation.
PR-B-0796	David	Tighe		16			Object strongly to development of the GB. Development on GB based on assumptions of the growth of jobs in Oxford. Alternatives should be sites proposed as areas of employment. Cutteslowe Park has not been considered. This park is a very important green space.
PR-B-0799	Ian	Sheppard		16			Areas of search completely unreasonable
PR-B-0807	Justin	Scroggie		16			No. Some justification for new homes around transport links north of Cutteslowe, no justification for building on GB, when Oxford has land available. Kidlington is a result of massive ribbon development, far better to create new ribbon developments around small villages.
PR-B-0808	Chris	Robbins		16			No further comments
PR-B-0809	Karen	Selway		16			Strongly object to development in the Oxford GB, this conflicts with the GB policy. The figures area based on the incorrect assumptions of the growth of jobs in Oxford. Recalculation of these figures is required.
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	16			Yes
PR-B-0826	Alan	Dobson		16			No. See the points above about the GB and particularly Cutteslowe Park
PR-B-0829	Fergus	Campbell	Oxfordshire Clinical Commissioning Group	16			Note that the more remote or rural areas pose additional challenges due to distance from existing surgeries, and lack of sustainable options for new local surgeries. Have provided a detailed response in a separate statement as part of their representation.
PR-B-0832	Richard	Hills		16			Yes

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PR-B-0833	Cas	Lester		16			Do not. Building homes near the new Oxford Parkway station is likely to attract a significant influx of commuters to London. This will do nothing to help meet the needs of Oxford City's unmet housing need. Additionally, this influx will inevitably increase house prices in the area and make them unaffordable to local people. Placing 4,400 homes in the Kidlington area would almost double the size of the village. Clearly the schools won't be able to absorb the additional children – so it's likely new schools will also have to be built. Existing local health services will also be overstretched and again, either new health practises will need to be built, or existing ones extended.
PR-B-0834	Eleanor	Williamson		16			No. Virtually all areas of search in Cherwell are within GB. There are no circumstances under which housing development in GB can be considered 'reasonable'. Consideration should be given to brownfield sites and the redevelopment of developed sites. Not on the GB. Oxford City is creating false pressure on the GB by reserving its own sites for commercial development. These should be used for residential development, like Northern Gateway, in Oxford's own boundary.
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	16			Yes
PR-B-0847	Richard	Cutler	Bloombridge LLP	16			Yes, they are reasonable. Area A is preferable by a significant margin. The Kidlington Gap and Begbroke Gap must be added to Table 16 as constraints as these are fundamental to the integrity of the GB. Also political constraints.
PR-B-0857	Mark	Christodoulou		16			No. If Kidlington is to absorb the new houses, it should be restricted to existing brown belt areas. Will the local residents be able to afford these new houses. Makes sense to build closer to business areas before sacrificing GB. Protect our much loved open countryside, it makes Oxfordshire a beautiful place to work and live. Cherwell need to prevent and resist the pressure of Oxford City turning the area into unsightly urban sprawl. CDC should go back to Oxford Growth Board and demand a re-assessment of the numbers after Oxford City have agreed to build more houses instead of white elephant business estates.
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	16			No comment at this stage.
PR-B-0862	Peter	Nicholson		16			Strongly objects to CDC proposing to build houses in its area to meet City's 'unmet housing need' and on the GB for many reasons that have been discussed in the response to previous questions. Reiterates that the areas of search A and B are unviable and unreasonable for development for reasons discussed in the representation.
PR-B-0866	Matt	Todd		16			No. Absolutely not GB should not be considered. Favourable inclination to areas A and B which are in the GB. Imperative that GB is preserved. These are not exceptional circumstance when many options available.
PR-B-0868	Jennifer	McFadden		16			Totally opposed to the development of the GB which is unreasonable. Encroachment of this area already with the Northern Gateway development. GB's aim is to protect undeveloped areas from becoming urban sprawl. GB provides open spaces and footpaths that many residents use and it's important for mental well-being. Sites PR38 and PR50 would join Kidlington to Oxford becoming one large urban area. Circumstance do not justify the use of GB. Health concerns linked with busy roads and dementia. A public survey by CPRE Oxfordshire finds 76% of Oxfordshire residents want GB to be protected. Site PR50 has a footpath and bridleway that would disappear. Views at Cutteslowe Park would be affected, with decreased air quality due to more cars in the area. The figure is based on assumptions, why aren't Oxford addressing their own issues.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0873	Jenyth	Worsley		16			Object strongly to the development in the GB. Object very strongly to the development in the Oxford GB. GB was set up to prevent urban sprawl, which is now threatened. The green lung between Oxford and Kidlington has been there since after the war. Oxford is a historic city and should not be allowed to sprawl towards the north. Do not accept that exceptional circumstances exist to justify housing on GB close to Oxford. Over 76% of Oxfordshire residents want to protect the GB from housing. Assumptions to the job growth in Oxford. Alternatives to GB like employment sites. The effect on Cutteslowe Park has not be considered, its an important green space that needs protecting.
PR-B-0877	David	Flavin	Oxfordshire County Council	16			Agrees that Areas of Search within Greenbelt would be reasonable if they are related to transport corridors.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	16			Unable to respond - Insufficient time to consider the issues in detail
PR-B-0880	Rhiannon	Davies		16			Object strongly to development in the Oxford GB. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-0882	Julia	Trowles		16			No. Do not agree that the release of GB land is reasonable to provide for Oxford's housing needs. Purpose of GB is there to constrain the expansion of a town or city so that it retains the distinctive character and setting of surrounding communities. Highly value the open countryside, wildlife, recreational activities and quality of live that the GB provides. Do not want to experience increased air, light and noise pollution.
PR-B-0883	Peter	Trowles		16			No. Do not agree that the release of GB land is reasonable to provide for Oxford's housing needs. Purpose of GB is there to constrain the expansion of a town or city so that it retains the distinctive character and setting of surrounding communities. Highly value the open countryside, wildlife, recreational activities and quality of live that the GB provides. Do not want to experience increased air, light and noise pollution.
PR-B-0887	Paul	Buckley		16			Yes
PR-B-0890	Chris	Dicks		16			No, the impact on the GB will be severe and highly detrimental to Kidlington and Yarnton with very little local benefit. Oxford must try harder to accommodate housing within its boundaries. The concept of sustainability should be incompatible with building on GB which provides benefits for health, well-being, recreation and tourism. Exceptional circumstances have not been demonstrated to build on GB which seems to be contradicted in the consultation paper.
PR-B-0891	Katherine	Simpson		16			Object strongly to development in the Oxford GB. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.

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PR-B-0892	Richard	Simpson		16			Object strongly to development in the Oxford GB. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-0895	Dr Alison and Dr Simon	Street		16			Yes, with the exceptions specified above.
PR-B-0897	Rob	Lawrence		16			No.
PR-B-0902	Vanessa	Pinder		16			Object strongly to development in the Oxford GB around Yarnton, Begbroke and Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-0904	Jill	Grain		16			Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, to build here would destroy the villages identity along with Yarnton and Begbroke if site PR20 were developed. Footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. Building on GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. CDC adopted the Local Plan to protect GB. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-0905	Theresa	Goss	Bloxham Parish Council	16			Options A and B appear to be the most sustainable and suitable
PR-B-0906	Steve and Anne	Handsley		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Kidlington has grown from a small village to one of the largest in the county. It has contributed significantly to the housing growth in the CDC area. Further growth will allow it to lose its character. The green corridor between Kidlington and Oxford needs to be maintained. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-0910	Ken	Pelton		16			Those in the green belt are not reasonable save where very limited housing numbers can support local communities.

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PR-B-0913	Helen	Marshall	CPRE Oxfordshire	16			Strongly objects to development in the GB, which exists to protect the historic city and equally acts as a 'green lung' providing opportunities for recreation for the local communities. Set out the purpose of the GB around Oxford which they support. They discuss in more detail the benefits of the GB and believe that alternatives to development in the GB exist to justify development in the GB. Options A and B are therefore specifically not reasonable, although given the high growth levels already committed by Cherwell they do not consider any further land allocation necessary in the GB for reasons of serious harm to it. Object to area of land in A and B and consider it excessive to the housing requirement, and would co-join Oxford, Kidlington and Woodstock making a mockery of the GB and adversely affecting the environment of thousands of local inhabitants. How can this be reasonable?
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	16			Development that is intended to meet the Duty to Cooperate, areas of search too far from Oxford will not meet these needs and will only contribute to the District's general housing requirement. Development of previously used land within the GB can be considered to be capable of meeting the City's needs without adverse impact on the character and openness of the Oxford GB. Areas outside the GB within Cherwell would be significantly further from the City and thus not ideally placed to meet Oxford's unmet needs.
PR-B-0926	Dr Eric	Sidebottom		16			No. Object strongly to development on GB. Do not accept that exceptional circumstances exist to justify the need. GB policy is to prevent urban sprawl and keeping land permanently open. GB between Kidlington and Oxford is an unspoilt green lung with footpaths that is appreciated by local residents. It's there to protect historic Oxford. Public survey by CPRE Oxfordshire, 76% of Oxfordshire residents are in favour to protect GB. Assumptions about Oxford's job growth, there are alternatives such as sites that are proposed for employment being used for housing. The effect's to Cutteslowe Park has not been taken into consideration, important space it needs protecting.
PR-B-0931	Jane	Olds	Fringford Parish Council	16			Transport is a key issue and should exclude some of the potential sites listed above (restricted to Options A and B)
PR-B-0937	Philip	Rawle	Greenlight Developments	16			Lengthy response provided. Other opportunities outside the GB should be assessed in the first instance and if appropriate explored further or discounted, before the release of land from the GB is considered. The release of GB should only be considered where all other opportunities for delivering sustainable growth have been exhausted.
PR-B-0944	David	Stone		16			No, do not fully agree with the weighting and assessment of areas of search considered. The observations for areas A and B are unreasonable as they are deliberately selective and unbalanced in their conclusions. There is no justification for selection of sites in Kidlington and North Oxford where GB will be destroyed and journey times to Oxford exacerbated through extra development. Indeed there is no tangible gain for potential 'low cost' housing occupants.
PR-B-0948	Tim	del Nevo		16			No do not. Believe that the GB must be protected.
PR-B-0949	Peter	Monk	Banbury Civic Society	16			Given the extent of the requirement, the Search Area goes above and beyond the need of the requirement.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	16			Note that the Initial Sustainability Appraisal Report concludes that all of the Areas of Search would have significant negative effects in relation to SA Objective 9: "To protect, enhance and make accessible for enjoyment, the historic environment." This is most unfortunate and must beg the question whether further development in any of the Areas would be truly sustainable. Disagree with the general proposition that GB options should be considered Have provided a more detailed statement in response to this question in their representation.
PR-B-0960	M	O'Mahoney		16			Strongly objects to development in the GB. He considers that the growth figures are based on inaccurate assumptions and considers that there are alternatives to housing development in the GB including making better use of previously developed land and using proper employment sites in the city for housing instead.

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PR-B-0963	Mr and Mrs	Shepherd		16			Object strongly to development in the Oxford GB. GB around Kidlington. has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB more consideration needs to be given to brownfield sites.
PR-B-0967	Eileen	Bloomer		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-0983	Suzanne	Morris		16			Strongly object to building in the GB. GB policy is to prevent urban sprawl and keeping land permanently open. GB between Kidlington and Oxford is an unspoilt green lung with footpaths that is appreciated by local residents. It's there to protect historic Oxford. Do not accept that exceptional circumstances exist to justify the need. Public survey by CPRE Oxfordshire, 76% of Oxfordshire residents are in favour to protect GB and housing is seen as it's greatest threat. Assumptions about Oxford's job growth, there are alternatives such as sites that are proposed for employment being used for housing. The effect on Cutteslowe Park has not been taken into consideration, an important space which needs protecting.
PR-B-0996	Lucy	Smith		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-0997	George	Thomas		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.

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PR-B-0998	Lisa	Coulling		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. GB is there to protect against unrestricted urban sprawl of large built up areas. If built upon between Kidlington and Oxford we become consumed and lose our village identity. Building between Kidlington, Yarnton, Thrupp and Begbroke four villages become one town. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	16			Supports selection of sites that are south west, south and south east of Kidlington, as close as possible to Oxford.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	16			No
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	16			The SA should include all reasonable alternatives, on a precautionary basis it can therefore include all areas of search. It is considered however that locations closest to Oxford are clearly best placed to provide a sustainable strategy therefore initial assessment correctly eliminates those locations remote from the City.
PR-B-1035	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford and Blenheim Palace	16			Increased supply of housing to meet Oxford's need is critical to drive economic growth in Oxford and the wider County. If housing is to meet the needs of Oxford, then it must be well related to the City with good access to markets and hubs in the City. It is important that travel times to areas of employment are also considered as part of the 'area of search' so as to ensure that housing development does not materially increase the time taken to travel to work, impacting upon creating economic efficiency and quality of life. Area of Search A is most closely related and better connected to Oxford than any other areas. Therefore, they consider that housing option in Area A should be thoroughly explored and either taken forward or discounted before housing options in the other area of search is considered.
PR-B-1038	Mrs Margaret	Sidebottom		16			Strongly object to development in the Oxford GB., this is not accepted as exceptional circumstances. Aim of GB is to prevent urban sprawl with land permanently open. GB between Kidlington and Oxford has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. A public survey commissioned by the CPRE Oxfordshire 76% of Oxfordshire residents were in favour of protecting the GB with the majority seeing housing as the greatest threat. Assumptions about Oxford's job growth, there are alternatives such as sites that are proposed for employment being used for housing. The effect's to Cutteslowe Park has not been taken into consideration, important space it needs protecting.
PR-B-1039	Igor Niladri	Dyson		16			No. Cherwell is being pressurised into this. The unmet housing need comes from a wish to grow population and to drive the economic growth. Regardless of the damage to the environment, heritage and social benefits. Sustainable is not an appropriate word describing development on any existing GB. Consideration should be given to previously developed land like at the former air base at RAF Upper Heyford, be affordable and house the current population first.



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PR-B-1040	Robert	Dyson		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1046	William	Hodgson		16			Object strongly to development in the Oxford GB. GB policy is to specifically prevent urban sprawl, land kept open and not covered with concrete and tarmac which kills the soil. GB between Kidlington and Oxford has unspoilt farmed countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. Do not accept the justification to build on the GB close to Oxford. A public survey commissioned by the CPRE Oxfordshire 76% of Oxfordshire residents were in favour of protecting the GB with the majority seeing housing as the greatest threat. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. Cutteslowe Park has not been considered, it's an important green space that needs protecting.
PR-B-1049	Maria	Page		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1052	Andrew	Mundy		16			Object strongly to development in the Oxford GB. GB around Yarnton, Begbroke and Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1053	David	Hemingway		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.

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PR-B-1054	Bharat and Jankee	Badiani		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1055	Philippa	Mullineux		16			Strongly object to development in the Oxford Green Belt as stated in response to question 9. The proposal to develop in the Green Belt is based on incorrect assumptions about the growth in jobs in Oxford. There are alternatives to housing development in the Green Belt including making better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. For example, the use of the Pear Tree Park and Ride site, which is likely to shortly be decommissioned. This would provide better transport links with Oxford, and would avoid the congestion of the Oxford Ring Road.
PR-B-1056	Simon	Parker		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of overdevelopment. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1057	Julie	Walters		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1058	Kim	Bennell		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of overdevelopment. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1065	J	Bevis		16			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. Assumptions on job growth in Oxford are questioned.

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PR-B-1069	JP	Lyes		16			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. Assumptions on job growth in Oxford questioned.
PR-B-1073	Susan	Simms		16			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. Assumptions on job growth in Oxford are questioned.
PR-B-1073	Susan	Simms		16			The consultation has been poorly publicised and possible loss of GB should have been highlighted. It is difficult to find the consultation details on the website and they are long and difficult to read. Holding the public exhibition in Kidlington over the Christmas period was unreasonable.
PR-B-1079	JW	Fresen		16			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. Assumptions on job growth in Oxford are questioned.
PR-B-1080	Mr and Mrs	Horne		16			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. The assumptions on job growth in Oxfordshire are questioned.
PR-B-1081	Lynn	Pilgrim		16			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. The assumptions on job growth in Oxford are questioned.
PR-B-1082	Nicholas Edward	Mullineux		16			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. The Pear Tree Park and Ride site which is likely to be decommissioned could be used. Assumptions on job growth in Oxford are questioned.
PR-B-1085	Susan M	Rugg		16			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. The assumptions on job growth in Oxford are questioned.
PR-B-1088	Bryan	Rugg		16			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. The assumptions on job growth in Oxford are questioned.
PR-B-1089	Dave	Bevis		16			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. The assumptions on job growth in Oxford are questioned.

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PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	16			Transport issues are fundamental to sustainability. Agree that options in the Green Belt and close to Oxford must be considered to be reasonable given that the unmet housing need identified is surely an 'exceptional circumstance'.
PR-B-1097	Caroline	Hayes		16			Object strongly to development in the GB which provides a green lung to the city and helps protect our historical city from excessive development. There are alternative sites where the quality of life would be better for new home owners and would have better access to areas of employment.
PR-B-1098	Michael	Bott		16			Object strongly to development in the Oxford GB. GB around Kidlington, Yarnton and Begbroke has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposals based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1099	Alan	Storah	Oxford City Council	16			Agrees that the sites in search areas A and B would appear to be by far and away the most 'reasonable' areas of search.
PR-B-1100	Katherine	Andrews		16			Strongly object to any development on GB which is an area enjoyed by local residents and important to wildlife. It protects Oxford from overdevelopment and serves as a flood plain which must be taken into account. The GB is a permanent designation and the government's manifesto promise and CDC's policy to protect it must be upheld. Previously developed land in Oxford and proposed employment sites should be considered. The assumptions on jobs growth in Oxford are questioned.
PR-B-1101	Catherine	Dobson		16			No, disagree. Object strongly to development on GB which is there to limit urban development and keep open spaces. GB is well used and a vital breathing space, in a survey commissioned by CPRE 76% of Oxfordshire residents wish to keep the GB. It should only be encroached upon in exceptional circumstance which don't exist at present. The proposal is based on questionable assumptions about development of employment in Oxford. Areas proposed for employment should be re-designated to housing.
PR-B-1105	Norman and Janet	Bates		16			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. The assumptions on job growth in Oxford are questioned.
PR-B-1110	Iain	Johnson		16			How will several hundred houses on the edge of Oxford reduce air pollution (7.35 and 7.39)?
PR-B-1123	Paul	Mayhook		16			Although Oxford's unmet housing demands need to be met, GB should only be used as a last resort.
PR-B-1127	David	Betts		16			Object in principle to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. The proposal to develop in the GB is based on incorrect assumptions about the growth in jobs and there are alternative to using GB. Previously developed land in Oxford and proposed employment sites should be considered as should the Northern Gateway. Banbury and Bicester could meet Oxford's unmet needs with strengthened rail links.
PR-B-1132	Linda	Ward	Kidlington Development Watch	16			Strongly objects to development in the GB for its role in providing green space for Kidlington and its function as Oxfordshire Green Belt.

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PR-B-1134	Neil	McKendrick		16			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. Assumptions on job growth in Oxford are questioned.
PR-B-1142	Alan	Lodwick		16			Search Areas A and B are almost entirely within the GB. CDC's Local Plan Part 1 includes Policy ESD 14 to maintain the GB. It was designated to restrain development which could damage the character of Oxford City and its heritage through increased activity, traffic and the outward sprawl of the urban area. GB provides a well used and appreciated space for people from a wide area. The rep refers to Q1 and questions the need for development and its justification.
PR-B-1145	Richard	Bennett		16			Ambrosden and Blackthorn areas – this land is not currently productive and has potentially good railway links.
PR-B-1154	Jim	Spencer		16			Yes
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	16			Strongly objects to the Areas of Search and development in the Green Belt. Do not consider that there are exceptional circumstances' for making alterations to the Green Belt boundaries.
PR-B-1157	Nicola and Giles	Lewis		16			No, for the reason outlined in other questions. Any areas of search within the Green Belt are not reasonable.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	16			3 SA objectives (3, 6, and 10) would not be met by removing Oxford's housing needs to other districts. Pollution and road congestion would increase, few sites would have sufficient access to all services and facilities and supporting current high housing prices in Oxford by reduced building plans would not reduce overall poverty or social exclusion.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	16			Yes
PR-B-1174	Ellis	Davies		16			Object strongly to development in the Oxford GB, which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. Assumptions on job growth in Oxford questioned.
PR-B-1175	Clare	Cooper		16			Strongly object to development in the Oxford GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. The assumptions on job growth in Oxford are questioned.
PR-B-1176	Laura	Pritchard		16			Strongly object to development in the Oxford GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. The assumptions on job growth in Oxford are questioned.
PR-B-1177	Sandra and Richard	Tyrrell		16			Strongly object to development in the GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. The assumptions on job growth in Oxford is questioned.

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PR-B-1182	Alison	Noel		16			Object to development on the Oxford GB which aims to prevent urban sprawl and keep land permanently open. The GB around Kidlington is well used and enjoyed by many, a survey commissioned by the CPRE showed 76% of Oxfordshire wished to protect it. It protects the historic City of Oxford from overdevelopment and exceptional circumstances to justify building on it don't exist. Cutteslowe Park is an important green space and should be protected. The proposal is based on questionable assumptions about jobs growth. Sites allocated for employment within the city should be used.
PR-B-1186	Christina	Miskin		16			Strongly object to development in the Oxford GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. The assumptions on job growth in Oxford are questioned.
PR-B-1187	Nigel	Homent		16			Strongly object to development in the Oxford GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. The assumptions on job growth in Oxford are questioned.
PR-B-1188	Carol	Matheson		16			No, they are not reasonable as they are based on flawed unverified assumptions. Brownfield sites need including.
PR-B-1192	Robert	Selway		16			Object strongly to development in the Oxford GB. The proposal is based on incorrect assumptions about the growth in jobs and figures need recalculating taking into account Brexit. Previously developed land in Oxford and proposed employment sites should be considered. It is not reasonable to develop in the GB as it will be in conflict with GB policy which checks unrestricted sprawl and prevents towns merging together.
PR-B-1207	Douglas and Louise	Lloyd		16			Strongly object to development in the Oxford GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. Assumptions about predicted job growth in Oxford are questioned.
PR-B-1213	Fleur	Hodgson		16			Strongly object to development in the Oxford GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. The assumptions about predicted job growth in Oxford are questioned.
PR-B-1216	Christine	Lodge		16			Strongly object to development in the Oxford GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. The assumptions about predicted job growth in Oxford are questioned. When plans to extend St Mary's church were considered a few years ago it was found to be a risk to flooding, any development would be the same.

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PR-B-1221	Martin	Perisi		16			No, the GB should be protected. See general comments
PR-B-1224	Theresa	Goss	Adderbury Parish Council	16			Does not agree that all the areas of search being considered is reasonable
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	16			Yes
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	16			Given the partial review is to address Oxford's unmet need, it is not logical to assign growth to the northern parts of the District. Growth should be concentrated around Oxford in locations with good transport links.
PR-B-1227	Richard	Silvester		16			No. Exceptional circumstances to allow development on GB do not exist. The levels of predicted growth are unnecessarily high and there are alternatives within the city rather than use GB. In particular the impact on Cutteslowe Park as an important green space has not been considered.
PR-B-1231	Prof J M	Baker		16			No. Strongly object to development in the GB. The proposed development is based on questionable assumptions about the growth of jobs in Oxford, and in practice would be likely to be occupied by commuters working elsewhere. Alternatives, especially the use of non-greenfield land, and the use of proposed employment sites for housing, should be exploited instead.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	16			Generally agrees that Areas of Search are reasonable. Concerned at the focus on Areas A and B at this early stage. Questions whether all the unmet need can be accommodated in those areas and would support a dispersed distribution arrangement in that event. Notes that the focus of the SA is on Areas A and B only. Considers Area H to have potential to meet a proportion of Oxford's unmet needs.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	16			No comments at this stage.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	16			Yes, although as noted in response to Q9 would question whether realistically sites within some of the more remote rural areas to the north of the District will be a sustainable way of meeting Oxford's unmet housing need.
PR-B-1241	Beverley	Kwan		16			Strongly object to development in the Oxford GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. The assumptions about predicted job growth in Oxford are questioned.
PR-B-1243	Kazimiera	Kantor		16			Strongly object to the irreversible destruction of the GB, which covers the whole of the area under consideration on the basis of untested and unsubstantiated "needs" of Oxford City. The City should exhaust its own brownfield sites before looking further afield.
PR-B-1245	Jason and Petra	Tyrell		16			No, strongly disagree with large scale development within the GB which was set up to protect the city and the surrounding villages.
PR-B-1251	Susan	Silvester		16			No. Exceptional circumstances to allow development on GB do not exist. The levels of predicted growth are unnecessarily high and there are alternatives within the city rather than use GB. In particular the impact on Cutteslowe Park as an important green space has not been considered.

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PR-B-1255	Kezia	Sheppard		16			No. Absolutely do not agree with this. Isn't the point of GB policy to protect open areas to prevent the spread of Urban areas ? This proposal is totally contrary to this principle. The area between Oxford and Kidlington is beautiful countryside which is good for our health. There aren't enough areas like this, so to develop on this area will impact on many people's lives. Cannot think of any exceptional circumstances to build on the GB. What would the impact be on this historic area, GB helps to protect against development pressure and needs to be maintained. A public survey shows that 76% of the public are in favour of protecting GB, public views need to be considered. There are incorrect assumptions about job growth in Oxford. There has been a failure to consider alternative sites such as brownfield areas. The impacts to GB and Cutteslowe Park hasn't been considered. Added pressure with local infrastructure, schools, hospitals etc.
PR-B-1256	Nicola	Mallows	Gresswell Environmental Trust	16			All sites earmarked for development within the GB are inappropriate unless brownfield. Development is contrary to the NPPF – there are no exceptional circumstances to justify either A or B. Islip has a brownfield site. The density of housing should neither swamp nor overshadow the existing village . and infrastructure (used by villages along the B4027 –doctors, school) should be supplemented before any new housing is to be considered. The narrow bridge at Islip is crucial to keeping the traffic level on B4027 to cars only, and will help keep surrounding villages rural and quiet.
PR-B-1257	Charles	Fletcher		16			Object strongly to development in the Oxford GB. The fundamental aim of GB policy is to prevent urban sprawl by keeping land permanently open GB around Kidlington and Oxford has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. GB protects historic Oxford from the effects of over development. I do not accept that this is exceptional circumstance to justify building on GB close to Oxford. A survey by CPRE Oxfordshire, shows 76% of Oxfordshire residents were in favour of protecting the GB with the majority seeing housing as the greatest threat. Proposal based on questionable assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. The effects to Cutteslowe Park which is a important green space used by residents and beyond which needs protecting has not been taken into consideration.
PR-B-1258	Hilary	Fletcher		16			Object strongly to development in the Oxford GB. The fundamental aim of GB policy is to prevent urban sprawl by keeping land permanently open GB around Kidlington and Oxford has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. GB protects historic Oxford from the effects of over development. Do not accept that this is exceptional circumstance to justify building on GB close to Oxford. A survey by CPRE Oxfordshire, shows 76% of Oxfordshire residents were in favour of protecting the GB with the majority seeing housing as the greatest threat. Proposal based on questionable assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. The effects to Cutteslowe Park which is a important green space used by residents and beyond which needs protecting has not been taken into consideration.
PR-B-1259	Mircea	Popa		16			Object strongly to development in the Oxford GB. The fundamental aim of GB policy is to prevent urban sprawl by keeping land permanently open GB around Kidlington and Oxford has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. GB protects historic Oxford from the effects of over development. Do not accept that this is exceptional circumstance to justify building on GB close to Oxford. A survey by CPRE Oxfordshire, shows 76% of Oxfordshire residents were in favour of protecting the GB with the majority seeing housing as the greatest threat. Proposal based on questionable assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. The effects to Cutteslowe Park which is a important green space used by residents and beyond which needs protecting has not been taken into consideration.



Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1260	Elizabeth	Sheppard		16			Object strongly to development in the Oxford GB which is contrary to the fundamental aim of GB policy is to prevent urban sprawl by keeping land permanently open GB around Kidlington and Oxford has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. Oxford is an area of great historic interest and has a wealth of extraordinary buildings. GB protects historic Oxford from the effects of over development. I do not accept that this is exceptional circumstance to justify building on GB close to Oxford. The CPRE Oxfordshire 76% of Oxfordshire residents were in favour of protecting the GB with the majority seeing housing as the greatest threat. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. Consideration has not been given to the impact to these developments on the City of Oxford or to Cutteslowe Park. Cutteslowe Park is a important green space used by residents and beyond which needs protecting.
PR-B-1263	Katie	Silvester		16			No. Do not consider exceptional circumstance exist enough to develop on GB. The level of predicted growth is high and there are alternatives within the city that need to be explored, rather than using GB. The effect to Cutteslowe Park as an important green space has not been considered.
PR-B-1264	Drs	Slater and Harrison		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Green spaces are essential to people's wellbeing. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1266	Linda	Ward		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. GB can only be developed if it has been demonstrated that a valid exceptional need exist. , Oxford's unmet target is not a real, immediate or proven need. GB should be excluded from the search area. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	16			Agrees with areas A and B as 'reasonable alternative site options'. It does not consider that adequate assessment of other alternatives has been undertaken before discarding them, or that due regard has been had to the importance of protecting the Green Belt.

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PR-B-1271	Rebecca	Hodgson		16			Object strongly to development in the Oxford GB. The aim of GB is to prevent urban sprawl by keeping land permanently open. GB around Kidlington and Oxford has unspoilt countryside, acts as a green lung, with footpaths and green spaces enjoyed by many. It protects historic Oxford from the effects of over-development. Do not accept exceptional circumstances exist to justify this. A public survey commissioned by the CPRE Oxfordshire 76% of Oxfordshire residents were in favour of protecting the GB with the majority seeing housing as the greatest threat. Cutteslowe Park will be effected with housing right at the edges of the park, changing its character for residents and visitors. Proposal is based on questionable assumptions about job growth in Oxford. There are alternatives such as using employment sites instead. The effect to Cutteslowe Park has not been considered, this is an important green space that needs to be protected.
PR-B-1272	S G	Wakeling		16			No. Most are too remote and would need a new enlarged workable transport system to support these. Residents daily commute to work would be effected and gridlock would be aggravated on the Oxford Road in Kidlington, which is experienced already during rush hours.
PR-B-1275	Dagmar	Carr		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1276	John	Carr		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1278	Helena	Boyce		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	16			Have no comments at this stage, but do however reserve the right to comment on this topic in the future.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	16			No objection to the approach adopted which appears to be exhaustive. The Local Plans of local planning authorities in Oxfordshire are at different stages in their processes. It is for each Council to set out what the reasonable alternatives are.

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PR-B-1295	Natasha	Blackmore	Sheldon Bosley Knight on behalf of the Wright Family	16			There are a number of Service villages (category A) which have been included within Area I remainder of district/ rural dispersal which have the capacity to accommodate more housing than originally proposed in the Local Plan. As identified in the Areas of Search table Adderbury is within the Oxfordshire Housing Market Area, is connected to the established rural road network and wider infrastructure, and has a "cluster" relationship with existing villages and services.
PR-B-1297	Simon	Handy	Strutt and Parker LLP on behalf of Dairystock Ltd	16			The areas of search are reasonable for the purposes of making a full assessment of all development options in the district, but as set out above are of the opinion that Area of Search A is the most sustainable to accommodate Oxford's unmet need.
PR-B-1298	James	Jocelyn		16			No. The reasoning behind the categorization of GB areas as 'reasonable' to be specious. The SHMA demonstrates that additional building on GB land would be unnecessary in terms of addressing overall housing need, ineffective in fully addressing affordable housing need and unsustainable. Considering also the obvious damage to GB purposes, consideration of these areas is utterly unreasonable.
PR-B-1300	Julia	Hammett		16			Strongly object to building on the GB around Kidlington which is unspoilt and open countryside. A terrible legacy will be left if you proceed to develop. The proposals have been based on assumptions of job growth in Oxford. Oxford have failed to find ways to provide for their needs. They need to look at the refurbishment of empty houses, efficient use of developed land with multi storey accommodation. The building of Westgate shopping centre seemed to take precedence over the needs of the residents, this should have been used for housing. Cherwell should say no and stand up to protect the GB.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	16			Disagree, but consider that sites PR23 and PR24 relate well to the requirements of the Assessment. However, the scoring does not appear to properly reflect this and should be updated in the light of the sustainable location of the Sites, with particular regard to proximity to Oxford and location within the A44 corridor.
PR-B-1307	Victoria	Campbell		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1309	Kate	Miklaszewska-Gorczyca		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.

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PR-B-1310	Tara	Prayag		16			Object strongly to development in the Oxford GB. GB around Kidlington and Gosford has unspoilt countryside, footpaths and green spaces which is equivalent to Oxford City's many parks. which are enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Extra housing isn't a good reason to build on GB. If Kidlington and Gosford GB and park area and the golf course is classed as exceptional and under consideration why has this not been applied to Oxford City's parks and golf course. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives which have not been fully explored. Better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB. Criticism about the lack of consultation with residents.
PR-B-1311	Keith E	Stratford		16			No do not. Strongly object to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1312	Carl	Parker		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. Cherwell have already identified there's no requirement to remove land from the Oxford GB for Cherwell's own needs, it is therefore its a contradiction to the original plans for Kidlington and its improvements. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1313	Helen	Broxap		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1314	Nicole and Eugene	Brooks and Griffin		16			Strongly object to this level of development in the Oxford GB. Do not consider the areas of search as being reasonable. Understand the need for development and this could be achieved on a much smaller scale and divided up over many smaller sites that would be in keeping with the character, natural landscape and preserving a way of life for local communities in Oxfordshire.

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PR-B-1315	Joel	Phipps		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1316	Christian	Gilliam		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1317	Rachel	Walton		16			Object strongly to development in search areas A and B around Kidlington which are in GB which is a permanent designation. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. The Government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. The assumptions on predicted job growth in Oxford are questioned.
PR-B-1318	Laura	Walton		16			Object strongly to the developments in the Oxford GB. GB should not be built upon, it should be protected and not lost for ever. Wildlife habitats will be destroyed. Some of the areas are prone to flooding, development will make it worse and move it into other areas if there are no green run off areas. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. If there is an increase the road infrastructure isn't there. The housing will not be affordable for the local people, buy to let or London commuters will buy them and the prices will increase and be out of the reach of local residents who work in the area. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1319	Mr and Mrs	Unwin		16			Strongly object to development in the Oxford GB and if the 'Kidlington Gap' between Oxford and Kidlington were to be developed it would merge the two communities which GB is designed to prevent. Previously developed land in Oxford and proposed employment sites should be considered or areas beyond the GB such as Bicester and Upper Heyford. The GB should not be sacrificed in light of questionable housing forecasts and exceptional circumstances to use GB do not exist.
PR-B-1320	Vassilis	Athanassoglou		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.

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PR-B-1321	Catherine R	Mundell		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Why has no consideration been given to the unused brownfield site of the former fuel depot in Islip, it has good access to the A34 and trains to Oxford and Marylebone. This is far more sensible than the areas suggested. The emphasis in the plan is on greenfield development rather than brownfield sites. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1322	Judy	East		16			Object strongly to development in the Oxford GB. GB around Kidlington should be sacrosanct it is enjoyed by a large number of local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Oxford City needs to be held accountable and manage their own housing needs and not expect the surrounding villages to take their over spill resulting in the destruction of the countryside which would result in a vast amount of wildlife lost. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1323	Karen	Suter		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1324	Katie L	Stratford		16			No do not. Strongly object to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1325	Richard	Lodge		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents and visiting friends as a great fitness resource. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.

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PR-B-1326	Jan and Chris	Lacey and Plant		16			Object strongly to development in the Oxford GB. GB around Kidlington, Begbroke and Yarnton has unspoilt countryside, footpaths and green spaces, enjoyed by local residents and ramblers from near and far. Local walks feature in major publications recognising their access to the open countryside. GB protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1327	John	Pilgrim		16			Strong object to development in the Oxford GB which is mainly attractive, unspoilt countryside, well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered, such as the Northern Gateway and Pear Tree Park and Ride.
PR-B-1330	N M	O'Mahoney		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1333	Zoe	Christodoulou		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1334	Jenny	Betts		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.

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PR-B-1337	Marcus	Lloyd		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1338	Philip	Camp		16			Object strongly to development in the Oxford GB. GB around Begbroke and between Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld, infilling between villages is not acceptable. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB or the sites listed round the villages in North Oxford.
PR-B-1339	Dr Christopher	Wedge		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents and myself for running and walking. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1340	Sophia	Argyris		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Building in the area would make Oxford another over built up city like areas similar in London, losing its unique character and ruins it for many residents in the area. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB. Living in this area during and after the development would become unpleasant, terrible traffic, overcrowding a general lack of public services etc. The infrastructure would not be able to cope. Would consider leaving the area.
PR-B-1341	Olga Lascano	Choperena		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.



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PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	16			Agree that in these very specific circumstances that these options are reasonable. However, they must be subject to justification through a thorough assessment of the sites against the 5 functions of the Green Belt required by the NPPF.
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	16			Areas E, F, and H are already identified in the Cherwell Local Plan as area of growth. Areas C and G represent transport nodes rather than sustainable locations for development. Areas A and B are closest to Oxford and therefore merit assessment. But large parts are within the Green Belt. Allocation on a limited range of sites could lead to over reliance on locations within these options and would not provide flexibility or choice in the range of sites to provide Oxford's unmet housing need.
PR-B-1306	Frank	Vreede		17	A ,E	PR14	Cannot envisage how areas A or E could record any positive effects in any of the 11 objectives considered. Examples of this are detailed in the rep for site PR14.
PR-B-0890	Chris	Dicks		17	A, B	PR20, PR34	This rep refers to the full LUC initial sustainability report and has criticism of sections of it. There is a need to recognise the value of the countryside, GB and agricultural land. The importance of the canal for tourism and the need to preserve low light levels between Kidlington, Begbroke and Yarnton. The increase in pollution and congestion have not been assessed correctly.
PR-B-1165	Caroline	Johnson		17	A, B		The selection of Areas A and B is based on providing new balanced communities that are well connected to Oxford. There is no evidence that you will be able to deliver well balanced communities, you have no power to ensure the balance of housing provided. Area B has a regular bus service to the City Centre but there is no comment on increasing the service at peak times and there is no service to Headington or Cowley employment centres.
PR-B-1232	Mark	Schmull	Nathaniel Litchfield and Partners on behalf of The Church Commissioners	17	B		Welcome the key findings of the areas of search which have identified Area B as performing best against the SA criteria. Area B should be the starting point as an area of search for suitable locations to meet development needs.
PR-B-0890	Chris	Dicks		17	C, E		Criticism of the score for SA16 given the good railway connections.
PR-B-0931	Jane	Olds	Fringford Parish Council	17	E		Option E Bicester should be excluded on the grounds of inadequate transport links/sustainability challenges.
PR-B-0984	Jane	Burrett		17	G,C		Do not think that housing in Area C in the quadrants of J9 on M40 or Area G is sustainable for health reasons for existing residents and any future ones.
PR-B-0933	Peter	Bateman	Framptons on behalf of the Donger Family	17	I		Area I is a very broad area covering the majority of the District. This causes the conclusions of the SA to be unduly broad and strategic. Should more focused areas be assessed it is considered that a more robust conclusion and scoring system would result
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	17		PR39	Detailed comments are made in response to this question. It includes a revised sustainability appraisal summary of Site PR39
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	17		PR41	Yes. Pleased to see that Site 41 was considered under Area of Search Option A but can find no explanation as to why Site 41 was ruled out and other land favoured within the areas of search.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	17		PR49	PR49 is a good suggestion for development.
PR-B-0637	Prof Martin LG	Oldfield		17		PR51	The sustainability Proposal for PR51 puts too much emphasis on the number of houses and not enough on the damage to the environment. The GB must be saved.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	17			No
PR-B-0033	Henry	Munday		17			Believe houses are already affordable.
PR-B-0055	Cynthia	Hall		17			Complete scepticism.
PR-B-0058	Anthony	Hall		17			The "sustainability" assessment is ludicrously mistitled, since many of the criteria are about its opposite, economic growth. So the apparently green scores for many areas on many criteria are utterly misleading, simply allowing you to appear to justify choosing unsustainable areas by appearing to balance the red scores with spurious green ones.

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PR-B-0119	C A	McCall		17			Not had time to examine all of the material to make comment.
PR-B-0156	Val	Colby	Berrys on behalf of Cancer Research UK	17			As above. The area of search should continue to include Category A villages in area of search I.
PR-B-0171	Peter	Worth		17			There is a lot of detail that cannot not fully be digested. In essence it's about providing homes for working people in a community with good infrastructure of schools, doctors, recreational space.
PR-B-0209	Patrick and Julia	Jennings		17			Disagree with the criteria used in the assessment - 'access to services' and 'creating employment opportunities'. It is not clear why houses built in one area will create job opportunities. Further the strategy is meant to be addressing the problem of insufficient housing for existing people in Oxford, not creating jobs to encourage migration to the Oxford area. Regarding services, would expect that any development would include new services to support the extra housing, not add further strain on the existing services.
PR-B-0447	Laura, John, Benito	Wainwright		17			The protection of the GB is the most important issue as laid down in the NPPF and committed to by the present government in its 2015 manifesto. There are no exceptional circumstances here to justify using the GB and losing well used countryside and protected wildlife habitats. The Interim Transport Assessment is deficient in foreseeing the transport problems which would result from major development around Kidlington without adequate infrastructure in place.
PR-B-0643	L	Allen		17			Very vague in its comments and not based on accurate knowledge of the area. Traffic chaos and overwhelmed health and school services are of concern.
PR-B-0653	Peter	Webber		17			There is a real risk of creating a "metroland" which would not assist with the SA's laudable objective.
PR-B-0655	Christina Mary	Shirley		17			It is environmentally unacceptable that we are destroying all we have inherited. We are a village. Tourism will decline.
PR-B-0656	Mary G	Shirley		17			Too much traffic will cause gridlock, the same as Bicester.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	17			In relation to the specific objectives set out in para 7.40 of the Consultation Objectives 7, 8, and 9 would be redundant in the event of the proposed developments around Begbroke going ahead.
PR-B-0705	Nick	Small	Stagecoach	17			Agrees with the range of Strategic Objectives. A little concerned that transport and accessibility related criteria might have been applied a little more generously for some options with the result that some options emerge more positively than in practice is likely to be justifiable. Strongly agree that Areas A and B are the most sustainable locations.
PR-B-0710	Selwyn	Phillips		17			By building Kidlington into a town it will push up house prices that the essential workers will not be able to afford.
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	17			Note that Yarnton is within Area A having been identified as the most sustainable broad location for identifying sites. Whilst acknowledging the need for an Infrastructure Delivery Plan, are concerned that no such proposals are in place in advance of the site selection process.
PR-B-0743	John	Tremlett		17			No
PR-B-0746	Adrian	White and 79 others	Petition with 80 signatories	17			GB land should only be released as a last resort and then only in phases and after proper testing of the economic assumptions as mentioned in their response to Question 1.
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	17			The SA represents a broad brush assessment and it is important for it to be supplemented by detailed site assessments. Some of the SA assessments are also suspect. E.g. Sites 20, 32 and 91. A justification for this statement is given in the rep.
PR-B-0786	Jane	Olds	Caversfield Parish Council	17			No
PR-B-0799	Ian	Sheppard		17			No consideration taken on the sustainability and effect for the areas of search
PR-B-0808	Chris	Robbins		17			No further comments
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	17			No

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PR-B-0821	Alan and Suzanne	Mclvor		17			The strategy should be addressing the lack of housing not creating jobs to encourage migration to this area.
PR-B-0826	Alan	Dobson		17			No
PR-B-0829	Fergus	Campbell	Oxfordshire Clinical Commissioning Group	17			Note that the more remote or rural areas pose additional challenges due to distance from existing surgeries, and lack of sustainable options for new local surgeries. Have provided a detailed response in a separate statement as part of their representation.
PR-B-0830	Nigel	Buttler		17			There are concerns regarding the future of the Horton Hospital, with many of its services being transferred to the Oxford hospitals. Access to open spaces is becoming limited due to extent of housing development in rural areas.
PR-B-0832	Richard	Hills		17			No
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	17			The findings of the ISA for Area A are considered acceptable and appropriate to inform the Council's decision that strategic development sites within Area of Search A should proceed to site assessment.
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	17			Yes - support
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	17			Detailed comments relating to the findings for Area of Search E are made, particularly those in Tables 7.1 and 7.2.
PR-B-0847	Richard	Cutler	Bloombridge LLP	17			The focus on Oxford is noted. But the role of Kidlington appears to be a missed opportunity, not least in relation to social inclusion. In accommodating Oxford's unmet need there should be a suite of benefits for Kidlington, including regeneration.
PR-B-0856	David	Smith		17			None
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	17			Detailed comments are made on the SA particularly objective 2 (health and wellbeing), objective 10 (air quality and congestion), objective 5 (creating and sustaining vibrant communities), and objective 8 (landscape)
PR-B-0868	Jennifer	McFadden		17			No comment.
PR-B-0877	David	Flavin	Oxfordshire County Council	17			Supports objective 6 and 10 of the SA. It considers that Objective 2 is not at all clear. The impact of development on health and wellbeing is not clearly recognised.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	17			The criteria chosen in figure 10n does not adequately reflect the lack of public transport options for key workers who have to work unsocial hours.
PR-B-0895	Dr Alison and Dr Simon	Street		17			Have no comments.
PR-B-0897	Rob	Lawrence		17			There has been insufficient time allowed by CDC for people to review the Sustainability Appraisal as well as the extensive main options paper.
PR-B-0907	Alison	Forfar		17			This appraisal has clearly failed as it has identified locations already categorised by you as unsustainable as potential options.
PR-B-0910	Ken	Pelton		17			The study should consider the harmful physical and mental health effects of spending time during the week in either stationary or slow moving traffic. The study should look at the benefits of cycling.
PR-B-0911	Andrew	Smith	Hampton Gay and Poyle Parish Meeting	17			Concerned about the impact on Kidlington if areas A and B were developed. It will sacrifice the 'Green Belts' of Kidlington area and risk it becoming an Oxford suburb; destroying key recreational and nature conservation area of the River Cherwell.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	17			The SA does not make any reference to air pollution caused by the additional car journeys which will be generated from providing these extra homes. Oxford, because it is a major transport hub and being in a bowl surrounded by hills, already has a major problem with particulates and nitrogen oxide emissions. The pollution in the area close to the A34 should be closely monitored before any sort of housing development should be considered. Development further away from the harmful effects of air borne pollution around the A34 and the Oxford bypass would be beneficial, rather than adding to the problem.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	17			Development at Shipton Quarry is capable of meeting all the 15 objectives. Rep makes comments relating to Objectives 1, 3, 6, 10, 16 and 17.

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PR-B-0937	Philip	Rawle	Greenlight Developments	17			Lengthy response provided concentrating on the consideration of the objectives in the SA. Of the opinion that the initial selection of site options for testing should be extended to include Option E, particularly given the fact that this Option does not require the release of land from the GB.
PR-B-0944	David	Stone		17			The search areas have been selected due to a dubious relationship to Oxford, not because this is a better or more sustainable option. Economic projections are questionable and the resulting destruction to natural habitat is not justified and there are no acceptable exceptions. Local needs have to be understood and respected. Communities need good means of access with reduction in vehicle use while having good services, medical and education provision. Existing roads and facilities in North Oxford are overstretched and cannot cope. Development proposals do nothing to make the situation sustainable.
PR-B-0948	Tim	del Nevo		17			What has been said is very technical and detailed wording and have little or no effect.
PR-B-0956	Mark	Recchia	Banbury Town Council	17			Agrees with the SA assessments and suggests that any attempt to provide housing in and around Banbury to meet Oxford's needs would seriously compromise any attempts to meet these objectives.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	17			Note that the Initial Sustainability Appraisal Report concludes that all of the Areas of Search would have significant negative effects in relation to SA Objective 9: "To protect, enhance and make accessible for enjoyment, the historic environment." This is most unfortunate and must beg the question whether further development in any of the Areas would be truly sustainable. They discuss in more detail Table 5.1 and the purpose of GB in their representation.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	17			Supports selection of sites that are south west, south and south east of Kidlington, as close as possible to Oxford.
PR-B-1015	Daniel	Hatcher	Rosconn Group	17			An assessment of a further Option relating to locations around existing train stations outside Banbury, Bicester and Kidlington should be undertaken.
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	17			Concerned that the SA does not adequately assess or compare the proposed areas of search and sites with respect to items of infrastructure that they are able and committed to deliver. This is a fundamental omission from the SA and in the case of New Alchester, means no account is taken of the location of the site across the railway line from Bicester to Oxford and our stated intention to deliver a new railway station there. The rep includes a comparative matrix that compares New Alchester against the other sites within the Areas of Search. This indicates a high score in comparison with other candidate sites.
PR-B-1024	Andrew	Hornsby-Smith		17			Has undertaken a detailed SA assessment of the sites in Areas A and B in response to question 11. Has provided a detailed response to this question.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	17			The shortlisted areas of search (A and B) are agreed.
PR-B-1035	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford and Blenheim Palace	17			Accept overall findings of the SA, however consider that the Initial SA is in part simplistic and subjective in its assessment of the Areas of Search. Detailed comments have been made.
PR-B-1036	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford	17			The Initial SA is too simplistic and highly subjective in its assessment. Although the majority of the objectives utilised in the assessment are generally appropriate, consider that the outcomes, in terms of findings for the Areas of Search, have not been appropriately assessed. Have provided detailed comments on the Sustainability Appraisal.
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	17			A detailed and comprehensive response. The broad approach is supported. In terms of the identification of specific areas of search and to ensure that all potential areas are subject to SA, it is recommended that search area E should be extended to the SE to assess the area up to the bridleway to the east of the site, broadly running along Blackthorn Hill.

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PR-B-1039	Igor Niladri	Dyson		17			No. Cherwell is being pressurised into this. The unmet housing need comes from a wish to grow population and to drive the economic growth. Regardless of the damage to the environment, heritage and social benefits. Sustainable is not an appropriate word describing development on any existing GB. Consideration should be given to previously developed land, be affordable and house the current population first.
PR-B-1069	JP	Lyes		17			The purpose of GB and the role it plays in keeping an attractive separation between Oxford and Kidlington is lacking in the evaluation of sites. There also seems to be little assessment on the total impact of 4,400 homes on Kidlington specifically. Rather the report is full of references to Cherwell as a whole.
PR-B-1095	Val	Russell	Bodicote Parish Council	17			There are a lot of issues brought up by the SA Report, which point to policies that the Local Plan Part 2 would supposedly address. Given that this document is still in preparation, with policies yet to come forward, this is strange. As it stands, they have no idea how many homes could be allocated throughout Cherwell. Detailed comments on the SA Report have been made.
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	17			Whilst the SA demonstrates that the area subject to these representations is justified against the alternatives, contend that the SA underscores the positive benefits of the sites and lack of constraints. The ranking of these sites should be at least equal to, if not better than, Option B Area. The rep continues by giving a detailed critique of the SA in its analysis of the promoted sites.
PR-B-1110	Iain	Johnson		17			No
PR-B-1132	Linda	Ward	Kidlington Development Watch	17			The Initial SA fails to address existing Green Belt policy and therefore ignores a key issue in its comparisons between search areas. Note that it is recognised that development in Area A would have adverse impacts on air quality.
PR-B-1133	Philip	Towler		17			The Green Belt should not be included in Areas of Search. The reasons for the creation of the Green Belt are as valid now as when created.
PR-B-1146	DJ	French	Deddington Development Watch	17			Have no specific comments on the RAG assessment of the 9 Areas of Search in Appendix 4 to the Initial Sustainability Appraisal, October 2016, Part 3. Regarding SA Objective 10 of the SA Framework "to reduce air pollution (including greenhouse gas emissions) and road congestion", large scale development will most likely have significant negative effects which can only be mitigated by not building new houses. As regards paragraphs 7.39 and 7.40, Objective 10 is as relevant to Cherwell as it is to Oxford.
PR-B-1154	Jim	Spencer		17			No comment
PR-B-1157	Nicola and Giles	Lewis		17			This seems very superficial.
PR-B-1160	Christopher	Hardman	Wolvercote Neighbourhood Forum	17			The objectives in 7.40 relate not only to Cherwell, but to everyone. Of the objectives in 7.34, concern is the consequences of Objective 17 if there is uncontrolled and unsustainable growth.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	17			Yes, Areas A and B are currently remote from many services, development would constitute de facto erosion of the Green belt and many of the plots identified carry the risk presently of flooding, thereby disallowing a complete, full, large-scale development. Development would not be cohesive and run the risk of creating a conglomeration of separate mini-estates whilst contributing to a higher flood risk.
PR-B-1163	Catherine	Arakelian		17			No. The exercise does not feel transparent. The "Initial Sustainability Appraisal" has predetermined which sites will go forward to the next phase, regardless of objections. If it was a site near to Oxford, that appears to have been the deciding factor. The planning officers have so little resource and are being urged on by the July deadline to complete the Local Plan Review, seem obliged to seek evidence that fits the desired outcome of the Growth Board and the Local Enterprise Partnership.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	17			No comments

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PR-B-1188	Carol	Matheson		17			Not impressed by the Sustainability Appraisal which is based on unverified assumptions. It hasn't considered the needs of local villages and their residents. Kidlington has been chosen as suitable because of its services, but these serve the current population and could not accommodate another 4,400 to 8,000 people. A large development would increase light, noise and air pollution and change the character of the village. Flooding is an issue and agricultural and recreational land will be lost.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	17			Supports SA objectives and findings both those specific to Oxford and more general ones relating to CDC.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	17			It is noted in Appendix 1a of the ITA that in Search Area D (Arncott) the area performs relatively well in terms of commuter travel mode split compared to Areas A and B, and that Area D is the only area in which congestion is not an issue within the areas of search. Appendix 1a advises that there is no bus provision to Area D. This is not the case.
PR-B-1229	Henry	Brougham		17			No comments.
PR-B-1230	T M M	Green		17			The proposal to build all these new houses is not sustainable without very serious attention to the local infrastructure. This must be improved before there is any attempt to build houses between Oxford and Kidlington.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	17			Agrees with the conclusions with regards to the effect of Area of Search H on the delivery of the stated Sustainability Objectives with respect to Cherwell District. Do not agree with the effects of Area H on the delivery of the stated Sustainability Objectives with respect to Oxford. As set out in response to Q5 disagree with the conclusions with regards to the effect of Area H on the delivery of Sustainability Objective SO16, with respect to Oxford.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	17			The SA is very broad brush particularly when assessing Area of Search I. It is very difficult to compare this large area to the other options which are more defined and location specific. Due to the size of Area I there may be large variances in how individual villages may score in the sustainability criteria.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	17			It is noted that Area of Search A scores very well in relation to other Areas of Search that are more remote from Oxford.
PR-B-1240	Suzanne	Willson-Higgins		17			The SA is a high level study, based on a number of assumptions and subjective judgements, and therefore can only have limited value in assessing suitability of locations for development. Discusses the assessment of area A against the different objectives in the SA, which has both positives and negatives and highlights that the existing services and facilities would not be able to accommodate new development.
PR-B-1243	Kazimiera	Kantor		17			Cannot comment given the short timescale given to research this matter.
PR-B-1255	Kezia	Sheppard		17			No.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	17			The SA has failed to have regard to the Green Belt Policy, and so ignores a key issue in its comparisons between Areas of Search. It unreasonably 'levels the playing field' as a result. Are concerned about AQMA levels in Kidlington and that this is likely to be further affected by additional growth. Many of the other findings are inconclusive until further detailed assessment has been undertaken. Understand that a revised SA is in the pipeline, but consider that the current version does not provide a strong direction of travel for the strategy. Too much is uncertain, and also consider that, in the absence of adequate information at this time, the 'traffic light ratings' given are unduly optimistic and overstate anticipated benefits.
PR-B-1272	S G	Wakeling		17			Am not able to comment at such short notice.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	17			Support the broad approach and make no further comments at this stage in terms of the role of the LPP1 Addendum (partial review). It is considered to be capable of being compatible with the existing spatial strategy of the already adopted LPP1.
PR-B-1287	Tenley	Soanes		17			GB is critical for sustainability, all need spaces, that is why it was created. So far no extraordinary need has been identified that would jeopardise it.

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PR-B-1294	Giles	Hughes	West Oxfordshire District Council	17			Support the inclusion of the criteria that test the relative sustainability of the areas of search in terms of meeting Oxford's needs and in terms of the impact on Cherwell. However, it is not clear that the impacts on West Oxfordshire have been considered even though areas adjoin or are very close to West Oxfordshire.
PR-B-1298	James	Jocelyn		17			The Sustainability Appraisal is compromised by its erroneous assumption that the 4,400 additional homes proposed are all relevant to employment growth in Oxford. As noted above, the Interim Sustainability Appraisal ignores the specificity of Oxford's housing need and pays too little heed to the wider context of commuter transport development between Oxford and London and Birmingham. See comments to Question 1.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	17			Detailed comments have been made relating to Objectives 5, 7 and 8.
PR-B-1342	Laura	Precious	Quod on behalf of Albion Land	17			The initial SA did not include any testing of impact on Green Belt purposes and the SA similarly does not consider such impacts. The SA process is flawed in this respect as it fails to consider all relevant planning considerations holistically, as required by the NPPF. Against CDC's SA metrics, the Site scores better than all but one site in Areas A and B in terms of its impacts on Cherwell and better than or equal to many of the sites in Areas A and B in terms of its impact on Oxford; Have provided a detailed statement in response to this question in the representation.
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	17			Have no specific comments to make as the results are not unexpected. Site specific testing will be producing more conclusive results.
PR-B-1346	Neil	Tiley	Pegasus on behalf of the Dorchester Group	17			The SA undertakes a single assessment of each Area of Search which does not recognise the individual impacts of the development of smaller parcels within each Area of Search. The SA has then been used to discount any strategic sites in all areas but A and B. The SA of Chippenham Site Allocations Plan has been found to be lacking for precisely this reason where the Inspector confirmed that there are fundamental concerns with the adequacy of the site selection process, which was to do with the approach, firstly, broad strategic areas and secondly specific locations within those areas to allocate for development. This resulted in some locations not being evaluated in the same detail as others before being rejected. Therefore, it is necessary to consider all reasonable alternatives across a range of scales in order to prevent future legal challenges to the Partial Review. Have provided a detailed explanation in the representation.
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	17			It is unclear how the rankings have been assessed or how they were determined. It is also noted that Objective 8 considers AONB but not Green belt designations. This means that Green belt is excluded from the SA Objectives assessment.
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	18	A		The selection of strategic development sites within Area A for further assessment is supported. Consistent with this finding the North Oxford Triangle should be allocated as a strategic development site to contribute to meeting Oxford's unmet housing needs.
PR-B-0944	David	Stone		18	A		No, the sites selected are intended to appease Oxford, they are not the most suitable sites, given unrealistic expectations for affordable housing and chronic transport issues. I do not believe sites in area A are suitable, they are unsustainable and unsound. Sites north of the district can offer more convincing alternatives than indicated and the balance needs readjustment.
PR-B-0948	Tim	del Nevo		18	A		Object to any development within the GB. If you develop area A, Kidlington will become part of Oxford. GB and the green lung needs to be maintained between these two. Developing on the land close to Cutteslowe Park will have a significant and detrimental effect on this wonderful open space.
PR-B-1230	T M M	Green		18	A, B	PR38, PR50	Sites which are not GB should be selected before sites in areas A and B which are largely GB. Treating PR38 and PR50 as preferred and sustainable sites due to their proximity to the station is unsound. There will be nothing to stop people who work in London buying houses close to the station.

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PR-B-1035	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford and Blenheim Palace	18	A, B		Housing options in areas A should be thoroughly explored and taken forward or discounted before those in Areas of Search B are considered.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	18	A, B		Agrees with the selection of Areas A and B
PR-B-1111	Pat	Clissold		18	A, B		Options A and B. Kidlington is becoming a dormer town for Oxford City and a suburb of Oxford. It has no separate identity now.
PR-B-1165	Caroline	Johnson		18	A, B		Do not agree, object to development on GB, other sites are available so there are no exceptional circumstances to justify using it. The metrics and measurements in Figure 10 show that these areas may give access to Oxford Centre by car. They do not test access to the major employment centres of Headington and Cowley. They show proximity to planned but not necessarily funded transport investments with no details of the improvements. All of the sites are shown as red for road safety incidents – is it reasonable for this issue to be ignored and additional transport movements to be added in these areas?
PR-B-1188	Carol	Matheson		18	A, B		Cherwell has concluded that areas A and B around Kidlington would be best for this large scale development, based on the flawed argument put forward by the Oxford Growth Board. It was assumed that the GB could deliver all these houses. Do not agree with this assumption or with the merging of Oxford to Kidlington and Gosford. Object to destroying agricultural land; the landscape; the character of the rural villages; removing current recreational areas; and possibly harming the canal. The Environment has not been considered. It seems little weight has been given to how building on 'water catchment land' increases flooding and how congestion in Kidlington can be addressed.
PR-B-0710	Selwyn	Phillips		18	B		Given Kidlington's proximity to Oxford it is an easy target along with Begbroke and Yarnton. Area B seems to offer more.
PR-B-0890	Chris	Dicks		18	C, E		No, areas C and E around Bicester should not have been dropped at this stage of the process.
PR-B-0825	Simon	Joyce	Strutt and Parker on behalf of Mrs A Darbishire	18	E		No. Sites in Area E should have been considered by the SA as the exceptional circumstances to release GB in Areas A and B do not exist.
PR-B-0937	Philip	Rawle	Greenlight Developments	18	E		No. GB land should only be considered for development when all other opportunities for delivering sustainable growth have been exhausted. The initial selection of sites should be extended to include Option E.
PR-B-1306	Frank	Vreede		18	E		Given that all the Options performed equally poorly against the objectives that were considered where the effects only relate to Cherwell, only the Options that recorded positive effects on Oxford would be selected. Effectively, these were the options closest to Oxford, quite simply. In other words, including all the Areas was pointless, as indicated in answer to question 16. Option E should be considered too.
PR-B-1124	Chris	Thornton	Ardley with Fewcott Parish Council	18	G		Do not agree with Option G
PR-B-0200	John and Elizabeth	Gittings		18		PR123	PR123 is not reasonable as it would kill the golf course, which has barely enough space as it is.
PR-B-0911	Andrew	Smith	Hampton Gay and Poyle Parish Meeting	18		PR125	Object to extending Kidlington from Water Eaton Lane south west to the A34 and consider that it may close the 'green gap'.
PR-B-0911	Andrew	Smith	Hampton Gay and Poyle Parish Meeting	18		PR14	Object to the development of the site for the same reasons as PR9 and PR17
PR-B-0447	Laura, John, Benito	Wainwright		18		PR14, PR27	Don't agree with the sites around Kidlington and in particular sites PR14 and PR27. The lovely countryside from behind The Moors to the river Cherwell is much valued and enjoyed by residents and it would be a crime against the environment to damage it. There is also a flood risk on these sites.
PR-B-1126	Jamie	Lewis	Hunter Page Planning on behalf of M and G Real Estate	18		PR153	The inclusion of Site PR153 is strongly supported by M and G Real Estate being located adjoining the Deddington satellite of Hempton. As set out in response to Q12 and Q13 above, there are further opportunities at Deddington which should be considered.



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PR-B-0907	Alison	Forfar		18		PR157	Why has site PR157 been included if this site has been categorised as unsustainable in two previous local plans. Nothing has changed to the village. Development would constitute village extension which has been previously refused. Your proposal would suggest that 200 homes could be added to a village that currently has 55 homes with no local infrastructure or transport links would be in any way sustainable. It would not. Village locations are not suitable for the of the large scale 100+. The essential character of the village and its area will be destroy.
PR-B-0911	Andrew	Smith	Hampton Gay and Poyle Parish Meeting	18		PR20	Object to the development of this site as it would compromise the separate identities of the two settlements.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	18		Pr22, PR32, PR50, PR181	Sites PR22, PR32, PR50 and PR181, should be eliminated from further consideration at this stage due to their potential impact on designated heritage assets (and, in the case of Site PR181, because of the high contribution it makes to Green Belt Purpose 4) (in addition to another site in Area of Search B, Site 21, which we consider should also be eliminated from further consideration because of the high contribution it makes to Green Belt Purpose 4).
PR-B-0911	Andrew	Smith	Hampton Gay and Poyle Parish Meeting	18		PR27	Object to the development of the site for the same reasons as PR9 and PR17
PR-B-1281	G M J	Taylor		18		PR27, PR14, PR32	Am absolutely against building on these sites. The whole area between The Moors and the River Cherwell must be protected. This area is greatly valued by all the residents of Kidlington. One of the few beauties of Kidlington is once you walk down to St Mary's Church into the conversation area, your out into the open Oxfordshire countryside. Where deer roam and in the summer the water meadows are full of swallows. The area is not overlooked by houses and the peace and quiet of the area needs protecting.
PR-B-0911	Andrew	Smith	Hampton Gay and Poyle Parish Meeting	18		PR32	Object to the development of the site for the same reasons as PR9 and PR17
PR-B-0911	Andrew	Smith	Hampton Gay and Poyle Parish Meeting	18		PR38	If the North Oxford site is to be developed only the southern half of these sites should be developed to maintain the 'green gap' to Kidlington. Failing that the A34 and the rail line should be considered as natural barriers to maintain the gap.
PR-B-0821	Alan and Suzanne	Mclvor		18		PR38, PR50	No. Areas A and B "preferred sites" largely GB. Sites that are not GB should be selected initially. Treating PR38 and PR50 as preferred and "sustainable" sites due to their location near the station is unsound. There will be nothing to stop people who work in London becoming commuters and buying houses close to the station.
PR-B-0911	Andrew	Smith	Hampton Gay and Poyle Parish Meeting	18		PR50	If the North Oxford site is to be developed only the southern half of these sites should be developed to maintain the 'green gap' to Kidlington. Failing that the A34 and the rail line should be considered as natural barriers to maintain the gap.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	18			Yes
PR-B-0033	Henry	Munday		18			7.44 infrastructure and services already stretched, don't believe Kidlington should provide Oxford's houses, land prices will rise.
PR-B-0039	Susan	Cooper		18			Proximity to Oxford to minimise travel distance is important, as is a Park and Ride and good bus service, so areas A and B are reasonable. This could be further strengthened by extending bus lanes. Houses in the GB should be "green" in the carbon-footprint sense. Loss of GB could be compensated by creating a park there.
PR-B-0055	Cynthia	Hall		18			No.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	18			No. Client owns an 8.7ha site of which 1ha has approval for 20 dwellings. Part of the remaining 7.7ha is in the current SHLAA (ref: WG019) for an additional 50 houses. The site is also included in the draft Weston on the green Neighbourhood Plan. This site would provide continuity of the village as opposed to sites PR82 and PR83 which lie to the B430.
PR-B-0058	Anthony	Hall		18			No, because they are all destroying green belt. Also the trick of showing each site separately so that it appears to be an insignificant encroachment won't wash: put all the sites together and you create almost complete infill between Kidlington and Oxford, destroying the environment of both.
PR-B-0060	Sue	Mackrell	Bicester Town Council	18			Agrees with the initial selection of site options for testing.

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PR-B-0119	C A	McCall		18			Sites A and B, have not had time to look at these documents.
PR-B-0156	Val	Colby	Berrys on behalf of Cancer Research UK	18			As above for Question 17.
PR-B-0171	Peter	Worth		18			No do not agree with the sites. Yarnton could do more and provide support to the District and County by providing some of the housing.
PR-B-0186	Paul	Walker	Oxford Bus Company	18			Pleased to note that the areas of search have been assessed utilising the commuter travel within each area noting proximity to current sustainable transport facilities that serve Oxford, access to jobs by public transport and proximity to proposed improvements as set out on table 6.2 of the interim Transport Assessment.
PR-B-0209	Patrick and Julia	Jennings		18			No. Areas A and B are green belt sites, so it should be sites elsewhere that are initially selected
PR-B-0637	Prof Martin LG	Oldfield		18			Disagree. Exceptional circumstances do not exist justifying the destruction of GB. Area A and B should be excluded.
PR-B-0643	L	Allen		18			No, the GB must not be touched. Smaller sites must be considered and it is likely this will yield more brownfield sites. If there are empty houses within Oxford, as reported by the press, they need to be used. There needs to be acknowledgment of the daily traffic chaos that surrounds Oxford. Some sites e.g. site 20 is listed as residential yet it is mostly industrial?
PR-B-0653	Peter	Webber		18			These sites should certainly be listed but be mindful of providing London overspill.
PR-B-0655	Christina Mary	Shirley		18			No, there will be no wildlife, no individuality just one large overcrowded housing estate.
PR-B-0656	Mary G	Shirley		18			No, what will happen to wildlife
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	18			No for the reasons given in responses to Q2 and Q16 above.
PR-B-0705	Nick	Small	Stagecoach	18			Agree that only sites within Areas A and B warrant more detailed testing.
PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	18			See response to Q11
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	18			Note that Yarnton is within Area A having been identified as the most sustainable broad location for identifying sites. Whilst acknowledging the need for an Infrastructure Delivery Plan, are concerned that no such proposals are in place in advance of the site selection process.
PR-B-0743	John	Tremlett		18			No opinion
PR-B-0745	Dr Ian	Scargill	Oxford Green Belt Network	18			Object to all sites in Options A and B for testing as it involves development in the GB because GB which was designated to restrain development pressures which could damage the character of Oxford City and its heritage..." as stated in Policy ESD14 of the adopted Cherwell Local Plan. Support the five purposes of the GB, and in particular protect the setting band character of the historic city of Oxford. The reference to the character of the City, as referred to in Cherwell's local plan is often overlooked but it is a crucial arm of the GB policy. The overall levels of growth are unnecessarily high and alternatives to development in the GB are available; therefore consider that exceptional circumstances do not exist to justify development in the GB and that Options A and B are not reasonable.
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	18			Strongly agree that areas within Option A and Option B are the most sustainable locations for development and therefore support the initial selection of these site options for testing.
PR-B-0786	Jane	Olds	Caversfield Parish Council	18			Yes
PR-B-0793	Philip	Morley	North Oxford Golf Club	18			Suggest that the consideration of rapid transport links, plus the likelihood of dramatic reductions in vehicles on the road and the growing healthcare need should be included in the selection process for options for testing.
PR-B-0796	David	Tighe		18			No
PR-B-0799	Ian	Sheppard		18			No.Do not seem to meet Cherwell's district needs, only to actively pacify City Council.

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PR-B-0808	Chris	Robbins		18			No further comments
PR-B-0809	Karen	Selway		18			No. Development should be dispersed throughout CDC, not putting all 4,400 properties around Kidlington and neighbouring villages.
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	18			Yes
PR-B-0826	Alan	Dobson		18			No
PR-B-0830	Nigel	Buttler		18			Areas for testing should be confined to those areas close to Oxford.
PR-B-0832	Richard	Hills		18			Yes
PR-B-0838	David	Jackson	Savills on behalf of University of Oxford, Christ Church, Exeter, Magdalen, Merton and St John's Colleges	18			The selection of strategic development sites within Area A for further assessment is supported and after that Area B. This approach reflects the 'proximity principle' and is also supported in general by the findings of the ITA and ISA. It also accords with the intention 'to provide new balanced communities that are well connected to Oxford.'
PR-B-0839	Mark	Rose	Define on behalf of William Davies Ltd	18			The assessment only includes sites within the 2 preferred areas of search. It does not reflect the need to facilitate the delivery of a portfolio of sites to ensure a 5 year housing land supply, and that the identified need is met within the plan period. It ignores the potential contribution of sustainable sites elsewhere that reflect the Adopted Local Plan strategy.
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	18			Yes - support
PR-B-0841	Darren	Bell	David Lock Associates on behalf of Hallam Land Management Ltd	18			Do not agree with the approach that has led to only Options A and B being assessed. The sustainability of all reasonable alternatives is not being met. Serious concerns about an emerging strategy that would be reliant on a small number of strategic sites. More appropriate to have a strategy that is realistic and balanced to allow market choice on different size sites in different locations as recommended by the NPPF.
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	18			A2D objects to CDC only taking forward Areas A and B. Areas of Search should have strong connections with Oxford City however this does not necessarily mean the areas geographically closest to Oxford should be chosen. Option E provides an opportunity to provide unmet need in a location with strong socio-economic connections to Oxford and having Garden City status.
PR-B-0847	Richard	Cutler	Bloombridge LLP	18			Yes. Pleased that PR14 (The Moors) is included in the 38 possible sites. Detailed comments in support of this site already made in answer to earlier questions again rehearsed here.
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	18			Do not agree that narrowing down the Areas of Search, without taking account of the existence of GB, the key principles of preventing towns and villages merging, and protecting open countryside, is the right one. In some places, positive effects have been overstated and negative effects understated. The decision to focus on these Areas is derived from a flawed argument presented by the Oxford Growth Board.
PR-B-0866	Matt	Todd		18			No. Nothing in the GB should be considered. Favourable inclination to areas A and B which are in the GB. Imperative that GB is preserved. These are not exceptional circumstance when many options available.
PR-B-0877	David	Flavin	Oxfordshire County Council	18			Agrees with the initial site selection.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	18			Unable to respond - due to lack of time
PR-B-0882	Julia	Trowles		18			No. Not those within the GB.
PR-B-0883	Peter	Trowles		18			No. Not those within the GB.
PR-B-0895	Dr Alison and Dr Simon	Street		18			Support options for testing in site A. Kidlington could support some further development to the north, emphasising the amenities provided by the canal. Development to the west of the canal should not be supported exclusively by Yarnton Road hump backed bridge. Do not support development on the GB between Kidlington and Oxford. Also do not support any development on section B.
PR-B-0896	Lucy and Richard	Miles		18			No.
PR-B-0897	Rob	Lawrence		18			No.
PR-B-0910	Ken	Pelton		18			Object to development in the GB.

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PR-B-0913	Helen	Marshall	CPRE Oxfordshire	18			Strongly objects to development in the Oxford GB. They have set out the purpose and function of the GB around Oxford and that they support this designation. They have provided a detailed statement in their representation. Note that the lack of any substantial selection process makes it impossible to review and comment meaningfully on all the potential sites, and meanwhile a large number of communities are being affected by planning blight. For example, at 50 houses per hectare, the 4,400 houses could occupy about 86 hectares of land, but Area of Search Option A alone covers 1,109 hectares! Whilst accepting that the Council has a duty to consider all sites submitted as part of the process, the fact that no basic screening has been undertaken rather leaves the impression of attempting to overwhelm the public with superfluous information.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	18			The proximity of sites within Cherwell to Oxford is important in assessing the suitability. Only land to the south of Cherwell is sufficiently close to Oxford to meet the Duty to Cooperate requirement. The most suitable sites are Option A and Option B.
PR-B-0931	Jane	Olds	Fringford Parish Council	18			Yes
PR-B-0935	David	Lock	David Lock Associates on behalf of Gallagher Estates	18			Strongly disagree with the approach undertaken that solely assesses the 38 sites within Areas A and B. CDC have a duty to make sure that the proposals are the most appropriate given the 'reasonable alternatives' and to demonstrate how the tests of soundness have been met. The Options Paper alludes to a preferred strategy which seeks to concentrate growth solely across a small number of strategic sites all closely geographically related. This rigid strategy could have severe implications for delivery of homes. It is considered that a range of sites will be required.
PR-B-0956	Mark	Recchia	Banbury Town Council	18			Following the criteria detailed in the Initial Sustainability Appraisal and more broadly within the partial review document as a whole, Banbury Town Council agrees with the initial selection of site options for testing.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	18			The 38 sites in Areas of Search A and B include 19 sites that include or are within the setting of designated heritage assets (see our response to Question 11). Development of these sites therefore has the potential to be harmful to these assets and, logically, would therefore prefer that these sites were eliminated from consideration. Have discussed in more detail some of the sites in their representation.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	18			Supports selection of sites that are south west, south and south east of Kidlington, as close as possible to Oxford.
PR-B-1015	Daniel	Hatcher	Rosconn Group	18			Do not agree that a reasonable assessment of all available alternative options has been undertaken. The decision to assess areas A and B have not been informed by a robust and credible evidence base; therefore do not agree to the initial site selection. Further discuss paragraph 7.29. Consider that other areas have been unreasonably discounted, which would not harm the GB and can be sustainable sites for development.
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	18			No, Areas of Search A and B are not the only or optimal locations to meet Oxford's unmet needs. Sites in Areas E (including New Alchester) and F should also be tested given their locations around direct rail links with Oxford and the Science Vale.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	18			No as there is no credible reasoning why Site 41 was not taken forward.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	18			The progression of those sites within the selected areas of sites for testing is supported. A justification for this view is given in the rep.
PR-B-1036	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford	18			Sites in Search Area A should be thoroughly explored first as the most appropriate location for new homes to meet Oxford's unmet needs. Do not consider that Areas of Search B are the most appropriate location to accommodate Oxford's unmet housing need given its lack of immediate proximity to the City of Oxford, transport links and associated infrastructure.
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	18			See response to Q13, Q15 and Q17 above.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1039	Igor Niladri	Dyson		18			No. Cherwell is being pressurised into this. The unmet housing need comes from a wish to grow population and to drive the economic growth. Regardless of the damage to the environment, heritage and social benefits. Sustainable is not an appropriate word describing development on any existing GB. Consideration should be given to previously developed land like at the former air base at RAF Upper Heyford, be affordable and house the current population first.
PR-B-1069	JP	Lyes		18			Could not find this on website.
PR-B-1095	Val	Russell	Bodicote Parish Council	18			Objects. Areas of search should be in or close to Oxford, to meet Oxford's unmet housing needs.
PR-B-1099	Alan	Storah	Oxford City Council	18			Agrees with the initial selection of site options for testing as they serve to endorse its answers already given to previous questions.
PR-B-1108	Tom	Hockaday		18			It is not clear to me what these are.
PR-B-1110	Iain	Johnson		18			Disagree. Good transport into Oxford from the area between Kidlington and Oxford is negated by serious traffic congestion. The train station may allow some people to commute into Oxford, on overcrowded trains due to lack of Chiltern railway capacity, as reported in the news. However the houses will provide easy access to London. While desirable for commuters, it will not help Oxford workers.
PR-B-1132	Linda	Ward	Kidlington Development Watch	18			Strongly disagree with the initial testing of site options. These sites are almost all in the Oxford Green Belt the fundamental purpose of which is to protect the historic city of Oxford from the effects of over-development as is acknowledged in the approved Cherwell Plan. The City Council's apparent strategy of directing more and more growth towards and within Oxford is a damaging one to the City itself as well as to the areas surrounding it. The sites selected for testing (those in Areas A and B) have been chosen in order to support this strategy and will be equally damaging.
PR-B-1142	Alan	Lodwick		18			No. Do not agree with the initial selection of site options. They are almost all in the GB. Alternative strategies to development on these sites exist as explained in answers to Questions 9 and 16.
PR-B-1146	DJ	French	Deddington Development Watch	18			The selection of the 38 sites within Options A and B is consistent with the findings of the Interim Transport Assessment and the Initial Sustainability Appraisal.
PR-B-1154	Jim	Spencer		18			No comment
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	18			Strongly objects to the Areas of Search and development in the Green Belt. Do not consider that there are exceptional circumstances' for making alterations to the Green Belt boundaries.
PR-B-1157	Nicola and Giles	Lewis		18			Object strongly to any site within GB. CDC's adopted local plan 2015 which supported GB should be upheld. Alternatives development sites exist so there are no exceptional circumstances to overturn GB policy. Developers should be encouraged to activate available planning permissions rather than wait for more profitable GB sites. Refusal to cooperate with Oxford City's apparent unmet housing demand might encourage them to do so.
PR-B-1160	Christopher	Hardman	Wolvercote Neighbourhood Forum	18			The selection of all the sites within A and B is not appropriate. In 7.46 it states the importance of 'convenient affordable and sustainable travel opportunities'. The sustainability assessment is based on proximity to transport routes. Insufficient weighting is given to the current and future nature of these routes and the consequences of increasing the traffic. The problem is arising from the positive assessments of these site due to their location close to key transport infrastructure, no matter what the infrastructure is capable of delivering. Have provided a detailed comment in the representation.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	18			No. Proximity to interchanges, whilst arguably suitable for distribution or industry, is by nature of its very proximity unfit for reasons of noise and pollution, for housing

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PR-B-1163	Catherine	Arakelian		18			No. The exercise does not feel transparent. The "Initial Sustainability Appraisal" has predetermined which sites will go forward to the next phase, regardless of objections. If it was a site near to Oxford, that appears to have been the deciding factor. The planning officers have so little resource and are being urged on by the July deadline to complete the Local Plan Review, they seem obliged to seek for evidence that fits the desired outcome of the Growth Board and the Local Enterprise Partnership.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	18			No comments
PR-B-1192	Robert	Selway		18			No. 4,400 should be dispersed throughout the district not concentrated around Kidlington and neighbouring villages.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	18			Agrees with the initial selection of site options for testing.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	18			No. The comments made on the ISA and the ITA ought to be considered by the Council and all the Areas of Search, including Area D ought to proceed to site assessment.
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	18			The selection of site options appears broad, suggesting a reasonable scope of search.
PR-B-1227	Richard	Silvester		18			No, see above comments.
PR-B-1229	Henry	Brougham		18			Agree.
PR-B-1232	Mark	Schmull	Nathaniel Litchfield and Partners on behalf of The Church Commissioners	18			Consider that these exercises have been carried out prematurely, and should be repeated once all sites put forward as part of this current consultation have been considered as a whole. Additional sites/proposals (including strategic infrastructure proposals) may result in different findings for these assessments.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	18			Considers the selection of only sites within Areas A and B to be narrowly focused, and suggest that sites outside those areas could also provide potentially suitable locations for development that would contribute to meeting Oxford's unmet need. Encourage the Council to consider at this stage where their next most appropriate preference for additional housing would be if further land other than in Areas A and B is required.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	18			In accordance with the recently adopted Part 1 Plan, sites should be considered in Area of Search I including, for example in Cropredy, which is a Cat 1 village, i.e. a larger and more sustainable village to which growth is directed to in the Part 1 Plan.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	18			Yes. The general conclusions of the Initial Sustainability Appraisal and the ITA are supported.
PR-B-1240	Suzanne	Willson-Higgins		18			Notes that the SA and the ITA conclude that the sites in areas A and B perform best, without taking into account the existence of the Green Belt, the key principles to prevent towns and villages merging, and protecting open countryside, is the right one. Concerned about the way the scoring has been carried out in the assessment, and the decision to focus on these areas is from a flawed argument presented by the Growth Board. The Oxfordshire Growth Board determined apportionment for Cherwell based on the assumption that Green Belt sites could deliver development.
PR-B-1243	Kazimiera	Kantor		18			No. It seems that an easy option has been selected which would have serious consequences. I am also unclear how these areas would not become a big dormitory for London particularly as the building of the houses would be probably be completed prior to the "jobs" being created.
PR-B-1251	Susan	Silvester		18			No, see above comments.
PR-B-1255	Kezia	Sheppard		18			Absolutely not.
PR-B-1256	Nicola	Mallows	Gresswell Environmental Trust	18			It is inappropriate to test for sites within the GB – since under the recommendations of the NPPF they should in principle remain open. Since the SHMA figures are based on wild economic conjecture, since and no exceptional circumstances exist, there is no need to assess these areas for development. The land is GB and therefore unsuitable for development.

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PR-B-1263	Katie	Silvester		18			No.Do not consider exceptional circumstance exist enough to develop on GB. The level of predicted growth is high and there are alternatives within the city that need to be explored, rather than using GB. The effect to Cutteslowe Park as an important consideration.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	18			Understands that many fundamental issues have yet to be considered. Flood risk is a particular concern around Kidlington, and that assessment may well eliminate the potential for large areas within Search Area A. Strongly recommend that the selection is reduced as early as possible once these factors are brought to bear. The overall capacity is not proven at this stage. Other options outside Areas A and B should not be discarded at this stage.
PR-B-1272	S G	Wakeling		18			Only if responses to questions 1 to 4 about are taken into account.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	18			The Partial Review is an Addendum to the already adopted LPP1 if it is entirely consistent with the vision and spatial strategy of LPP1 and does not in any way depart from the fundamental principles it defines for the location of growth in Cherwell. However, a review of the capacity of existing Strategic Sites should also form part of the supply to address the unmet housing need.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	18			No objection to the approach adopted. A relatively large number of sites have been selected for testing in detail, and a significant number of these have major weaknesses as evidenced by the initial appraisal and transport assessment.
PR-B-1298	James	Jocelyn		18			No. Please refer to answer to Question 11.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	18			See above, re A44 Corridor
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	18			The approach is considered to be logical, pragmatic and sensible and agree with the initial findings. However Green Belt should not be released unless completely justified and tested against the requirements of the NPPF.
PR-B-1346	Neil	Tiley	Pegasus on behalf of the Dorchester Group	18			An early review of the Local Plan should be undertaken to meet the up-to-date housing needs across both Cherwell and any remaining unmet needs of Oxford City. This will necessitate an alternative initial selection of site options in the longer-term.
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	18			The Initial site selection of areas A and B is not a robust approach. Indeed, the E A of Plans and Programmes Regulations 2004 Part 3, 12 (2) states that "The report shall identify, describe and evaluate the likely significant effects on the environment of - (b) reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme". Other Areas of Search are also reasonable alternatives and should have been assessed. The rep provides a detailed argument.
PR-B-1298	James	Jocelyn		19	A, B		See answer to Question 15. A lengthy study is not needed to conclude that Areas A and B are most convenient for transport. And for the purposes of the Partial Review, it seems that 'convenience' and 'sustainability' have become closely related concepts. Like the Sustainability Appraisal, the Transport Assessment smells of a document written to justify a preconceived set of conclusions.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	19		PR20	The ITP provides a useful snapshot of the transport sustainability of Strategic Development Sites. However, the University has some specific concerns in relation to the methodology and scores allocated to Site PR20, Begbroke Science Park. Detailed comments are provided relating to Criteria 1 and 4, and the methodology. However it concurs with the conclusions that the site is a suitable place for development in terms of accessibility and connectivity to Oxford and wishes to reiterate the strong transport case for development at site 20.
PR-B-0985	Peter	Collins	Islip Parish Council	19		PR30	The scoring should be higher in acknowledgement of the benefit of its proximity to Islip Station.
PR-B-1030	Jonathan	Harbottle	Land and Partners Ltd	19		PR46	Development in rural areas gives the opportunity to provide significant benefits to smaller communities. Sites in villages benefit from a pre-existing network of infrastructure which could benefit from improvement as a consequence of development. Infrastructure is not necessarily a constraint. Site PR46 is in a sustainable location well related to the village. Growth in this village will help to sustain its existing services and facilities.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	19		PR48	Yes. Specific detailed comments are made on the metrics used in the ITA carried out on the potential strategic development sites within Areas A and B. These proposed changes to site 48 would mean that it would move up the table of potential development sites in Fig 10 .
PR-B-1036	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford	19		PR51	Have provided specific comments on the ITP assessment and key findings in relation to site PR51. Have provided a Site Transport Appraisal undertaken by Vectos which provides additional information in respect of the site. The thrust of the findings are: The scoring of Site PR51 in the ITP is negatively affected by the placing of the centroid point in the centre of site PR51 in its entirety which is not accurate given only the eastern portion of the site is proposed for housing. When the centroid point is placed in the centre of the area which is proposed to come forward for housing, concentrated to the east of Site PR51 at its border with Yarnton, the scoring in accordance with the ITP's criteria improves considerably. Propose correcting the centroid point the RAG's change (see rep) and suggest that scorings should also be weighted, with some given greater importance than others. Questions in relation to congestion and accidents should be given lower weightings as congestion and accidents tend to increase in areas more suitable for sustainable development (i.e. closer to urban areas). These changes should be reflected within the Sustainability Appraisal and RAG's for Site PR51.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	19		PR74	The further consideration given to the site options within Areas A and B are welcomed. However, the rep includes detailed comments and criticisms of the assumptions and metrics used particularly in how it relates to Site PR74.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	19			No
PR-B-0033	Henry	Munday		19			Roads are congested, it's good however to see the A40 Banbury Road roundabout has traffic lights.
PR-B-0055	Cynthia	Hall		19			Houses should be built in response to actual, not guessed use.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	19			Co-ordinating between the City and County Council will encourage housing development, as the Cherwell-Oxford border provides the opportunity to release transport funding.
PR-B-0060	Sue	Mackrell	Bicester Town Council	19			Concerned that robust solutions will not be in place to cope with additional traffic.
PR-B-0119	C A	McCall		19			Not had a chance to read documents.
PR-B-0171	Peter	Worth		19			It is already good, more housing would require more buses and take some cars off the roads.



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PR-B-0186	Paul	Walker	Oxford Bus Company	19			<p>Consider that providing attractive public transport is extremely difficult. Have built a much improved network of frequent and regular bus service linking all the main centres of population. Discuss in more detail in their representation on managing peak and off-peak demand, opportunity cost, Oxfordshire County Council funding. Recommend that only by taking advantage of the main existing transport corridors can development be provided at the outset with relevant and credible use of private car as opposed to creating entirely new bus service, which may not be commercially sustainable. Public transport probably isn't given the prominence it deserves with developer requirements not being detailed or prescriptive enough at source and how they align with LEP objectives. This is something that needs to be considered, and are supportive of the view that development proposals should be accompanied by detailed statements on how the development aligns with the LEP strategic infrastructure document with supplementary planning guidance in specific areas to ensure that the delivery is right and joined up.</p> <p>Possible parts of a solution include:</p> <ul style="list-style-type: none"> <li>* Strategic route planning – end-to-end, not just within developments;</li> <li>* Identify and protect routes joining places;</li> <li>* Be ready to exploit funding and development opportunities;</li> <li>* Good practice for all modes of transport: walking, cycling, bus, train, car and lorry;</li> <li>* Adopt Standards that deliver facilities that people will choose to use;</li> <li>* Don't accept developments that fall short or destroy opportunity;</li> <li>* Set transport mode targets for developers to give them a stake in the outcomes;</li> <li>* Link them to CIL/S106 payments;</li> <li>* Link them to penalty payments or requirements;</li> <li>* Link them to future development opportunities.</li> </ul> <p>It is critical that any new infrastructure introduced to facilitate housing and economic growth is mindful of the public transport network and any new infrastructure should be designed to enhance rather than impede this. Engagement with the bus operators is encouraged. They are more that will in to help shape developments, infrastructure requirements to facilitate commercial bus operation in the medium</p>
PR-B-0209	Patrick and Julia	Jennings		19			The access to Public transport criteria appears to be guided by current bus routes. Any significant changes in the population should be accompanied by changes to the Oxford bus routes to serve new homes.
PR-B-0447	Laura, John, Benito	Wainwright		19			The Interim Transport Assessment was inadequate if it did not recognise the present congestion in Kidlington and how this would be hugely aggravated by any development. This includes roads leading north out of Oxford, the A4260 and leafy pleasant roads like The Moors. The quality of life for residents along with the environment would also greatly suffer.
PR-B-0637	Prof Martin LG	Oldfield		19			No
PR-B-0643	L	Allen		19			The existing transport systems do not support current loadings let alone potential increases and little attention has been given to the daily traffic chaos around Oxford. Lack of local knowledge has resulted in wrong assumptions with regards to bus routes. At Begbroke and Yarnton there is no longer a bus service to Kidlington or Oxford Parkway, and no consideration of the A44 splitting Begbroke in two with no pedestrian crossing.
PR-B-0653	Peter	Webber		19			These sites should certainly be listed but be mindful of providing London overspill.
PR-B-0655	Christina Mary	Shirley		19			The bus has already gone, see no use of promises.
PR-B-0656	Mary G	Shirley		19			There will be too much traffic and doubt the proposals as buses have already been taken off the route.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	19			Client's experience of the transport issues on the roads running through and around Begbroke, Yarnton and Kidlington is very poor. There are no buses linking Begbroke to Kidlington, Oxford Parkway or Water Eaton P&R.
PR-B-0705	Nick	Small	Stagecoach	19			Detailed response with a commentary on the different criteria used in the ITA.

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PR-B-0710	Selwyn	Phillips		19			Kidlington is in the process of losing its village centre. Doubling the size without consideration to the main shopping area is not wise.
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	19			Note that Yarnton is within Area A having been identified as the most sustainable broad location for identifying sites. Whilst acknowledging the need for an Infrastructure Delivery Plan, are concerned that no such proposals are in place in advance of the site selection process.
PR-B-0743	John	Tremlett		19			No
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	19			According to Fig 10 those sites that are the most sustainable in transport terms are those located in the green gap between Oxford and Kidlington/Yarnton. However, these sites raise other issues and would lead to the coalescence of Oxford and Kidlington if subject to large scale development. It is therefore considered that other sites around Kidlington, such as sites 32 and 91 should also be allocated for development to ensure that development around Kidlington maintains its distinct identity as a separate settlement.
PR-B-0786	Jane	Olds	Caversfield Parish Council	19			No
PR-B-0793	Philip	Morley	North Oxford Golf Club	19			Criteria for the interim transport assessment should be revisited in light of the comments to other questions on transport.
PR-B-0799	Ian	Sheppard		19			Do not seem to meet Cherwell's district needs, only to actively pacify City Council.
PR-B-0808	Chris	Robbins		19			The assessments may reflect the identified transport criteria, but this should not be allowed to override the need to prevent coalescence of communities.
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	19			No
PR-B-0826	Alan	Dobson		19			There is already massive congestion in this area. The pressure on the A40 and A34 as major routes without alternatives will only increase: adding to this pressure with local Green Belt development is folly
PR-B-0829	Fergus	Campbell	Oxfordshire Clinical Commissioning Group	19			Have provided a detailed statement in response to this question in their representation.
PR-B-0832	Richard	Hills		19			No
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	19			The findings of the ITA for the North Oxford Triangle site are supported.
PR-B-0847	Richard	Cutler	Bloombridge LLP	19			Agree that Area A offer the best 'green' scores
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	19			In relation to the sites within the Parish we note that many perform poorly in terms of criteria relating to congestion, road safety incidents and proximity to AQMAs. These are major areas of concern. As stated in response to Q15 very concerned as to whether sufficient transport infrastructure can be put in place to cope with such large scale development. In addition any additional infrastructure will also have impacts on the GB and on the environment and local communities.
PR-B-0866	Matt	Todd		19			No. Nothing in the GB should be considered. Favourable inclination to areas A and B which are in the GB. Imperative that GB is preserved. These are not exceptional circumstance when many options available.
PR-B-0877	David	Flavin	Oxfordshire County Council	19			Has provided specific comments on the sites - Oxfordshire County Council RAG assessment is attached in Appendix 1 of the representation.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	19			Unable to respond due to lack of time
PR-B-0887	Paul	Buckley		19			Yes. It is unreasonable, it neglects factors of extreme importance to the local community. The impact on the GB and the necessity to ensure infrastructure provision matches the need.
PR-B-0890	Chris	Dicks		19			An independent review should be commissioned to establish the impact of road improvements, following the unacceptable disruption from the Cutteslowe and Wolvercote works.

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PR-B-0895	Dr Alison and Dr Simon	Street		19			Welcome the plan to continuously review the transport assessment.
PR-B-0897	Rob	Lawrence		19			It is not fit for purpose from the perspective of Cherwell residents. Radical changes are needed by Oxford with public transport to and within the city. Road access to Banbury railway station car park is convoluted and need streamlining to prevent traffic congestion at peak times. Banbury to Oxford is overcrowded at peak times. Park and Ride requires a direct metro link to Oxford and not rely on buses. Quicker to get to Marylebone from South Newington than to Oxford with less hassle.
PR-B-0907	Alison	Forfar		19			Fails to consider how many people from the proposed sites will reach transport hubs. Increased traffic and housing has made the roads unsafe for cyclists. The state of these roads needs to be addressed by the council to improve road safety and to prevent fatalities. Public transport needs to be in place form every development site, so as to reduce residents using their own cars. Where are the plans for public transport, footpaths and cycle routes. This is crucial to reduce the pressure on the roads, the plans as they are only increase the pressure on local roads.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	19			There is not sufficient information in the ITA on the journey types from the people living in the proposed homes. The assumption is flawed and not all journeys would be to the centre of Oxford but would be likely to be to the Hospitals and Cowley Business Parks, which are a long way away from the sites. The fact that some of the sites are near a No2 bus route does not begin to address the question of how someone working on the South and East of Oxford (where most employment is located) can get to work by public transport. The buses are already overcrowded and a simple journey of 2.5 miles can often take half an hour. There is no room for any more buses in St Giles and no means are suggested to alleviate the problem.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	19			The Metrics used should be weighted in order to prioritise the assessment criteria. Some metrics do not appear to be very significant, but still offer Green ratings, resulting in sites appearing more suitable than others, without solid reasons. The assessment focuses primarily on existing infrastructure rather than the opportunities for sustainable transport enhancements. Detailed comments are made on the individual metrics.
PR-B-0931	Jane	Olds	Fringford Parish Council	19			Agrees
PR-B-0937	Philip	Rawle	Greenlight Developments	19			No specific comments on the findings of the strategic development sites selected. Earlier comments relating to Bicester and GB reiterated.
PR-B-0944	David	Stone		19			This rep has criticism of the repetition of the questions. Acknowledgement is needed of the realities of traffic congestion and pollution and how this would be exacerbated.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	19			No
PR-B-0973	Jonathan	Harbottle	Land and Partners Ltd	19			Detailed response provided. Development in rural areas gives the opportunity to provide significant benefits to rural communities. Development in Deddington can deliver much needed sports facilities alongside new homes.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	19			Supports selection of sites that are south west, south and south east of Kidlington, as close as possible to Oxford.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	19			No
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	19			See response to Q15 above. Do not consider that the ITA should have been limited to only those sites within Areas A and B.
PR-B-1039	Igor Niladri	Dyson		19			Using low or zero emission transport is good. Sustainable transport always respects the integrity of the existing natural environment and heritage with the inclusion of GB. Encourage communication technology to minimise commuting and enable dispersed employment.

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PR-B-1069	JP	Lyes		19			Could not locate on website.
PR-B-1095	Val	Russell	Bodicote Parish Council	19			Concerned that The Banbury Masterplan has not yet been implemented. With Brexit and Local Plan Part 2 still in preparation, the housing numbers are yet to be realised. New development and any required infrastructure will impact on many of the search areas identified in the Options Paper. The provision of adequate infrastructure must play an important part when deciding on sites for new housing.
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	19			The ITA is wholly flawed and cannot be considered a robust evidence base against which to take forward significant decisions on future growth scenarios. The metrics adopted have been inconsistently applied, do not make reasonable assumptions about future conditions, and fail to identify likely opportunities or constraints. The report is particularly biased towards development immediately adjacent to the Oxford built up area.
PR-B-1099	Alan	Storah	Oxford City Council	19			Endorses the benefits of good transport connections associated with close proximity to Oxford in the Initial Transport Assessment of the 38 sites.
PR-B-1110	Iain	Johnson		19			CDC has consistently marked sites closest to Oxford as positive. While understanding the reasoning and reluctance to negatively impact the residents of Cherwell district towns, results impact the existing residents of North Oxford, who are not your constituents. Namely by removing our GB, area of conservation, increasing pollution and increasing traffic congestion.
PR-B-1154	Jim	Spencer		19			No comment
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	19			The spatial development options in areas A (Kidlington) and B (Land north and east of Kidlington) are considered to represent the locations where CDC could most sustainably accommodate Oxford's unmet housing need. Do not agree as there is widespread road congestion with the villages of Kidlington, Begbroke and Yarnton particularly affected. Residents of Begbroke have no controlled pedestrian crossing and access/egress to A44 is at times very difficult. There are no buses linking their villages to Kidlington and its many services, Oxford Parkway station or Water Eaton Park and Ride.
PR-B-1157	Nicola and Giles	Lewis		19			No comment
PR-B-1160	Christopher	Hardman	Wolvercote Neighbourhood Forum	19			The ITA methodology is flawed. It takes 'no account of the capacity implications associated with transport infrastructure – simply whether it was present or not in relation to each area of search' (6.10, page 69). However, as in Figure 10, consider that the 'At-a-glance summary of site findings' (Transport Assessment page 75, fig.6-2), gives a misleading view of the benefits or otherwise of the areas of search. Have provided a detailed comment in the representation.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	19			Yes, The Parish Council is concerned with the statement "The District Councils in Oxfordshire have accepted Oxford City meet its own housing needs..." this is incorrect, as South Oxfordshire has rejected this claim. If the Interim Transport Assessment Summary of Oct 2016 is not aware of South Oxfordshire's decision of the previous month, what confidence can the public have in the accuracy of this assessment?
PR-B-1163	Catherine	Arakelian		19			No. The exercise does not feel transparent. The "Initial Sustainability Appraisal" has predetermined which sites will go forward to the next phase, regardless of objections. If it was a site near to Oxford, that appears to have been the deciding factor. The planning officers have so little resource and are being urged on by the July deadline to complete the Local Plan Review, they seem obliged to seek for evidence that fits the desired outcome of the Growth Board and the Local Enterprise Partnership.
PR-B-1165	Caroline	Johnson		19			The major impact is going to be on Oxford City not on Cherwell DC. This effect will be highly significant. Is this effect being examined?
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	19			No comments
PR-B-1188	Carol	Matheson		19			Do not believe that there is sufficient transport and infrastructure in place to support all these extra houses and people. Gosford and Water Eaton perform badly in relation to congestion, road safety incidents and air quality management too.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1224	Theresa	Goss	Adderbury Parish Council	19			No comments at this stage.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	19			No
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	19			Detailed comments are made. It includes a preliminary Access Options Study.
PR-B-1229	Henry	Brougham		19			No comments.
PR-B-1230	T M M	Green		19			The document produced for consultation is much too elaborate and difficult to understand for the layman.
PR-B-1232	Mark	Schmull	Nathaniel Litchfield and Partners on behalf of The Church Commissioners	19			Consider that these exercises have been carried out prematurely, and should be repeated once all sites put forward as part of this current consultation have been considered as a whole. Additional sites/proposals (including strategic infrastructure proposals) may result in different findings for these assessments.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	19			No comments to make.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	19			No comments at this stage.
PR-B-1240	Suzanne	Willson-Higgins		19			In relation to sites within Gosford and Water Eaton, many of these sites perform poorly in terms of criteria relating to congestion, road safety incidents and proximity to AQMA's. Is very concerned as to whether sufficient transport infrastructure can be put in place to cope with such large scale development. In addition any additional infrastructure will also have impacts on the Green Belt and on the environment and local communities.
PR-B-1243	Kazimiera	Kantor		19			Not able to make a comment in the time available.
PR-B-1255	Kezia	Sheppard		19			No.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	19			Agrees with the assessment and findings of the ITP report and that without significant improvements, new development of the scale envisaged cannot be accommodated in Areas A and B in particular. Press reports indicate that Oxfordshire is likely to be awarded less than 10% of the Transport Infrastructure bid submitted by LEP. There is no certainty that the Rapid Transport system will be deliverable. This is a deal breaker for new housing and increased strain on already overloaded routes, worsening conditions for existing residents and failing to sustainably meet the needs of newcomers. The capacity of the existing infrastructure is minimal or exceeded in and around Kidlington. Developers can only be asked to address the needs of their own scheme before the delivery of Affordable Housing becomes unviable. The funding gap has to have realistic prospects of resolution before any land is allocated for development in the future. Larger sites require developer agreements. Are concerned about the lack of time for a site by site assessment; therefore they have adopted an approach of considering group of sites and these comments are provided with this representation.
PR-B-1272	S G	Wakeling		19			No comment at this stage.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	19			Do not consider that the ITA of the Strategic Development Sites should have been limited to only those sites within the Areas of Search A and B.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	19			Transport is an important aspect that will need to be given significant weight in the final decision as to which sites to promote.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	19			Nothing further to the above.
PR-B-1342	Laura	Precious	Quod on behalf of Albion Land	19			Have assessed the sites using CDC's own methodology for ITA and consider that the site south east of Bicester ranks better than or equal to many of the sites in Areas A and B. Consider that, their site is more sustainable in terms of its connectivity with Oxford and its potential transport impacts than many of the sites in Areas A and B. Have provided a detailed statement in response to this question in the representation and that sites in Areas A and B would be inappropriate by definition and would cause harm.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	19			Sites appear to be well connected to Oxford.
PR-B-1344	Jonathan	Harbottle	Land and Partners Ltd	19			Option I has been assessed as having only a single Key Strategic Opportunity - Oxfordshire HMA. Development in rural areas gives the opportunity to provide significant benefits to rural communities. Their sites can deliver much needed sports facilities highlighted in LP2-A-023 - Jan 2016, LP2-A-013 - rep by Deddington Parish Council and LP2-A-031 - Deddington Neighbourhood Plan. Do not agree that the infrastructure is necessarily a constraint, where development in rural areas offers the opportunity to improve this infrastructure for both new and existing residents. Their sites would provide housing and additional playing fields, being in a sustainable location accessible to the rest of the village whilst offering a sufficient area to provide a comprehensively designed solution.
PR-B-1345	Nick	Alston	Bilfinger GVA on behalf of Oxford Aviation Services Ltd	19			Disagree with the findings of the ITA Report. Have provided a detailed assessment in (enclosure 2) which is included in the representation. The TA should be re-run having regard to site specific details set out in their earlier representation of 11 March 2016. A table with specific comments and recommended RAG scores are included within the representation.
PR-B-1346	Neil	Tiley	Pegasus on behalf of the Dorchester Group	19			The options have not been robustly selected and so it is unnecessary to comment on the ITP.
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	19			The ITP assessed a total of 38 sites in areas A and B. It considers site suitability in terms of transport and air quality concerns.
PR-B-0637	Prof Martin LG	Oldfield		20	A, B		Areas A and B should not have been included as they destroy the GB.
PR-B-0944	David	Stone		20	A, B		This rep has criticism of the repetition of the questions. It is not sustainable to destroy GB and sites within search areas A and B will not benefit from their own sense of community and independence or space for recreation. Will not have access to pollution and congestion free transport systems. I strongly oppose development of the sites identified in response to question seven. Separate more sustainable solutions need to be looked at in other areas of Cherwell District. Strongly oppose development of the sites identified in response to question seven. Separate more sustainable solutions need to be looked at in other areas of Cherwell District.
PR-B-1298	James	Jocelyn		20	A, B		A lengthy study is not needed to conclude that Areas A and B are most attractive to developers and, most convenient for transport into Oxford for work. The SHMA suggests that the vast majority of the new homes will be surplus to local requirements; having failed to consider this, find the SA's finding invalid. Like the Transport Assessment, the Sustainability Appraisal smells of a document written to justify a preconceived set of conclusions.
PR-B-0890	Chris	Dicks		20	A,B	PR20, PR34	This rep refers to the full LUC initial sustainability report and has criticism of sections of it. There is a need to recognise the value of the countryside, GB and agricultural land. The importance of the canal for tourism and the need to preserve low light levels between Kidlington, Begbroke and Yarnton. The increase in pollution and congestion have not been assessed correctly.
PR-B-0890	Chris	Dicks		20	C, E		Criticism of the score for SA16 given the good railway connections.
PR-B-0933	Peter	Bateman	Framptons on behalf of the Donger Family	20	I		Area I is a very broad area covering the majority of the District. This causes the conclusions of the SA to be unduly broad and strategic. Should more focused areas be assessed it is considered that a more robust conclusion and scoring system would result
PR-B-1035	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford and Blenheim Palace	20		PR124, PR41, PR177	The sites they are promoting PR124, PR41 and PR177 perform consistently well in terms of SA objectives relating to Oxford, including 4 significant positive effects and one significant negative effect (SA Objective 10). They set out their considerations on the negative effect in detail.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1228	Juliet	West	ICOMOS-UK	20		PR22, PR25, PR118	A number of detailed comments are made specifically in relation to the setting of the Blenheim Palace WHS. Although in West Oxfordshire its south southern edge is adjacent to the boundary of Cherwell DC. Sites PR118, PR22 and PR25 are all potentially within the setting of the WHS.
PR-B-0985	Peter	Collins	Islip Parish Council	20		PR30	Detailed comments are made in the representation in respect of site PR30
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	20		PR48	Yes. Specific detailed comments are made on the assumptions and objectives of the ISA in particular how it relates to site PR48. The suggested changes would mean that site PR48 would become one of the higher scoring sites in Table 9.2. An important issue not addressed in the ISA is the need to avoid coalescence between settlements and loss of village identity. This issue needs greater emphasis.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	20		PR74	Have some concerns that the scope of the appraisal has been too narrow in some cases and has taken too cautious an approach to scoring the site as a result of paying insufficient attention to the specific characteristics of the site. A detailed critique is provided.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	20			No
PR-B-0033	Henry	Munday		20			Don't include Kidlington
PR-B-0055	Cynthia	Hall		20			No building on the GB.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	20			The initial SA findings could have given further consideration to increasing the unit allocations in existing SHLAA sites, rather than a presumption of only new sites being required to meet the unmet housing need. A combined approach of reviewing and adjusting unit numbers for existing SHLAA sites, along with identifying new sites, may prove a more efficient and effective approach.
PR-B-0058	Anthony	Hall		20			The "sustainability" assessment is ludicrously mistitled, since many of the criteria are about its opposite, economic growth. So the apparently green scores for many areas on many criteria are utterly misleading, simply allowing you to appear to justify choosing unsustainable areas by appearing to balance the red scores with spurious green ones.
PR-B-0119	C A	McCall		20			Not had a chance to read documents.
PR-B-0153	Paul	Goulding QC		20			Agree with the initial sustainability appraisal that sites within Area I are unsuitable for housing development given their remote, rural character, poor transport links and generally inadequate infrastructure. This particularly applies to Noke.
PR-B-0171	Peter	Worth		20			Not impressed, it reads wrong. Sites that are close to Oxford have been killed off for the wrong reasons.
PR-B-0209	Patrick and Julia	Jennings		20			Do not agree that certain sites will create any more job opportunities than other sites (ref. table 9.2 of Cherwell Local plan part 1 Partial Review SA report) . This appears to be used to sway the argument in favour of certain sites. The science and justification behind these grading's does not stand up to scrutiny. Also 'Access to services and facilities' is only really applicable if the council is aiming to place more strain on existing facilities rather than provide new ones. More importantly Table 9.3 outlining SA Objectives SA7 and SA8 ('Conserving and enhancing Biodiversity' and 'Protecting and Enhancing the Landscape') for site 38 are graded '++'. It is absolutely nonsensical that there is a positive impact. It would destroy the landscape of Site 38 and impinge on areas where many unusual fauna breed and live. This should be graded '- -' at least. This plainly wrong data completely invalidates any conclusions from this report.
PR-B-0447	Laura, John, Benito	Wainwright		20			Cannot comment as do not know how to access the Initial Sustainability Appraisal Tables 9.1 and 9.2.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0643	L	Allen		20			The existing transport systems do not support current loadings let alone potential increases and little attention has been given to the daily traffic chaos around Oxford. Lack of local knowledge has resulted in wrong assumptions with regards to bus routes .At Begbroke and Yarnton there is no longer a bus service to Kidlington or Oxford Parkway, and no consideration of the A44 splitting Begbroke in two with no pedestrian crossing. Constant expansion in any form is not sustainable and development in other centres within Oxfordshire and surrounding counties must be considered.
PR-B-0653	Peter	Webber		20			These sites should certainly be listed but be mindful of providing London overspill.
PR-B-0655	Christina Mary	Shirley		20			The sites are too close to Oxford flood plain.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	20			No. See general comments on consultation.
PR-B-0705	Nick	Small	Stagecoach	20			Main comments on specific sites made in response to Q11.
PR-B-0710	Selwyn	Phillips		20			Kidlington sits in a flood plain, is it wise to cover this with concrete. It would appear that the numbers agreed by councillors shows that they do not have any commitment to their communities.
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	20			Note that Yarnton is within Area A having been identified as the most sustainable broad location for identifying sites. Whilst acknowledging the need for an Infrastructure Delivery Plan, are concerned that no such proposals are in place in advance of the site selection process.
PR-B-0743	John	Tremlett		20			No
PR-B-0786	Jane	Olds	Caversfield Parish Council	20			No
PR-B-0799	Ian	Sheppard		20			Do not seem to meet Cherwell's district needs, only to actively pacify City Council.
PR-B-0808	Chris	Robbins		20			No further comments
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	20			No
PR-B-0832	Richard	Hills		20			No
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	20			The findings of the ISA form an acceptable starting point for the assessment of these sites. The findings demonstrate that the North Oxford Triangle site scores positively against a range of SA objectives and demonstrates the sustainable nature of the site.
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	20			CDC should consider Option E at the site assessment stage also. Consider there is capacity/opportunity to accommodate further growth to meet unmet need at Bicester.
PR-B-0847	Richard	Cutler	Bloombridge LLP	20			A number of detailed comments are made on the SA. They relate to Page 38, Page 39, Para 5.5, Table 9.1, Table 9.2, Table 9.3 and Appendix 6. Generally, welcome the overall conclusions drawn but request that a finer grained SA is undertaken in relation to the 38 sites. Feel that The Moors is a site that is capable of performing well in terms of overall sustainability, whilst also meeting Oxford's unmet housing needs.
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	20			Already explained in response to Q17 some of the concerns in relation to the SA assessment scoring process. This would also apply to the appraisal of specific sites. In response to Q11 highlighted specific environmental impacts which need to be taken in to account. These comments are equally relevant to the SA.
PR-B-0862	Peter	Nicholson		20			The Initial SA are well formulated and appropriate for testing the positive and negative effects of proposed development. However disagrees that the site have been tested in an objective and accurate way against all of them. A very detailed response discussing the assessments against sites in provided in the representation.
PR-B-0877	David	Flavin	Oxfordshire County Council	20			Recommend that the scope of Objective 2 is widened to include a broader definition of health and wellbeing or that health and wellbeing benefits of the three objectives with particular spatial relevance to Oxford are recognised and overtly stated.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	20			Unable to respond due to lack of time
PR-B-0887	Paul	Buckley		20			Yes. Sites in Areas A and B have been considered unreasonably favourably because impact on the GB has been ignored.



Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0895	Dr Alison and Dr Simon	Street		20			No specific comments.
PR-B-0897	Rob	Lawrence		20			There has been insufficient time allowed by CDC for people to review the Sustainability Appraisal as well as the extensive main options paper.
PR-B-0907	Alison	Forfar		20			Fails to consider how many people from the proposed sites will reach transport hubs. Increased traffic and housing has made the roads unsafe for cyclists. The state of these roads needs to be addressed by the council to improve road safety and to prevent fatalities. Public transport needs to be in place from every development site, so as to reduce residents using their own cars. Where are the plans for public transport, footpaths and cycle routes. This is crucial to reduce the pressure on the roads, the plans as they are only increase the pressure on local roads.
PR-B-0910	Ken	Pelton		20			The sites appear to be guesswork and supported by notions of non-existent transport infrastructure.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	20			No significant data is referenced to support the initial findings which would therefore appear to be merely guesswork at this stage.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	20			The SA's initial findings for sites 19 and 29 are based on the existing situation, where it is obvious that major bus routes would not currently serve an area of mineral extraction. The Quarry could be included within the routes without significant alterations to the timetables.
PR-B-0931	Jane	Olds	Fringford Parish Council	20			Agrees
PR-B-0937	Philip	Rawle	Greenlight Developments	20			No specific comments on the findings of the strategic development sites selected. Earlier comments relating to Bicester and GB reiterated.
PR-B-0948	Tim	del Nevo		20			Criticism to a document that is 175 pages long which contains very technical and detailed wording.
PR-B-0956	Mark	Recchia	Banbury Town Council	20			The Town Council considers the SA initial findings of the sites as appropriate, however it points out that as new development adjacent to deprived neighbourhood has positive benefits. None of these sites are adjacent deprived neighbourhoods, therefore it seems off that these site have not been discounted for that reason.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	20			Do not have any specific comments on the Initial SA, but state that their assessment of the 38 sites against our records of designated heritage assets indicates 19 that contain or are within the setting of designated heritage assets, not 20 as indicated in paragraph 9.48 of the Sustainability Appraisal Report (site 92 being where the difference of opinion occurs). Their concern is that the significance of heritage assets has not been discussed in the assessment. This is discussed in detail in their representation.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	20			Supports selection of sites that are south west, south and south east of Kidlington, as close as possible to Oxford.
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	20			Concerned that the SA does not adequately assess or compare the proposed areas of search and sites with respect to items of infrastructure that they are able and committed to deliver. This is a fundamental omission from the SA and in the case of New Alchester, means no account is taken of the location of the site across the railway line from Bicester to Oxford and our stated intention to deliver a new railway station there. The rep includes a comparative matrix that compares New Alchester against the other sites within the Areas of Search. This indicates a high score in comparison with other candidate sites.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	20			No
PR-B-1024	Andrew	Hornsby-Smith		20			Supports the SA findings, and considers that the selection of criteria for the detailed assessment of sites within Areas A and B to be partial and lacking any inclusion of the impact on the host community within Cherwell.Has provided a detailed response to this question.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	20			The initial findings are noted. Welcome suitable refinements prior to the plan progressing. One uncertain impact raised in relation to site PR20 is landscape impact. This seems not to take account of the previously submitted Masterplan which demonstrates scope for comprehensive landscaping across the site.
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	20			See response to Q13 and Q17 above.
PR-B-1039	Igor Niladri	Dyson		20			No. Cherwell is being pressurised into this. The unmet housing need comes from a wish to grow population and to drive the economic growth. Regardless of the damage to the environment, heritage and social benefits. Sustainable is not an appropriate word describing development on any existing GB. Consideration should be given to previously developed land, be affordable and house the current population first.
PR-B-1069	JP	Lyes		20			Could not locate on website.
PR-B-1095	Val	Russell	Bodicote Parish Council	20			There are a lot of issues brought up by the SA Report, which point to policies that the Local Plan Part 2 would supposedly address. Given that this document is still in preparation, with policies yet to come forward, this is strange. As it stands, have no idea how many homes could be allocated throughout Cherwell.
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	20			Whilst the SA demonstrates that the area subject to these representations is justified against the alternatives, contend that the SA underscores the positive benefits of the sites and lack of constraints. The ranking of these sites should be at least equal to, if not better than, Option B Area. The rep continues by giving a detailed critique of the SA in its analysis of the promoted sites.
PR-B-1110	Iain	Johnson		20			Pleased that you state more work and investigation is required to make sure GB and areas of conservation are not affected adversely (7.53 to 7.56) . Traffic is a major concern as know how congested the area around Oxford parkway going into Oxford already is. (7.59)
PR-B-1154	Jim	Spencer		20			No comment
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	20			The whole SA appraisal is weighted towards their areas (A and B). Why would Oxford wish unmet housing need elsewhere in the Cherwell District but on its doorstep?
PR-B-1162	Roger	Bellamy	Hornton Parish Council	20			The Initial Sustainability Assessment is work in progress and these are their early considerations of options, therefore incomplete, and as such can hardly be commented upon until it is concluded?
PR-B-1163	Catherine	Arakelian		20			No. The exercise does not feel transparent. The "Initial Sustainability Appraisal" has predetermined which sites will go forward to the next phase, regardless of objections. If it was a site near to Oxford, that appears to have been the deciding factor. The planning officers have so little resource and are being urged on by the July deadline to complete the Local Plan Review, they seem obliged to seek for evidence that fits the desired outcome of the Growth Board and the Local Enterprise Partnership.
PR-B-1165	Caroline	Johnson		20			Oppose the findings. There is not an exceptional reason to build on GB land especially in the way proposed which will effectively remove it and cause neighbouring communities to coalesce.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	20			No comments
PR-B-1188	Carol	Matheson		20			Whilst the sites in Gosford and Water Eaton score positively in meeting Oxford's needs, they score negatively in many aspects too. These lie in the impact on the environment, the use of GB land, air quality and congestion.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	20			No comments at this stage.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	20			No
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	20			It is considered that the scoring in the SA does not accurately reflect the site. A revised SA is included in this rep.
PR-B-1229	Henry	Brougham		20			No comments.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1232	Mark	Schmull	Nathaniel Litchfield and Partners on behalf of The Church Commissioners	20			Consider that these exercises have been carried out prematurely, and should be repeated once all sites put forward as part of this current consultation have been considered as a whole. Additional sites/proposals (including strategic infrastructure proposals) may result in different findings for these assessments.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	20			Would welcome further investigation of potentially developable sites outside Areas A and B.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	20			No comments at this stage.
PR-B-1240	Suzanne	Willson-Higgins		20			Concerned about some of the SA scoring for sites in Area A. The SA results show that many of the sites in Gosford and Water Eaton have positive scores in relation to meeting Oxford's needs, as they have negative impacts when considering the environment, the use of green field land, and potential effects on air quality/congestion. Specific environmental impacts as discussed in response to question 11 should also be taken into account.
PR-B-1243	Kazimiera	Kantor		20			Insufficient time for research.
PR-B-1255	Kezia	Sheppard		20			No.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	20			The findings are very generic, overstate likely benefits, and do not exercise sufficient caution in advance of detailed assessment.
PR-B-1272	S G	Wakeling		20			No comment at this stage.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	20			The Partial Review can only be considered as an Addendum to the LPP1; therefore the sites and SA needs to be entirely consistent with the vision and spatial strategy of LPP1 and should not in any way depart from the fundamental principles it defines for the location of growth in Cherwell.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	20			The impacts on West Oxfordshire have been considered even though some sites adjoin or a very close to West Oxfordshire. Do not agree with the mixed assessment given to site PR22 against the sustainability appraisal heritage objective. Although the fact that there is a scheduled ancient monument on site is referenced there is no acknowledgement that it is next to a World Heritage site within West Oxfordshire. The significance of these heritage assets is very high and this should be addressed in the appraisal and reflected in the subsequent scoring. There is no evidence in the appraisal to back up the conclusion that there may be instances where a site allocation on site PR22 could enhance heritage assets. The impact of urbanisation on the currently rural setting of the Blenheim Palace World Heritage site and on the setting of the buried Roman Villa would be significant and negative. The assessment of site PR22 on this aspect does not appear consistent with the assessment of site PR92.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	20			Nothing further to the above.
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	20			Refer to Q18.
PR-B-1345	Nick	Alston	Bilfinger GVA on behalf of Oxford Aviation Services Ltd	20			Disagree with the findings of the SA Report. Request that the assessment is re-run having regard to site specific details set out in the earlier representation of 11 March 2016. Have provided a detailed assessment in (enclosure 2) which is included in the representation. A table with specific comments and recommended RAG scores are included within the representation.
PR-B-1346	Neil	Tiley	Pegasus on behalf of the Dorchester Group	20			The options have not been robustly selected and so it is unnecessary to comment on the SA.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	20			The SA assessed the 38 sites in areas A and B. With regards to SA Objective 8 all sites except PR195 have significant negative effects. The rest of the sites all score significant negative effects due to their location in the open countryside. This is due to the fact that Areas of Search A and B are predominantly Green Belt with the village of Kidlington inset. The exclusion of Areas of Search E and H meant that much of the land around existing settlements was excluded from the site analysis.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	21		PR10, PR97	The evidence does not adequately address the issues of flooding (PR10 and PR97), surface water from A41 is channelled across the site, is the culvert and discharges into Wendlebury brook. Any development on this site would not work. The site is largely in Flood Zone 3. The Environment Agency have been looking at major flood relief plans for Oxford. It will be critical to check if the proposed development on this site will have implications for this scheme.
PR-B-0985	Peter	Collins	Islip Parish Council	21		PR30	The Parish Council is working closely with the owners of the site to bring this site forward for 50 houses and 50 bed care home, which would provide limited growth and enhance its services and facilities. A detailed comments is provided in the representation.
PR-B-1110	Iain	Johnson		21		PR38	How will you incorporate the views and evidence presented to you by North Oxford areas bordering PR38? We are not your constituents but as this development will materially affect us you MUST take any evidence we provide to you into account.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	21			No
PR-B-0033	Henry	Munday		21			7.56 Building houses for Oxford City cannot be exceptional circumstances.
PR-B-0055	Cynthia	Hall		21			Improve public transport, and identify and exploit brownfield sites. Consider the Oxford-Cambridge corridor that the new railway will open up. Do not bring new industry into Oxford.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	21			See response to question 3.
PR-B-0058	Anthony	Hall		21			You quote the NPPF statement on green belt, while your proposals fly in its face. So presumably by "require close scrutiny" you mean "We need to find what words the government wants us to use so it can collude with us while pretending that green belt is 'sacrosanct' ". You have produced no arguments to justify destroying green belt – because there are none. There is nothing "exceptional" about lazy and greedy developers wanting to build where it suits them, rather than where would actually be beneficial
PR-B-0119	C A	McCall		21			Not had a chance to read documents.
PR-B-0171	Peter	Worth		21			Run an additional process for sites which meet the criteria but have not been volunteered for development. It will flush out some new capacity.
PR-B-0186	Paul	Walker	Oxford Bus Company	21			Supports the Green Belt Review if it meant developments could be more sustainably located closer to the urban fringe.
PR-B-0447	Laura, John, Benito	Wainwright		21			The NPPF states that GB should be permanently protected from development, it is required to conserve and enhance the natural environment and minimise impacts on biodiversity. Respect should be given to the character of local areas and their social and cultural well-being. The NPPF also stipulates re-use of previously developed land. A revised transport assessment is necessary to take into account likely accumulative effects of increased demand.
PR-B-0637	Prof Martin LG	Oldfield		21			It is too narrowly based on Oxford's stated, over exaggerated, housing need. The evidence base should include the wishes of the local residents of Kidlington, Yarnton and Begbroke and those who live in Oxford and benefit from the GB.
PR-B-0643	L	Allen		21			The full cost of each development must be evaluated. This must include capital cost, maintenance, third party infrastructure costs, environmental effects and quality of life. The cost of this evaluation should be born by Oxford City. What incomes are likely to be generated by each development and where will this go? Who will have access to these new homes?

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PR-B-0653	Peter	Webber		21			Don't believe Oxford has fully demonstrated why GB sites outside the city are being considered when GB sites within the city i.e. Port Meadow were rejected.
PR-B-0655	Christina Mary	Shirley		21			There needs to be consideration for future generations and the affects on overstretched emergency services.
PR-B-0656	Mary G	Shirley		21			You need to consider everyone's objections as the majority of people in the village are against this amount of houses.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	21			The Council should look at studies concerning the potential effects on Brexit and whether such effects are likely to effect the projected growth in jobs in Oxfordshire. Although the Oxfordshire Knowledge Spine is world renowned, if economic factors conspire against it then the number of jobs will be lower than predicted. This is further reason to not to accommodate new housing until there is a review of Oxford's needs in five or six years.
PR-B-0705	Nick	Small	Stagecoach	21			Have some real concerns about the robustness of many of the methodological assumptions in the High Level Transport Assessment of Spatial Options. Detailed comments on recent and propose schemes are made; and the transport model used.
PR-B-0710	Selwyn	Phillips		21			How about some evidence from the government and local MP's in writing supporting the increase.
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	21			Note that Yarnton is within Area A having been identified as the most sustainable broad location for identifying sites. Whilst acknowledging the need for an Infrastructure Delivery Plan, are concerned that no such proposals are in place in advance of the site selection process.
PR-B-0743	John	Tremlett		21			No opinion
PR-B-0745	Dr Ian	Scargill	Oxford Green Belt Network	21			Ox SHMA is based on highly exaggerated estimates of economic growth and this results in massive over-estimates of housing and land requirements. Criticisms of SHMA and those of other organisations have never been seriously addressed.Suggest commissioning a further study from an independent organisation before irrevocably destroying large areas of the GB and other countryside within Cherwell.
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	21			Site specific reports are needed in order to enable a meaningful assessment of sites to be made. As noted above the SA sometimes identifies potential significant negative effects where a better acquaintance with the site would demonstrate that none would occur.
PR-B-0786	Jane	Olds	Caversfield Parish Council	21			No
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	21			Despite the volume of material, there appears to be inadequate consideration of the environmental suitability of sites for housing, e.g. in relation to noise, vibration and air quality. The Green Belt assessments appear not to consider the extent of existing degradation by development, e.g. of solar farms, car parks and electricity sub-stations. The Green Belt assessment criteria ('purposes') have not been applied to sites outside the Green Belt, though some, at least of the criteria are just as valid for such sites.
PR-B-0799	Ian	Sheppard		21			No evidence base, only a speculation on Oxford needs.
PR-B-0808	Chris	Robbins		21			No further comments
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	21			No
PR-B-0826	Alan	Dobson		21			No, but think again about the damage to Cutteslowe Park
PR-B-0832	Richard	Hills		21			No
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	21			The evidence base needs to include measures to ensure the identified issue of avoiding ' <i>coalescence between settlements and the loss of village identity</i> ' is achieved.
PR-B-0841	Darren	Bell	David Lock Associates on behalf of Hallam Land Management Ltd	21			It is necessary to update and review Cat A villages to establish which settlements are the most sustainable to meet Oxford's housing needs through their connectivity and access. Criteria are suggested.
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	21			Consider it premature to decide on areas of search and potential strategic development sites until the HELAA and other studies have been completed.

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PR-B-0847	Richard	Cutler	Bloombridge LLP	21			The full GB review is essential, in particular looking at the strategic issues and long term integrity of the GB, and how associated development can roll back the GB to ensure permanence in the long term.
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	21			The PC believes that housing need should be based on up to date economic forecasting. EG Brexit has already seen a downturn in EU research funding and a decline in the level of recruitment by the University.
PR-B-0866	Matt	Todd		21			Oxfordshire SHMA based on highly exaggerated estimates of economic growth. Resulting in massive over-estimates of housing need and land requirements. A further study must be commissioned from an independent organisation before irrevocably destroying large areas of the GB within Cherwell.
PR-B-0877	David	Flavin	Oxfordshire County Council	21			Suggest that wider strategies in Connecting Oxfordshire should be taken into account. E.g. Active and Healthy Travel, Bus/ Rapid Transit and Rail Strategies to understand the full transport policy approach in Oxfordshire. It is also recommended that the evidence in the Oxfordshire's Joint Strategic Needs assessment or the Director of Public Health's Annual Reports should be considered.
PR-B-0882	Julia	Trowles		21			No confidence in the conclusions with the SHMA 2014 in relation to Oxford's unmet housing needs. No sufficient weight given, in the current review, to the amenity, pollution and environmental impacts of developments in the Areas of Search, before selecting those areas which should proceed to site assessment.
PR-B-0883	Peter	Trowles		21			No confidence in the conclusions with the SHMA 2014 in relation to Oxford's unmet housing needs. No sufficient weight given, in the current review, to the amenity, pollution and environmental impacts of developments in the Areas of Search, before selecting those areas which should proceed to site assessment.
PR-B-0890	Chris	Dicks		21			The SA should not have pre-judged the sites for options testing without completion of the further evidence listed in Table 18.
PR-B-0895	Dr Alison and Dr Simon	Street		21			Have no comments.
PR-B-0897	Rob	Lawrence		21			There has been insufficient time allowed by CDC for people to review the Sustainability Appraisal as well as the extensive main options paper.
PR-B-0905	Theresa	Goss	Bloxham Parish Council	21			Consider Health provision both General Practice and General Hospital services
PR-B-0907	Alison	Forfar		21			Review previous plans and planning decisions, important evidence about sustainability of locations seems to have been ignored. Look at the numbers and density based on location.
PR-B-0910	Ken	Pelton		21			The evidence base is inadequate and should be updated to take account of Prof Wenban-Smith's studies.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	21			The Oxfordshire SHMA is based on a flawed analysis which has not been tested or validated (see our answers to Questions 1 and 6). Our objections have been set out in our representations to the Cherwell Part 1 Examination in Public and supplemented by the report from Prof Alan Wenban-Smith <sup>1</sup> and his further note on local needs which takes account of DCLG 2012-based household projections. You should address these criticisms together with those of other organisations by revising the housing need assessment downwards.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	21			Detailed and technical comments are made on the ITP and traffic and transportation more generally.
PR-B-0926	Dr Eric	Sidebottom		21			Evidence base is clearly controversial, which is illustrated well by the response from the Oxford GB Network. New employment would be better based outside the city. Like in the new 'science parks, new housing would be more appropriately based alongside these sites.
PR-B-0931	Jane	Olds	Fringford Parish Council	21			No

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PR-B-0933	Peter	Bateman	Framptons on behalf of the Donger Family	21			The following concerns have been expressed through this representation: deviation from Part 1 Plan strategy; age of Housing Assessment (2013/2014); need for up to date Oxford Urban Capacity Study; need for employment to run in parallel to housing; scope of SA in relation to Area I; lack of county wide IDP; need for GB review.
PR-B-0935	David	Lock	David Lock Associates on behalf of Gallagher Estates	21			The responses to Q15 and Q18 report Gallagher Estates concerns with the assessment approach to date. There is a need to review the assessment due to the obvious and marked differences in the relative sustainability performance of sites grouped within each area of search, notably H and I.
PR-B-0937	Philip	Rawle	Greenlight Developments	21			The essential GB Study work is missing from the evidence base. On this basis there is a fundamental flaw in the Options Consultation document as it is proposing to release land from the GB yet the requisite GB study work does not accompany such an approach. The selection of Options A and B must therefore be considered premature and unjustified based on the current evidence base.
PR-B-0944	David	Stone		21			Consideration need to be given to GB and the reason it exists and to the serious consequences for community cohesion, wellbeing and traffic congestion for areas A and B. The proposals do not address the need for affordable housing. There is a need to explore and develop options to expand other areas of Cherwell through improved connectivity and capitalise the potential of the Oxford Cambridge Express Way.
PR-B-0948	Tim	del Nevo		21			Criticism to a document that is 175 pages long which contains very technical and detailed wording.
PR-B-0956	Mark	Recchia	Banbury Town Council	21			Agrees with the evidence base, and suggests that the recent economic growth projections in the wake of recent political developments in the UK should be included.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	21			Would have liked to see more historic environment evidence identified – the Oxfordshire Historic Landscape Character Assessment and up-to-date Conservation Area Character Appraisals for example.
PR-B-0962	Dr Judith A	Webb		21			As an experienced wildlife recorder I know for a fact that most sites of value to wildlife are lacking in sufficient evidence as full biodiversity surveys are almost never available. Surveys need to be not only for protected species, but the whole range of wildlife, especially records are lacking for invertebrates of importance. There needs to be very good calculations for cumulative ecological impact and in the case of Oxford Meadows SAC this needs coordination and cooperation of three districts. The consultation does not show any of the sites with wildlife designation in any of the maps for potential housing. You have not given the public who might care about wildlife enough information to make decisions.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	21			Supports selection of sites that are south west, south and south east of Kidlington, as close as possible to Oxford.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	21			Presently the evidence base is not sound. It fails to consider fully all the reasonable alternatives. Predetermining options for growth without first considering all reasonable alternatives is dangerous. Failing to get the evidence base correct at this stage will result in a protracted examination and further pressures due to the lack of housing delivery.
PR-B-1024	Andrew	Hornsby-Smith		21			Objects to the GB assessment which sets out on sites that abut Kidlington, that: 'This parcel [of land] lies adjacent to Kidlington which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of built-up areas.' Feels strongly that Kidlington is a large built up area and impact on unrestricted sprawl should be assessed in terms of the GB.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	21			As noted above it appears little regard has been paid to the submitted draft masterplan. This should be considered as a submitted document.
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	21			See response to Q7. With regard to the transport evidence base, it is noted that it is based upon a series of traffic models which are in the process of being updated. It is considered essential that the Plan is based upon the most up-to-date evidence available to ensure the soundness of the Plan.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1038	Mrs Margaret	Sidebottom		21			Evidence base is clearly controversial, which is illustrated well by the response from the Oxford GB Network. New employment would be better based outside the city. Like in the new science parks, new housing would be more appropriately based alongside these sites.
PR-B-1039	Igor Niladri	Dyson		21			Yes. GB plays a crucial role in maintaining and encouraging physical, spiritual and mental health.
PR-B-1069	JP	Lyes		21			There are several areas where the specifics of Kidlington have been ignored as the data is not available. As Kidlington would be providing 30% of Oxford's unmet housing needs the data should be obtained. This rep raises questions on the cost of the consultation and which authority is paying it?
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	21			A major omission is that the OGB - Green Belt Study PR13a-b specifically did not set out to advise on the suitability or potential of land for development.
PR-B-1095	Val	Russell	Bodicote Parish Council	21			Concerned that current Banbury Masterplan has not yet been implemented. There are uncertainties with Brexit and Local Plan Part 2 potential allocations. So, housing numbers are yet to be realised. Implications of infrastructure requirements and impact on area are major concerns.
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	21			This response is essentially the same as those to Q19 and Q20. They are detailed and comprehensive responses.
PR-B-1132	Linda	Ward	Kidlington Development Watch	21			Evidence submitted previously criticising the Oxfordshire SHMA and the economic forecasts underpinning it. CDC should therefore, in collaboration with the other Oxfordshire authorities, revise downwards these unrealistic forecasts.
PR-B-1133	Philip	Towler		21			The consultation period was poorly advertised and the timing, over the Christmas period does not give confidence in CDC. Local residents' views should be sought as stated on page 3 of the summary booklet 'The partial review must be supported by robust evidence, through community and stakeholder engagement'
PR-B-1142	Alan	Lodwick		21			Oxfordshire SHMA is a deeply flawed document based on assumptions of highly exaggerated economic growth. The economic forecasts underlying the SHMA should be revised downwards to reflect realistic expectations of future growth and the consequent housing need adjusted downward accordingly.
PR-B-1146	DJ	French	Deddington Development Watch	21			There is a lack of evidence about environmental and social impacts and how these may be mitigated.
PR-B-1154	Jim	Spencer		21			The consultation appears extensive and inclusive.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	21			Oxford City are providing the businesses and getting business rates which are probably greater per hectare than putting up domestic houses. It will be down to Cherwell to pay for the planning, consultation and for the infrastructure of this whole project.
PR-B-1157	Nicola and Giles	Lewis		21			The evidence is based on flawed analysis. The number of additional homes is based on jobs not yet created in Oxfordshire. This exaggerated number was predicted before the UK voted to leave the EU so the uncertainty of the economic implications of this make the numbers even more questionable. To release GB on this evidence would be hasty and irresponsible, given the permanence of the destruction of countryside. Moreover, the majority of the top ten employers in Oxfordshire are heavily dependent on Government funding which is already under pressure, so there is no guarantee that these organisations will be able to support the growth predicted.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	21			Incomplete, patchy and predicated upon a series of assumptions as noted in the introductory part of this response
PR-B-1163	Catherine	Arakelian		21			The lack of democratic process (no-one voted to increase Kidlington's size by 40%), the poverty of information to the public, and then the speed at which the whole review process is progressing, together with a compromised evidence base, fitted to the outcomes desired. Disguising itself as a plea on behalf of people who can't afford to live and work in Oxford, Oxford's so-called unmet housing need is a fiction to permit profiteering from the relaxation in planning laws.



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PR-B-1165	Caroline	Johnson		21			The exercise is predicated on exaggerated estimates of employment growth and over estimates of unmet housing need. Basing a decision that will irrevocably remove open country and change the character of Oxford, Kidlington and Cherwell on one set of data produced by the interested party would not be meeting your duty.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	21			No comments
PR-B-1181	Heidi	Lancaster		21			The evidence base is flawed as it's based on a desire for growth that will be unsustainable. Oxford has a limited area and if it cannot meet its own housing needs then further growth is clearly unsustainable. Growth should be directed towards community projects and improvements to the surrounding environment which would create a better quality of life for residents. The consultation was poorly promoted and needs extending as many residents are completely unaware of it.
PR-B-1188	Carol	Matheson		21			Housing should be based on up to date information. Already the university has fewer applicants, fewer academics (slowdown in funding caused by Brexit) and central staff are being made redundant.
PR-B-1223	Judith	Johnson	Environment Agency	21			The Environment Agency recommends that sufficient evidence for the local plan needs to be in place to show that any environmental constraints have been considered and that any mitigation necessary has been undertaken or is capable of being undertaken. They are happy to note that it is proposed to undertake a water cycle study, a Strategic Flood Risk Assessment (level 1) and a flood risk sequential test. Subject to the findings of the SFRA level 1 and the output of the flood risk sequential test, if it is proposed to allocate any sites for development in any areas at risk of flooding then may also need to undertake a level 2 SFRA.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	21			No comments at this stage.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	21			The absence from the evidence base of a number of documents is not helpful. In particular the 'Landscape Sensitivity and Capacity Assessment', the 'Transport Assessment', the HELAA and the 'Strategic Development Sites - Place Shaping Principles and Capacity Assessment'.
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	21			A Green Belt review is required, or provision made that Oxford's unmet need constitutes very special circumstances for development in the Green Belt.
PR-B-1227	Richard	Silvester		21			The Oxfordshire SHMA is based on exaggerated estimates of economic growth that lead to overestimated housing need. Criticism of the SHMA from various organisations have never been seriously addressed. Before destroying GB a further study should be commissioned by an independent organisation.
PR-B-1229	Henry	Brougham		21			No comments.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	21			No comments to make.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	21			Would have expected the further evidence set out in Table 19 to have informed part of the Options consultation.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	21			In general terms have no comments on the evidence base. However, it is clear from the Initial Sustainability Report that there are a number of topics where more detailed site specific work would be of benefit.
PR-B-1240	Suzanne	Willson-Higgins		21			Housing need should be based on up to date economic forecasting. For example, that Brexit has already seen a down turn in EU research funding and a decline in the level of recruitment by the University. The University has called for voluntary redundancies from centrally employed staff. Employment is not set to grow any further at this time. On this basis, an independent review of the economic forecasting should be undertaken which takes these factors into account, as they could affect future housing needs.
PR-B-1243	Kazimiera	Kantor		21			Insufficient time to comment.

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PR-B-1251	Susan	Silvester		21			The Oxfordshire SHMA is based on exaggerated estimates of economic growth that lead to overestimated housing need. Criticism of the SHMA from various organisations have never been seriously addressed. Before destroying GB a further study should be commissioned by an independent organisation.
PR-B-1255	Kezia	Sheppard		21			No.
PR-B-1256	Nicola	Mallows	Gresswell Environmental Trust	21			The Oxfordshire SHMA should be reassessed. It proposes land availability and housing levels that are entirely ridiculous: were any to be built would seriously undermine the Oxford Green Belt, and would ruin for ever the quiet backwater of low lying flood plain of the river Cherwell, the Ray, and the villages that adjoin Cherwell district into South Oxfordshire, such as Woodeaton, Noke, Beckley, Stanton St John, and Forest Hill.
PR-B-1263	Katie	Silvester		21			The Oxfordshire SHMA is based on exaggerated estimates of economic growth and this results in massive over estimates of housing need and land requirements. Criticisms of the SHMA from various organisations have never been seriously addressed. You should commission a further study from an independent organisation before irrevocably destroying large areas of the Green Belt and other countryside within Cherwell.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	21			Suggest that an impact assessment of major new growth close to Kidlington and its potential impact on viability of the Village. Concerned that the circumstances have altered since the economic forecasting was undertaken that underwrites the 2014 SHMA. Brexit has already resulted in a reduction in EU funding, and thus a decline in recruitment by the University. An independent review of economic forecasting should be undertaken to calibrate and check up to date housing need.
PR-B-1272	S G	Wakeling		21			No comment at this stage.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	21			Have no comments at this stage, but reserve the right to comment on this topic in the future.
PR-B-1298	James	Jocelyn		21			The evidence base is disappointing. The work done by consultants on the SHMA plays fast and loose with the requirements of the NPPF, it does not make 'reasonable adjustments' to numbers provided by specified basic data sets (for example the DCLG local household projections) but abandons them in favour of significantly less robust calculations. Concerned with the council's and OGB's misrepresentation and misapplication of the outcomes of the SHMA, also the integrity of the Oxford GB study. Further evidence on the relationship of new housing construction to the availability of affordable housing should be sought and considered.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	21			Nothing further to the above.
PR-B-1346	Neil	Tiley	Pegasus on behalf of the Dorchester Group	21			The Partial Review responds to the identified OAN and plans to meet the identified unmet needs of Oxford City. However, it is necessary to review the SHMA in order to take account of the meaningful changes within the 2014 projections which have been published since the Local Plan Part 1 was adopted. This will need to be addressed (alongside the other issues identified) through the necessary comprehensive early review of the Local Plan. Have provided comments regarding Policy Villages 5 and affordable housing requirement of 30% for strategic sites on viability grounds, which should apply to the strategic sites allocated in this review.
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	21			Other documents such as The Oxford GB Study, Oxford SHMA should be taken into account. The evidence base does not support Council's decision to only assess sites in Areas A and B.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	22			Yes
PR-B-0033	Henry	Munday		22			Too short a time, flats would be better than houses.
PR-B-0041	David	Pratt		22			2021 is justifiable if Oxfordshire County Council puts in the infrastructure required.
PR-B-0055	Cynthia	Hall		22			No, houses should be built in response to actual not projected need.

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PR-B-0057	Matthew	Taylor	Aitchison Rafferty	22			The market will best respond to the deliverability of sites. The infrastructure requirements are a long term goal. By setting a minimum threshold for sites risks increasing the pressure on the early implementation of infrastructure and development timescales which result from their construction. The deliverability of sites should include small to medium sized developments. LEPs and the HCA should help unlock infrastructure investment required for larger sites.
PR-B-0119	C A	McCall		22			In five years time Oxford City's housing may have been found elsewhere, it is all rushed and chaotic.
PR-B-0153	Paul	Goulding QC		22			There is a material risk that this is over-ambitious. It is essential that all necessary services and infrastructure are in place before housing development proceeds.
PR-B-0169	Colin	Carrit		22			Yes. It is an appropriate start date. Sooner if possible.
PR-B-0171	Peter	Worth		22			Keep it as a rolling 5 year plan, it will probably show the lack of impetus with the numbers going to the right.
PR-B-0447	Laura, John, Benito	Wainwright		22			No 2021 is totally unrealistic as a start date, as this is too short a time for the necessary infrastructure to be in place.
PR-B-0637	Prof Martin LG	Oldfield		22			No, because Oxford's stated housing needs are unrealistic and it's unnecessary to go beyond the 2014 Cherwell plan.
PR-B-0643	L	Allen		22			Given that Oxford City has yet to prove its needs and infrastructure changes are unlikely to be in place, 2021 is not achievable.
PR-B-0653	Peter	Webber		22			Not unless City has been able to demonstrate its housing needs.
PR-B-0655	Christina Mary	Shirley		22			Why is there a start date before the consultation period is complete, this suggests it's a pointless exercise.
PR-B-0656	Mary G	Shirley		22			It sounds as if it has already been decided by Oxford City Council.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	22			Should be a period of waiting and seeing prior to ploughing ahead and building a greater number of homes than may be required.
PR-B-0705	Nick	Small	Stagecoach	22			Strongly agrees.
PR-B-0710	Selwyn	Phillips		22			Fine, but do we need to keep hearing about "Oxford's housing need" it is Oxfordshire's.
PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	22			2021 seems reasonable but any delay to this would clearly have an adverse effect on the delivery of the 4,400 target for Oxford housing by 2031. Can 2021 be improved upon?
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	22			Are aware of the requirement to maintain a five year housing land supply. However, do not consider it is reasonable to expect Cherwell to accommodate such a significant proportion of Oxford's unmet housing needs in addition to the 22.840 new homes already allocated under the adopted local plan.
PR-B-0743	John	Tremlett		22			Yes, I suppose
PR-B-0769	Debbie	Jones	Bidwells on behalf of City of Oxford Charity	22			It is anticipated that the Partial Review of the Local Plan will be adopted in April 2018. Bearing in mind the extent of Oxford City's housing shortfall, the start date for delivery should be the date of adoption of the Local Plan Review. (April 2018)
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	22			The sooner the housing can be supplied the better so that Oxford's unmet needs can be addressed. A sooner date should therefore be used.
PR-B-0786	Jane	Olds	Caversfield Parish Council	22			Adequate
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	22			The 2021 start date for 5 yr. housing land supply is justified and appropriate start date for being required to meet Oxford's housing needs and to deliver a five year supply.
PR-B-0799	Ian	Sheppard		22			No. Do not feel that Oxford's needs are required outside the city limits, given that future business will go away from Oxford apart from research within the university areas which have enough room.
PR-B-0808	Chris	Robbins		22			2021 appears to be a reasonable start date.

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PR-B-0820	Liam	Ryder	Gladman Developments Ltd	22			No. Whilst the Oxfordshire Growth Board Statement of Cooperation assumes the start date for the provision of houses will be after 2021, it does not preclude delivery before 2021. The Council need to acknowledge and plan to deliver Oxford's unmet need as soon as possible to ensure the needs are met by 2031. There should be a range of sites, rather than a single allocation to provide the greatest possible chance of delivery in advance of the cessation of the SHMA period in 2031.
PR-B-0825	Simon	Joyce	Strutt and Parker on behalf of Mrs A Darbshire	22			Yes. In line with the NPPF relating to deliverability of sites our client's site is available now for residential development, offers a suitable location for new housing and is achievable and could be developed from 2021 onwards
PR-B-0826	Alan	Dobson		22			This question seems to assume the development will go ahead in full regardless.
PR-B-0832	Richard	Hills		22			This is fine. Consideration of housing supply year by year, identifying supply each year, calculating and publishing a running deficit as we fall further behind. Oxford requires approximately 1,500 homes per year. Oxford is currently building 0-500 homes per year. Running figures should be published regularly, and part of a continuous discussion about identifying new sites and reforming the planning system.
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	22			Yes
PR-B-0841	Darren	Bell	David Lock Associates on behalf of Hallam Land Management Ltd	22			The start year of 2021 is not justified and is inconsistent with Government policy. The 4,400 dwellings should be added to the requirement at the earliest opportunity and certainly no later than the adoption of the Partial Review.
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	22			The Council needs to augment its housing land supply to identify and allocate additional deliverable land for housing in the short term. Development should not be precluded from coming forward before 2021. This should be reflected in the Partial Review.
PR-B-0847	Richard	Cutler	Bloombridge LLP	22			No. The 5 year supply is relevant on the adoption of the Partial Review and, given that Oxford's unmet housing need is a current, pressing need the Partial Review needs to set a strategy that makes in-roads in to this need straight away.
PR-B-0856	David	Smith		22			Yes
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	22			The Parish considers that the case for meeting Oxford's housing needs on the scale envisaged has not been proved. We therefore have no specific comment in response to this question at this time. However, note that once housing has started the practicalities of identifying whether or not new housing is contributing towards Oxford's unmet need or to Cherwell's existing need are likely to be very difficult.
PR-B-0868	Jennifer	McFadden		22			Seems very soon for such a major undertaking. Although this greatly affects North Oxford Residents it appears many were unaware of these proposals as the Oxford City Council didn't seem to disseminate the information widely.
PR-B-0869	Peter	Hainsworth		22			No. Transport need's much more serious consideration. So do questions of whether growth is necessary or desirable. Criticism with the documentation and consultation process.
PR-B-0877	David	Flavin	Oxfordshire County Council	22			Agrees with the start date
PR-B-0878	Jane	Olds	Wendlebury Parish Council	22			2021 is not justified start date, and suggests that Cherwell needs to meet its own needs first. A more appropriate start date would be 2031.
PR-B-0887	Paul	Buckley		22			Yes
PR-B-0895	Dr Alison and Dr Simon	Street		22			This would seem appropriate.
PR-B-0897	Rob	Lawrence		22			No.
PR-B-0905	Theresa	Goss	Bloxham Parish Council	22			The year 2021 seems reasonable, by this date National Govt. may have resolved a definitive method to calculate the five-year housing land supply.
PR-B-0907	Alison	Forfar		22			The start and supply period needs to be based on actual economic growth of Oxford not inflated projections. Growth needs to be monitored with robust testing for the need which is not to be influenced by the desire to attract funding to drove growth.

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PR-B-0910	Ken	Pelton		22			Disagree with the existence of Oxford's housing need and therefore the need for any start date. 2021 might be a suitable date to look at the position again, having done nothing on the meantime.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	22			There is clearly a need for developers to be required to activate planning permissions and get on with developments. In a recent Dispatches program on Channel 4, it became apparent that this is a real problem with building land being hoarded. The Minister for Communities and Local Government Sajid Javid stated that he would bring forward urgent measures to oblige developers to start and complete projects. Until those measures are known we cannot comment on this question.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	22			The aim should be to meet unmet need as soon as possible. Whilst it is likely that allocation of land, through to grant of planning permission could take up to 5 years. This should not be allowed to prevent development earlier if this can be achieved.
PR-B-0931	Jane	Olds	Fringford Parish Council	22			Yes
PR-B-0935	David	Lock	David Lock Associates on behalf of Gallagher Estates	22			This approach is not supported by the NPPF and is inconsistent with Government guidance. The 4,400 dwellings should be included as part of the adopted CDC requirement at the earliest opportunity, the demand for housing being current and significant. This also reinforces the need for a range of sites that can help deliver supply in the short term.
PR-B-0937	Philip	Rawle	Greenlight Developments	22			This is a lengthy and detailed response. Concludes by stating that the Council should be factoring Cherwell's apportionment in to its 5-year supply position now, as per the approach of Inspector Emerson ( the examining inspector of the West Oxon Local Plan).
PR-B-0944	David	Stone		22			It is not appropriate and would cause problems, especially as work is likely to have started on the Northern Gateway and other development sites accessing the A40 and A34. It needs careful evaluation. Do not agree with Oxford's housing needs destroying the Green Belt, More consideration and respect needs to given to the natural environment and means of retaining the identity and separation of present established communities. Brexit needs consideration.
PR-B-0948	Tim	del Nevo		22			The need for wholesale development has been hugely exaggerated. Is Oxford to be sacrificed for greed and profit.
PR-B-0949	Peter	Monk	Banbury Civic Society	22			This as a reasonable date, subject to the resolution of the issues raised by our comments.
PR-B-0956	Mark	Recchia	Banbury Town Council	22			This is appropriate given the decision to create separate 5 year land supplies for Cherwell itself and meeting Oxford's unmet need.
PR-B-0984	Jane	Burrett		22			No because of the factors such as The express way between Oxford and Cambridge. The outcome of the feasibility study for an additional junction between 8 and 9 on the M40. Changes to employment like at Cowley before the Brexit vote and housing need from the social economic changes in the region which will arise from Brexit., this will take time to become clear. Unclear to educational institutions because of Brexit as immigration decision are yet to be made.
PR-B-1003	Simon	Turner	Launton Parish Council	22			On the borderline of being achievable
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	22			To answer this question one must know if CDC will first deliver the infrastructure near Oxford. That the timetable might be a bit short of there should be delays for appeals, etc. What is important is that should CDC proportion of Oxford's unmet needs (the 4,400) for some reason fail any timescale created for the 5-year housing supply of that proportion, then it should be made clear that the areas to be looked at remain consistent with all the previous points they have made.

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PR-B-1015	Daniel	Hatcher	Rosconn Group	22			On the basis that the PR is expected to be adopted in 2018, which will include allocated sites to meet Oxford City's unmet needs, 2021 is unnecessarily late in that some (smaller) sites may well be able to come forward in advance of then. As it is necessary for the unmet need, alongside Cherwell's own housing needs, to be met by 2031 every effort should be made to bring forward sites as soon as possible to ensure there is a realistic opportunity for the HMA's housing needs to be met in full during the Plan period.
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	22			It would be possible to start delivering against their housing needs before 2021 providing the Plan process proceeds swiftly and applications are dealt with concurrently. New Alchester is available and could deliver homes within the first five year period. The land is under the control of Bonnar Allan; there are no infrastructure constraints; it would help deliver the perimeter road from a new junction with the A41 which is in Bonnar Allan's control to the edge of Graven Hill; and it can deliver most, if not all of the 6000 homes within the adopted plan period to 2031.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	22			Yes, certainly not unreasonable.
PR-B-1024	Andrew	Hornsby-Smith		22			Supports 4,400 homes for Cherwell provisionally based on the assumption that actual land at Pear Tree can be released for housing.
PR-B-1027	Jonathan	Porter	Archstone Projects Ltd	22			Given the urgent need for new housing to assist Oxford City, the arbitrary date of 2021 should be considered a backstop, with the aim of commencing delivery at the soonest opportunity.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	22			Understand 2021 has been indicated as a pragmatic start date for the delivery of new homes. This should not preclude an earlier commencement should a development be in a position to offer it; in view of the significant housing need this would clearly be beneficial.
PR-B-1033	Matthew	Symons	Hollins Strategic Land	22			It has demonstrated that 2021 is not an appropriate start date for being required to meet Oxford's housing needs to deliver a 5-year supply. Have provided more detailed information in their submitted representation
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	22			No comment at this stage. Do however, reserve the right to comment on this topic in future rounds of consultation.
PR-B-1069	JP	Lyes		22			The speed at which the work is being done presently is already showing signs of weakness in the specifics that relate to Kidlington. Quite clearly with everything being so hastily put together there is more scope for error and omission. All the electorate can do is assume the officials are not being driven at too fast a pace by their political masters to do their jobs to the standards required.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	22			Not qualified to assess whether 2021 is a reasonable start date. It is essential that a five year land supply is maintained in order to inhibit speculative development.
PR-B-1095	Val	Russell	Bodicote Parish Council	22			Oxford's unmet need will result in putting Cherwell's 5 year land supply being put at risk, if the number of houses allocated to our part of the district become undeliverable. AMR - Does Cherwell put itself at risk of speculative development, housing intended for Oxford, if the 'number of dwellings with 'planning permission but not built', falls short of any targets set in delivery plans. Are not in a position to comment on 2021 as an appropriate start date.
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	22			National planning policy provides no support to holding back sustainable development whilst the local plan process is concluded. It is unreasonable to put a date restriction on the delivery. The need for homes is immediate.

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PR-B-1099	Alan	Storah	Oxford City Council	22			There is neither any need nor any reason to wait until 2021. When the additional figure that will contribute to Oxford's housing need has been agreed, (with the adoption of the Partial Review of the Local Plan), that should become the start date to meet Oxford's housing needs and to deliver a five-year supply. That distinction between the commencement date of the 5 year housing land supply for the district and that specifically to meet Oxford's needs may well result in the optimum approach being to keep the two distinct and separate. This would also be expected to contribute, as soon as reasonably possible, to meeting the pressing need for more housing for Oxford.
PR-B-1108	Tom	Hockaday		22			This depends on the approach of other Districts, notably Oxford itself. The Districts, including Oxford, need to work constructively together.
PR-B-1126	Jamie	Lewis	Hunter Page Planning on behalf of M and G Real Estate	22			Suggest that the overall housing target for Cherwell should also be reviewed to ensure it is up to date and is 'drawn up over an appropriate time scale, preferably a 15 year time horizon' (para 157 NPPF). Final publication of the Partial Review is anticipated 2018, as such it is suggested that the Oxfordshire SHMA should be updated to include a housing target that extends beyond the current time horizon of 2031, to provide a basis on which to positively plan for growth over a sufficient time horizon, that being at least 15 years as advocated by the NPPF.
PR-B-1140	Catherine	Richenburg		22			No, it is too soon. Insufficient time for consultation with the Northern Gateway.
PR-B-1146	DJ	French	Deddington Development Watch	22			Objects. The "very high delivery requirement" (per paragraph 8.15) in respect of Cherwell's own targets under Local Plan Part 1 imposed by the 2014 SHMA, which we believe to be unrealistic, suggests that a 2021 start date is unduly optimistic. Accordingly, feel that 'ring-fencing' a specific supply for Oxford is required to avoid harm to the Cherwell strategy. This is likely to be facilitated if strategic sites in Options A and B close to the north of Oxford are selected. If there is a 'total requirement', even more of the local supply of housing land risks being used to meet the requirements of Oxford. There is also likely to be an imbalance over the plan period between Oxford's housing needs and Cherwell's housing needs which will be difficult to manage without 'ring-fencing'.
PR-B-1154	Jim	Spencer		22			A start cannot be made soon enough.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	22			Do not agree. Why should they consider 2021 as a justified start date?
PR-B-1157	Nicola and Giles	Lewis		22			That seems a reasonable date by which developers should be required to activate planning permission already available on brownfield sites and release building land being hoarded.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	22			No. Not enough examination of Oxford's prior efforts has been shown to establish that a) there is a need, and b) Oxford has seriously investigated all ways and means of meeting their target.
PR-B-1163	Catherine	Arakelian		22			No. It compromises CDC own five year supply, and any other need that to be taken into consideration for its own rate-payers. You can only concrete over the countryside once.
PR-B-1165	Caroline	Johnson		22			It should be no earlier given that there is no evidence that Oxford can deliver the employment growth that is being estimated. Your analysis assumes that the only possibility is that Oxford has a need earlier than expected, what approach will be taken if the employment growth does not materialise at the rate suggested?
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	22			No. The consultation paper indicates that the Partial Review will be adopted in April 2018, therefore this would be a more realistic and appropriate start date. The start date should be when the reviewed plan is adopted.
PR-B-1188	Carol	Matheson		22			Cannot comment on this because of the flawed information that has been presented. Oxford has not proved that it needs all this housing and needs to review its findings with up to date figures. It needs to take into account GB and local village communities.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	22			No comments at this stage.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	22			No. Oxford's unmet housing needs, as part of the Oxfordshire HMA, are present now and the delivery of housing should not be delayed by specifying a commencement date at 2021, including for the calculation of a five year supply. Detailed references are made to the NPPF.

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PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	22			The unmet housing need apportionment of 14,850 is derived from figures in the 2014 SHMA of 15,105 over the period 2011-2031. It is therefore sensible to make provision for homes to come forward as soon as is practicable rather than assigning 2021 as a commencement year for the provision of homes to meet Oxford's need.
PR-B-1229	Henry	Brougham		22			Yes, in order to identify, design and programme the infrastructure requirements for the housing, prior to development commencing.
PR-B-1230	T M M	Green		22			Building should only commence when the necessary infrastructure is in place, roads, railway, buses, schools and other amenities capable of sustaining the new housing.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	22			No comments to make.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	22			No comments at this stage.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	22			2021 is a justified an appropriate start date. But it should be kept under review as the Local Plan progresses, and should be sufficiently flexible to take account of changing market conditions over time.
PR-B-1240	Suzanne	Willson-Higgins		22			The Parish considers that the case for meeting Oxford's housing needs on the scale envisaged has not been proved. Notes that once housing has started, the practicalities of identifying whether or not new housing is contributing towards Oxford's unmet need or to Cherwell's existing need are likely to be very difficult.
PR-B-1243	Kazimiera	Kantor		22			Insufficient time to comment.
PR-B-1255	Kezia	Sheppard		22			Don't know.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	22			2021 is an appropriate start date.
PR-B-1272	S G	Wakeling		22			Don't know about an appropriate start date but justification only to be considered within the constraints of the responses to questions 1 to 5 and question 7 above.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	22			Have no comments at this stage, but reserve the right to comment on this topic in the future.
PR-B-1287	Tenley	Soanes		22			Will you be back for more in five years? Oxford City need to stop being greedy and look at their own resources. Why do we need to keep growing all the time? A reduction in students numbers and use their accommodation for housing stock. Create jobs in areas where there are none and people are struggling like in the North and West Country.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	22			Agrees, this is the common start date assumed in the OGB apportionment, and reflects the wording of the agreed memorandum of cooperation.
PR-B-1295	Natasha	Blackmore	Sheldon Bosley Knight on behalf of the Wright Family	22			The NPPF requires LPA's to maintain a 5 yr. housing land supply. Many sites will encounter delays in delivery, particularly for the larger strategic allocations, where barriers to delivery can result in long delays to works being commenced on site and dwellings becoming occupied. In the absence of a 5 yr. housing land supply. LA's can become exposed to speculative planning applications on appropriate sites. It is therefore, important that the planning and delivery of houses to address the unmet housing need should commence as soon as practicable.
PR-B-1297	Simon	Handy	Strutt and Parker LLP on behalf of Dairystock Ltd	22			Site PR27 is available now and could certainly be developed from 2021 onwards, particularly in conjunction with site PR14.
PR-B-1298	James	Jocelyn		22			If the question is amended to read '...to help meet Oxford's affordable housing needs...' then Yes. Otherwise, No.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	22			No. Development that is sustainable should go ahead without delay. This is a national policy requirement. The deliverability of sites should be an important consideration in the site assessment process.
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	22			2021 is justified and an appropriate start date.



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PR-B-1346	Neil	Tiley	Pegasus on behalf of the Dorchester Group	22			By the time PR is adopted in 2018 there will be a 7 year shortfall, with no homes having been delivered to meet the annual requirement for 220 homes in Cherwell to meet the needs of Oxford City because the identified OAN for Oxfordshire relates to the period 2011 to 2031. The shortfall amounts to 1,540 homes. The PR should be required to respond as soon as possible rather than implementing a further 3 year delay in the need to deliver housing. The housing strategy should also incorporate a 20% buffer in recognition of the shortfall. The proposed started date of 2021 will delay delivery further constraining the housing market for residents in Oxford, who will need to remain in their current potentially crowded and unsuitable accommodation, etc. which would be contrary to the objectives of national policy.
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	22			Delaying the five year housing supply date to 2021 would mean imposing an artificial constraint on the housing market. There may be a high volume of applications/permissions in the intervening years from now until 2021, meaning that the delivery would be skewed to the first 5 years of the time period from 2021. Grange Farm Launton is available for development now.
PR-B-0033	Henry	Munday		23			Will CDC cooperate with developers with planning, building regulations, section 106 and is there any flexibility in the plan as it proceeds?
PR-B-0055	Cynthia	Hall		23			Believe this will be outside of council control. GB will be given to developers and social housing will be a low priority.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	23			No. Small to medium sized sites should be encouraged to avoid house builders developing more favourable sites before building out allocations.
PR-B-0060	Sue	Mackrell	Bicester Town Council	23			Agree with phasing of land release to assist 5 year land supply.
PR-B-0119	C A	McCall		23			The appropriate housing must be planned carefully, if land release is to work. Stop properties which are three stories high with one parking space.
PR-B-0171	Peter	Worth		23			Once planning is approved put a tax on the land owners to promote delivery of the housing
PR-B-0209	Patrick and Julia	Jennings		23			Yes land releases should be phased to ensure that there is not over development if requirements should change. This also ensures the developers will be forced to deliver on early phases or risk being dropped from further bid lists.
PR-B-0637	Prof Martin LG	Oldfield		23			No. Developer competition benefits developers but not necessarily the people who live in Cherwell. Sensitive planning by CDC is needed which takes into account the wishes of local residents. The developers have been given an open goal for months to suggest areas for development, while the "consultation" to local residents has consisted of little publicity followed by a draconian deadline for comments
PR-B-0643	L	Allen		23			No, there are already approved development sites not yet started. Developers wishing to make a profit will not build unless they can see a return. So unless councils are prepared to offer financial assistance house are unlikely to be built on time.
PR-B-0653	Peter	Webber		23			Phasing in is essential so that needs can be reviewed and necessary adjustments made, and to ensure that relevant infrastructure is in place.
PR-B-0655	Christina Mary	Shirley		23			Building should be limited and our identity preserved. Maybe some of the council grounds could be used for housing.
PR-B-0656	Mary G	Shirley		23			If the universities are considering selling ground outside of Oxford they should also consider building on the land within the city.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	23			Agree with the Council on this point.
PR-B-0705	Nick	Small	Stagecoach	23			Strongly disagrees that any evidence exists nationally to suggest that attempting to manipulate developer activity through phasing releases will promote competition. A detailed argument and justification is set out in the rep.
PR-B-0710	Selwyn	Phillips		23			Existing buildings and land banks should be used first. There needs to be a number of skilled local workers to deal with the high level of building.

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PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	23			It seems to us that if the Oxford housing need is to be specifically designed for and sited close to the City then it cannot be spread over a widely dispersed number of sites. How, therefore, can it form part of fulfilling the Cherwell need - should it not be subject to a separate land acquisition, infrastructure provision, housing development strategy and programme if the 2031 target is to be achieved?
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	23			Are aware of the requirement to maintain a five year housing land supply. However, do not consider it is reasonable to expect Cherwell to accommodate such a significant proportion of Oxford's unmet housing needs in addition to the 22.840 new homes already allocated under the adopted local plan.
PR-B-0743	John	Tremlett		23			Yes
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	23			The developers will automatically phase development on strategic sites and so there is no need for the LPA to get involved in this particular issue.
PR-B-0786	Jane	Olds	Caversfield Parish Council	23			Yes
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	23			An innovative approach which places the Cherwell DC in the role of overall spatial growth 'Master Planner'. As local planning authority it could be argued that this role is already assumed. Suggest however that the role of the DC in determining where infrastructure for development will be located should be emphasised, asserting the DC's strong negotiating position with developers. This negotiation will include further capturing land value increases associated with the infrastructure provision. The process should not be led by the developers. The assertive role will include building on the work done by the District and County to indicate improvements to road and rail links which enhance the value of the strategic sites. It will also include continued work on other infrastructure components and evaluating the potential financial and economic impacts of different patterns of density and growth rates in terms of both private investment and Council tax revenue as well as congestion or travel time over the next 30 years (at 5-year intervals). Asserting this role should make it clear that the development of the strategic sites is to benefit the DC as well as the developers – the certainty that development of these sites will be associated with adequate infrastructure provision and adequate financial and economic returns should help to ensure maintenance of the land supply.
PR-B-0799	Ian	Sheppard		23			No. Do not feel that Oxford's needs are required outside the city limits, given that future business will go away from Oxford apart from research within the university areas which have enough room. Do not seem to meet Cherwell's district needs, only to actively pacify City Council.
PR-B-0808	Chris	Robbins		23			Phasing of land release appears reasonable.
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	23			Whilst phasing may have a role to play in maintaining a 5 year housing supply, it is equally important that there is a wide range of allocated sites, in terms of both size and location to promote developer competition.
PR-B-0821	Alan and Suzanne	Mclvor		23			Yes. Land release should be phased as requirements may change. This would also help to deliver integrated affordable housing.
PR-B-0826	Alan	Dobson		23			Have little confidence that developer competition will produce significant amounts of affordable housing.
PR-B-0832	Richard	Hills		23			No – land must be released immediately. Need the homes now, not staggered over 5 years. Phased release of land does not encourage competition. Allocating different plots to different construction companies within the same development is enough to drive competition.
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	23			There is little evidence to support the phasing/delay of the identified strategic development sites. The scale of Oxford's outstanding housing requirement, including the unmet element of need, is so great that relevant policies should be focussed on the earliest possible delivery of available sites.

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PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	23			Yes
PR-B-0841	Darren	Bell	David Lock Associates on behalf of Hallam Land Management Ltd	23			CDC should identify a good range of housing sites in varied locations and capable of being delivered in the first 5 years and beyond the first 5 years. It would also be inappropriate to establish separate sources of supply and 5 year requirements within the same district and housing market area.
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	23			Each strategic site should be dealt with on a site by site basis at the planning application stage. The Local Plan should not stipulate the phasing of strategic allocations.
PR-B-0847	Richard	Cutler	Bloombridge LLP	23			Disagree, although the extent to which we disagree depends on the size of each strategic site. Alternative is a 'blended strategy' with a blend of small, short term, lower impact sites combining with one or two major strategic sites. There is also a case for considering 'safeguarded land' as part of the strategic review of the GB, and this could provide for the future requirements of the University.
PR-B-0856	David	Smith		23			No comment
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	23			As the Parish considers that the case for providing to meet Oxford's housing needs on the scale envisaged is unproven at this time we have no comment in response to this question.
PR-B-0871	Patricia	Redpath		23			A sensible review of the SHMA is required to look at current circumstances and the projected figures. Claimed unmet need is not to accommodate Oxford currently, rather seeking to provide for economic growth in Oxford's hub. Lack of available land and destruction of the area if approved, this needs to be re-evaluated for its need. Alternatives need to be found. Areas have been considered and rejected before which has been a lengthy and expensive exercise. This is being overturned with little change to the circumstances.
PR-B-0877	David	Flavin	Oxfordshire County Council	23			Recommend that wherever possible health and wellbeing facilitating infrastructure is included in the earliest phases of any development.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	23			Unable to respond due to lack of time
PR-B-0890	Chris	Dicks		23			The ability of developers to land-bank sites must be prevented.
PR-B-0895	Dr Alison and Dr Simon	Street		23			Would expect the Council to insist on a balance of competitive interests.
PR-B-0897	Rob	Lawrence		23			No. Phasing of land would lead to poor quality and design of the houses built at different times with inconsistent approaches to planning and appearance. There would be a long period of disruption for residents. Better to release the land in a way that promotes developer competition whilst ensuring that design standards are maximised.
PR-B-0905	Theresa	Goss	Bloxham Parish Council	23			Welcomes Developer Contributions.National Policy on preventing land banking and promoting financial penalties for delaying development commencement is welcomed. Granting permissions needs to include shorter start dates for implementation and build-out rates timetables.
PR-B-0907	Alison	Forfar		23			Once brownfield sites in Oxford have been released and a robust assessment of the housing need has been undertaken with the revision of the numbers only then it would make sense to release land. However the approach used in Bicester at a lower density has not produced an attractive area. There needs to be greater control and thought with the developers to keep the areas attractive and to enhance the beauty of the areas.
PR-B-0910	Ken	Pelton		23			Again the question presupposes a need which I don't accept. The GB should be protected and nothing should be done to meet Oxford's supposed needs.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	23			There appears to be little competition between builders due to the restricted output of new homes built. The Dispatches program reported that sites appear to be subject to a policy of keeping construction low and prices high and that new homes are effectively rationed to enhance builders' profits.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	23			No, phasing of land supply does not promote developer competition, this is achieved within the open market. Phasing is an artificial restriction on the rate of development, which if it is to meet an unmet need, should proceed at the pace the market is able to deliver housing.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0929	Rosie	Lodwick		23			The projections of unmet need are very likely to be false. If that is the case because the methodology is flawed, or if the local or national economic context was incorrectly forecast, it would seem to her to be prudent to allocate a much more modest amount of land for housing at this time, and allocate more land at a future date should it become necessary.
PR-B-0931	Jane	Olds	Fringford Parish Council	23			Planning permissions should have a three year expiry date
PR-B-0935	David	Lock	David Lock Associates on behalf of Gallagher Estates	23			There is no reference in Government policy nor guidance that the phased release of strategic sites is a mechanism through which a 5 year housing land supply can be maintained. It is critical that the supply provides a range that offers choice and competition in the market. It would appear that the weight placed on the need to phase developments is to encourage competition across sites. However, if a strategy that sought a mix of sites across the District were pursued, choice and competition would be embedded in that strategy.
PR-B-0937	Philip	Rawle	Greenlight Developments	23			If Cherwell chooses to phase land release then it should be made clear that any future phasing is indicative only and not intended to prevent development coming forward earlier than indicated. There should be no policy that seeks to impose an arbitrary cap on development, even if the housing requirement figure is reached. In addition a range of large and smaller sites should be proposed to ensure a 5 year housing supply is achieved.
PR-B-0944	David	Stone		23			The Plan should make clear that land i.e. sites mentioned in Question 7 are enshrined as GB, have enduring permanence and are not for sale. Otherwise this defeats the whole reason, protection and purpose of GB. More sites could be brought forward in other areas of Cherwell.
PR-B-0949	Peter	Monk	Banbury Civic Society	23			Have reservations regarding the apparent involvement of developers - unless acting as 'contractors' via another mechanism. This could be a jointly owned, not for profit development company (similar to the 'self-build' project at Bicester) that would assemble the land and promote the construction to meet the identified requirements, but with particular emphasis on the provision of low cost social housing. Are sceptical that developers would deliver on this requirement to time and budget.
PR-B-0973	Jonathan	Harbottle	Land and Partners Ltd	23			An alternative strategy would be to allocate a range of sites across existing settlements, in line with Option I, which would have shorter lead in times. A broad range of allocations in sustainable rural settlements would deliver housing to maintain the 5 year land supply and reduce the need for artificially controlling the release of land.
PR-B-0984	Jane	Burrett		23			No. Developers work together to circumvent the best intentions of councils. Profit is the only motive, developers can not be controlled by councils. The plan to have an 'unmet housing need for Oxford's five year target is separate from those already planned by CDC. Why have CDC agreed to place these houses in this district. Green field sites which might be released at the direct benefit of Oxford City will lead to urban sprawl. Oxford City need to make better use of existing housing, look at brownfield sites and empty commercial properties.
PR-B-1003	Simon	Turner	Launton Parish Council	23			Unclear how this will promote developer competition or maintain the five year land supply.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	23			Not able to answer this question
PR-B-1015	Daniel	Hatcher	Rosconn Group	23			Do not agree, consider that there is a pressing need to bring forward sites as soon as possible if the full housing need is to be met within the Plan period. Introducing phasing would only introduce delay in housing delivery.
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	23			Yes, phasing could positively assist delivery. Phased allocation at New Alchester would provide a different market for new homes to those already consented and under construction around Bicester. Phasing would also allow larger sites to begin delivery in accordance with the level of development required to meet Oxford's needs before going on in the future plan period to deliver more for Cherwell District.

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PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	23			No. The market will dictate delivery so there is absolutely no reason why the Authority should interfere.
PR-B-1027	Jonathan	Porter	Archstone Projects Ltd	23			The idea of phasing would assume a consistent housing market throughout the plan period. There is an acute problem with affordability in Oxford City and the District. Seeking to restrict the delivery of new homes against market demand would be counterproductive.
PR-B-1030	Jonathan	Harbottle	Land and Partners Ltd	23			An alternative strategy would be to allocate a range of sites across existing settlements, which would have shorter lead in times. Infrastructure improvements would be more localised and could be delivered more quickly. A broad range of allocations in sustainable rural settlements would deliver housing to maintain the 5 year land supply and reduce the need for artificially controlling the release of land. Additional criteria-based policy to allow for sustainable development in rural areas would introduce greater flexibility and allow smaller sites to come forward. Suggested policy wording is proposed.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	23			It will be recalled that at the Examination of the draft Cherwell Local Plan the Council's evidence highlighted the likely market saturation which would occur with further housing developments in Banbury and Bicester. It also indicated that development would therefore need to occur more appropriately closer to Oxford. Provision of homes closer to Oxford will provide greater security of delivery to support the necessary housing land supply.
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	23			Concern expressed that phasing policies could run counter to the objective set out in para 8.19. The matter therefore needs further and more detailed consideration.
PR-B-1069	JP	Lyes		23			It might but have no confidence in property developers or the notion of competition in that sector. What is suggested is that developers be required to show innovation in the provision of affordable housing in order to qualify for participation in the more profitable projects.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	23			Not qualified to assess whether 2021 is a reasonable start date. It is essential that a five year land supply is maintained in order to inhibit speculative development.
PR-B-1095	Val	Russell	Bodicote Parish Council	23			Are not in a position to answer this question
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	23			The approach to phase sites is not considered reasonable. It is not necessary to address land supply in this way - any overprovision from the start of the plan period will continue to count towards the five year land supply. Early delivery should be encouraged and will positively assist the Council in maintaining a rolling 5-year housing land supply. It is also unclear how holding back sites would encourage competition between developers, there is no evidence for this and the strategy is unjustified and ineffective in this respect and therefore unsound.
PR-B-1110	Iain	Johnson		23			Am not sure a 5 year strategic plan of land release is appropriate. In the current uncertain economic climate there needs to be flexibility. Suggest land release should only be done when there is certainty of requirement for housing in that area. Pragmatic planning based on local conditions will make sure the "5 year plan" is not followed when it is no longer appropriate.
PR-B-1111	Pat	Clissold		23			Yes, a phased approach provides an opportunity to assess the situation according to economic growth. An example is near to Malaga in Spain where there are rows of empty houses. We do not want this in Cherwell, there is too little green space left now.
PR-B-1145	Richard	Bennett		23			If undertaken it must fully integrate transport and strategic infrastructure improvements.

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PR-B-1146	DJ	French	Deddington Development Watch	23			Deddington Development Watch consider that it is essential to release land in phases. It is a well established fact that large developers and house builders sit on land with planning permission. The failure to develop these sites, for whatever reasons are given, results in the 5-year housing land supply being questioned at best and undermined in reality. This results in more planning permissions being granted for land which would not have been brought forward at that time or simply as an opportunistic proposal on sites which in normal conditions would not get planning permission. This is well evidenced by housing sites permitted on appeal or reluctantly granted by LPAs knowing that without a 5-year supply appeals will be successful. Have provided further comments on the need to enter into legal agreements on housing and infrastructure delivery in detail in the representation.
PR-B-1154	Jim	Spencer		23			It is essential that the phasing of land release is done fairly so as not to favour one developer over another, having said that some sites will always be more attractive for development both for the developers and the authorities involved.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	23			Understand that many sites in Cherwell have development permissions but no starts.
PR-B-1157	Nicola and Giles	Lewis		23			Refusing to release any GB land will encourage competition between builders who will be encouraged to start and complete projects rather than adhering to a policy of keeping construction low and prices high.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	23			No. Not enough examination to show that developers actively compete for whatever reason except land purchase.
PR-B-1163	Catherine	Arakelian		23			No comment
PR-B-1165	Caroline	Johnson		23			If this proceeds then land should only be released in tranches with time limited planning permissions to ensure that development proceeds and that the predicted housing need occurs.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	23			No. Phasing the release of land is unlikely to promote developer competition. It is likely to impede delivery if the release of land is not quick enough to react to completions of previous phases. This may hinder rather than encourage the effective delivery of new homes. Phasing of sites is a prerequisite of delivering viable and properly planned and sustainable schemes. It does not promote developer competition and will not assist the maintenance of a five year housing supply.
PR-B-1188	Carol	Matheson		23			Cannot comment on this because of the flawed information that has been presented. Oxford has not proved that it needs all this housing and needs to review its findings with up to date figures. It needs to take into account GB and local village communities.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	23			No comments at this stage.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	23			No. The Partial Review would better assist deliverability of the appropriate housing requirement, and the maintenance of a Framework - compliant 5 year housing supply, which ought not to be a calculation specific to Oxford's unmet housing needs, by considering all reasonable locations in contributing to meet Oxford's unmet housing needs, allocating a range of sites of varying sizes in a wider range of locations across the HMA within sustainable villages, including Arncott.
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	23			It is noted that delivery rates are to be prepared as part of the Local Plan Part 2, however, it is agreed that the phasing of a development is an appropriate means of ensuring the correct provision of uses to provide the required services for any new settlement.
PR-B-1229	Henry	Brougham		23			It is likely that the majority of development sites are already owned or optioned by volume house builders wishing to maximise profits. Additional measures, such as CPO of parts of these sites for release to small developers, housing associations and self-builders will be needed to achieve development at the rate required.
PR-B-1230	T M M	Green		23			Yes. Land release should be phased as requirements change. This would also help to deliver integrated affordable housing.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	23			Generally agree with this principle however would welcome provision to allow earlier release of sites in the event that planned strategic sites do not come forward as expected.

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PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	23			No comments at this stage.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	23			Agrees that phasing of land release within individual sites will promote developer competition and assist the maintenance of a five year housing supply. PR74 is available and can make an early contribution to meeting Oxford's unmet housing need as a stand-alone site in its own right. It could also be included as part of a wider site.
PR-B-1240	Suzanne	Willson-Higgins		23			The case for providing to meet Oxford's housing needs on the scale envisaged is unproven.
PR-B-1243	Kazimiera	Kantor		23			Insufficient time to comment.
PR-B-1252	Philip	Boxall		23			Agree with phasing of land release.
PR-B-1255	Kezia	Sheppard		23			No because Oxford University controls and owns most of the land in Oxford. How can developer competition be a thing when it's owned by one source?
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	23			Suggest that realistic expectations of delivery should be carefully assessed. As far as possible delivery of Affordable Housing should be prioritised. Agreements and Conditions enforcing early delivery should be considered if the purpose of the strategy is to be met.
PR-B-1272	S G	Wakeling		23			Please see responses to questions 1 to 3.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	23			Specific phasing policies could run counter to this approach and restrict appropriate development. Reserve the right to comment further on this issue when the need for, nature and purpose of the phasing policies are more clearly defined
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	23			No objection to CDC considering the phasing of land release if this helps deliver houses to help meet Oxford's unmet need and maintain a 5 year housing land supply.
PR-B-1295	Natasha	Blackmore	Sheldon Bosley Knight on behalf of the Wright Family	23			For sites with less than 200 units, phasing is not appropriate as they can be delivered in a single phase by a single developer.
PR-B-1298	James	Jocelyn		23			No comment.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	23			No, there is no evidence to support the contention that this would promote developer competition such that any relevant benefits would arise. Attempting to phase the meeting of need would result in unnecessary restrictions and could prevent appropriate investment in associated infrastructure. The approach set out is unduly restrictive, fails to provide for sustainable development and would be likely to result in the repeated building of soulless housing estates, rather than sustainable communities.
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	23			No do not agree. The best way to ensure a 5 year supply is to have a range of sites both in size and location. This must be better than limited development sites coming forward in a phased manner. A further requirement for exemplar design (whatever that means) will also slow down the delivery of houses.
PR-B-1344	Jonathan	Harbottle	Land and Partners Ltd	23			An alternative to this strategy would be to allocate a range of sites across existing settlements, in line with Option I, which would have stronger lead-in times. Infrastructure improvements would be localised and could be delivered quickly. A broad range of allocations in sustainable rural settlements would deliver housing to maintain the 5 year land supply and reduce the need for artificially controlling release of land. Suggest that criteria based policy would introduce greater flexibility and allow smaller sites to come forward. Development to meet identified needs in rural settlements would respond positively to the findings of the Taylor Report. "Development proposals which are located adjoining the built-up area of villages and which meet the criteria of sustainable development will be supported where they help to meet identified housing need. Neighbourhood Plans may seek to allocate further sites to support the vitality of the villages and these will be supported."

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PR-B-1346	Neil	Tiley	Pegasus on behalf of the Dorchester Group	23			The phasing of land releases can constrain housing delivery and cause further delays to site delivery whilst willing developers are prevented from bringing forward deliverable sites to accord with arbitrary phasing policy. This is contrary to the significant boost to housing supply required by the NPPF. Do not consider that developer contribution is a factor in the delivery of sites. The developer would deliver as soon as possible. The issues that slow down delivery are planning process and market demand, as developers will only build where they are able to sell and ensure a return. These are largely beyond the control of the Local Plan. Suggest allocating a range of different sites in different locations which will appeal to a range of different developers, thereby ensuring that as many developers are working in the District as possible. This also accords with para 47 and 50 of the NPPF. Another way of supporting delivery is to identify reserve sites, such that if any of the allocated sites are delayed then sustainable alternatives can be brought forward quickly.
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	23			It is understood that Cherwell District Council has taken into consideration the size of strategic sites and likely build-out rates in forming the view that the phasing of land release within individual strategic development sites will assist in maintaining a five year housing land supply. In Cherwell developer interest is high. As developer competition already exists there is not a basis on which to justify a phased release of strategic sites. Indeed, it would constrain housing supply and as there is already a shortfall against targets, this may mean a further undersupply. This would be contrary to Council's intention of encouraging housing delivery and ensuring that supply is maintained.
PR-B-1108	Tom	Hockaday		24	H		Development needs to be near Oxford, area H is subject to excessive development already.
PR-B-1035	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford and Blenheim Palace	24		PR124, PR41, PR177	Sites PR124, PR41 and PR177. The Oxford Transport Strategy has identified a link through this site. This link is considered as an essential infrastructure if housing is to be developed along the A40/A44 transport corridors. This link road would relieve congestion around Wolvercote roundabout. This would free up the roadway for cars moving into and out of Oxford thereby reducing commuting times. They have provided a sketch showing the preliminary link road path showing how the link road could be located through sites 124, 41, and 177. They consider that without a link between Duke's Cut (A40) and Loop Farm Roundabout (A44) key transport issues are not entirely solved but are moved closer to Oxford.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	24			No
PR-B-0033	Henry	Munday		24			8.20 How will the housing be allocated with regards to local residents and those from Oxford? There will be unsustainable pressure on the roads.
PR-B-0055	Cynthia	Hall		24			Building along the proposed Oxford-Cambridge railway line would be beneficial, as this is where people will want to live.
PR-B-0058	Anthony	Hall		24			Yes, you should conform with the NPPF rather than circumvent it.
PR-B-0060	Sue	Mackrell	Bicester Town Council	24			The assessment and proposals made seem to cover all bases, however traffic generation remains a central issue.
PR-B-0119	C A	McCall		24			Infrastructure.
PR-B-0171	Peter	Worth		24			Run an additional process for sites which meet the criteria but have not been volunteered for development. It will flush out some new capacity.
PR-B-0637	Prof Martin LG	Oldfield		24			Yes. Take more notice of local opinion and allow more time for consideration. Also, ask residents whether they wish to retain the GB.
PR-B-0643	L	Allen		24			The question is asked 'How do you work out what is delivered against the Cherwell or combined Cherwell and Oxford plan?' For example if the need does not materialise as BMW shuts Cowley?
PR-B-0653	Peter	Webber		24			Phasing in is essential so that needs can be reviewed and necessary adjustments made, and to ensure that relevant infrastructure is in place. Consideration should be given to avoiding the creation of a London corridor, and the effects of Park and Ride sites
PR-B-0655	Christina Mary	Shirley		24			Propose you listen to the vast majority who strongly oppose the plans.
PR-B-0656	Mary G	Shirley		24			Not too many houses, green space is needed for people and wildlife.



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PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	24			Please see response to Q21 above.
PR-B-0710	Selwyn	Phillips		24			Yes. Provide regular presentations to the local communities. Employ a communications person to present the plan. Make use of the Cherwell newsletter and provide regular updates.
PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	24			The housing requirement is of an order of complexity and difficulty beyond any experienced in recent time - in our view there would seem to be a need for strong leadership, overall detailed planning and development control and adequate resources and skills, provided perhaps, by creating a specialist design and development team tasked with the overall integration, design and delivery of the development site(s) selected including all related infrastructure to support any development programme is designed and put in place prior to occupation of the housing.
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	24			Are aware of the requirement to maintain a five year housing land supply. However, do not consider it is reasonable to expect Cherwell to accommodate such a significant proportion of Oxford's unmet housing needs in addition to the 22.840 new homes already allocated under the adopted local plan.
PR-B-0743	John	Tremlett		24			No
PR-B-0769	Debbie	Jones	Bidwells on behalf of City of Oxford Charity	24			Where it can be demonstrated that the purposes of the GB are no longer functional, GB boundaries should be reviewed and land released in sustainable locations to allow for the most sustainable development to come forward.
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	24			No comments
PR-B-0786	Jane	Olds	Caversfield Parish Council	24			This project should be a 'one off' agreement with Oxford and it should not be expected to be expanded in the future. The developers will need to be held to account to ensure that they do actually supply the housing promised.
PR-B-0788	Tom	McCulloch	Community First Oxfordshire	24			Community funding will only be sought through CIL funding. Believe that this will likely significantly reduce the amount available for the crucial process of place making on new development. Strongly argue that CDC support should continue to be additionally sought through S106 agreements and CDC should be explicit in outlining its vision and roadmap for the criteria of thriving, engaged and self-servicing new communities. They base their arguments on the outcomes of the 2016 Community Spaces and Development study which CFO was commissioned to undertake by CDC, The study offered new models of indoor space provision on new developments and made best practice recommendations - derived from extensive primary and secondary research - for place making on major new housing developments. Have provided a detailed note on place making principles, need for community facilities, provision of adequate physical infrastructure on new developments, like water, sewerage and transport connections. Creating healthy and thriving new communities should be at the heart of its place making activity and negotiations with developers. The Local Authority should set up Site Development Forums (SDF's) for strategic development locations, involving key stakeholders. All this is discussed in detail in their representation.
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	24			Monitoring the negotiation process will help to identify improvements to the financial and economic analyses (i.e. through assessing the validity of assumptions and risks identified at the outset). This will enable focused changes to policy, for example enhanced land value estimation, changes in green belt boundaries and investment in local rail, with the aim of facilitating further infrastructure and housing investment.
PR-B-0799	Ian	Sheppard		24			All comments made.
PR-B-0808	Chris	Robbins		24			No further proposals
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	24			No

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PR-B-0829	Fergus	Campbell	Oxfordshire Clinical Commissioning Group	24			Have provided a detailed statement in response to this question in their representation.
PR-B-0832	Richard	Hills		24			No
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	24			Specific measures should be introduced to monitor delivery and to allow for adaption of the Plan in the event that sites are not delivered/deliverable in the timescale that the Local Plan anticipates.
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	24			No
PR-B-0841	Darren	Bell	David Lock Associates on behalf of Hallam Land Management Ltd	24			Full consideration of deliverable sites in Cat A villages and inclusion of a proportion of the overall Oxford housing numbers in defined Cat A villages, as part of a balanced development strategy, to meet the additional housing requirements of Oxford City.
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	24			The monitoring approach should be set out in the Plan. Consideration should be given to: Augmentation of housing land supply in the short and long term; monitoring of member authorities delivery rates; reporting process to Oxford City Council.
PR-B-0847	Richard	Cutler	Bloombridge LLP	24			A key missing component is the regeneration of Kidlington. The Alan Baxter work in 2013 took important steps forward. Rather than abandoning this work, it should be extended to re-engage with the true potential of Kidlington. Proper, proactive engagement is required in order to marry the costs and benefits of accommodating the proposed 4,400 homes.
PR-B-0856	David	Smith		24			Insufficient knowledge
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	24			No comment
PR-B-0868	Jennifer	McFadden		24			Will the housing really be affordable? London commuters will drive prices up.
PR-B-0877	David	Flavin	Oxfordshire County Council	24			Whilst good data is available on public transport ridership limited data is available on the numbers of people travelling actively. It is strongly recommended that developers are asked to consider how they will facilitate the evaluation of whether their developments have encouraged people to walk, scoot (push scooters) and/or cycle.
PR-B-0887	Paul	Buckley		24			Yes. CDC along with other District Councils need to review the target figures for housing, on the belief that future planning decisions in Oxford will constrain building for employment growth, along with the compatible level of housing and commuting that can sustainably be achieved. Not simply agreeing to the wishes of potential employers.
PR-B-0890	Chris	Dicks		24			Air quality plan, light pollution and transport impact, including any construction works of the roads and developments themselves
PR-B-0895	Dr Alison and Dr Simon	Street		24			No comments.
PR-B-0905	Theresa	Goss	Bloxham Parish Council	24			Reiterates the point on build-out rates timetables agreed with planning permissions (Question 23), possibly through a legal s106 agreement (as Oxford City does not have a 5 year land supply)
PR-B-0910	Ken	Pelton		24			Would like you to improve the transport infrastructure so that the needs of the existing housing are met, whether sustainably or not, before you do anything else.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	24			An Oxfordshire Structure Plan is now urgently required, that could take a more holistic view of employment and housing requirements across District and City boundaries, including looking at appropriate transport and infrastructure issues. This could be carried out by the Oxfordshire Growth Board and should be subject to Examination in Public by an Inspector. This should be completed before any decision is taken on the allocation of Oxford's housing to Cherwell.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	24			Development to cater for Oxford's unmet need should be capable of providing mixed and balanced sustainable communities.
PR-B-0931	Jane	Olds	Fringford Parish Council	24			There should be an agreed time based delivery structure for the monitoring reports

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PR-B-0937	Philip	Rawle	Greenlight Developments	24			Are cautious over the deliverability of large strategic sites (particularly where significant infrastructure is required). These sites have not historically delivered at the rates expected. Local Plan inspectors have fallen back on the corrective mechanism built in to the Framework if the large sites do not perform at the rates expected. This should be incorporated in to the Partial Review.
PR-B-0944	David	Stone		24			Infrastructure and road improvements need to be made prior to building on sites and impact and capacity of adjoining roads assessed. Developers need to pay for medical, school and community facilities before completion. GB needs to be respected and wildlife corridors protected. Urban sprawl should be avoided by developing other areas of Cherwell. Development should not be accepted that causes road disruption to present traffic flows. Ensure bus routes are adequate.
PR-B-0949	Peter	Monk	Banbury Civic Society	24			This is crucial, both in the evaluation and realisation phases.
PR-B-0956	Mark	Recchia	Banbury Town Council	24			Suggest that design specifications are attached to planning conditions to ensure properties in new developments are in keeping with the areas where they eventually are sited.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	24			It is as a priority that the criteria for the designation of a green belt is reviewed in regard to many areas of the Oxford Green belt so that Oxford's unmet housing needs should be built in these areas which are far less 'countryside' than rural areas further north in Cherwell District, and CDC should continue to work to protect the rural areas in our district. To support environmental policies these new sites, if possible, should be linked to Oxford City with off-road cycle tracks, good public transport, etc.
PR-B-1015	Daniel	Hatcher	Rosconn Group	24			Consideration should be given to the identification of 'Reserve Sites' to supplement the supply to meet Oxford's unmet needs, as recommended by the LPEG recommendations. Such sites should ideally be smaller, discreet sites that can be delivered quickly with short notice.
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	24			In summary, consider that allocation of land at New Alchester is the optimal solution. It represents an opportunity to provide a comprehensively planned new community that will have excellent connections to Oxford and the Science Vale, as well as making a positive contribution towards the future growth of Bicester Garden Town and Cherwell's own development needs.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	24			Yes, please consider the potential for Site 41 to provide a highly sustainable urban expansion of Oxford without the same degree of harm caused as the presently preferred growth options, in particular south east Kidlington.
PR-B-1024	Andrew	Hornsby-Smith		24			Suggests that the affordable homes target be raised from 35% to 50% and that densities are site specific.
PR-B-1036	Robert	Davies	Gerald Eve LLP	24			To achieve truly sustainable development in close proximity to Oxford in order to meet its unmet housing needs, the Council should consider Area of Search A as the main area of search for housing given that the area is best placed to serve the needs of Oxford. Notwithstanding this, it is vitally important that different market places and varying sizes of development allocations are created within Area of Search A in order to maximise the housing trajectory and to find the most suitable, deliverable, sustainable and logical sites for growth.
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	24			No comment
PR-B-1069	JP	Lyes		24			Any project of this scale should conduct and publish an annual performance review. Also feel there must be a public presentation of the plans once they have been decided upon but before it takes place.
PR-B-1095	Val	Russell	Bodicote Parish Council	24			Are not in a position to answer this question

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PR-B-1099	Alan	Storah	Oxford City Council	24			One probable means of seeking to ensure this is to make the distinction between the housing intended to meet the needs of the district and that of the city when monitoring. That would enable the two distinct and separate strands of housing requirement to be monitored with a view to managing each one if and when required to try to ensure the delivery of sustainable development.
PR-B-1110	Iain	Johnson		24			This is essential. Developers will only want to maximise profits. Smaller developments in Oxford have resulted in developers not delivering any affordable houses or local infrastructure improvements. Plans need to be monitored to take into account any changes in the local economy and demographics. Any developments on the edge of Oxford need to be mindful of what the university is doing and there needs to be regular feedback to affected residents. The council needs to be prepared to change with regards to the 5 year strategic plan.
PR-B-1111	Pat	Clissold		24			Better intra city transport. Preservation of the historic character of Oxford. No dilution of its historic footprint. Key attributes are its culture and buildings. Please do not treat the city as a "honey pot" for development because you will destroy it.
PR-B-1140	Catherine	Richenburg		24			Yes, restrict buy-to-let in the developments.
PR-B-1142	Alan	Lodwick		24			There is a lack of strategic coordination of planning in Oxfordshire. Employment generating developments are encouraged in different districts without any reference to each other or to their overall consequences. What strategic planning exists is being imposed on the local Councils without consultation by unelected bodies such as the LEP and its unrealistic Strategic Economic Plan while the consultants undertaking analysis are not independent and their work is not subject to independent verification. There is a need for an overarching and fully democratically accountable body to take responsibility for strategic planning and truly independent and thorough analysis of future needs. This might best be done by the restoration of strategic planning powers to the County Council or by a new Unitary Oxfordshire Authority. Only through properly resourced and co-ordinated strategic planning can a sound plan be established and delivered and sustainable development achieved.
PR-B-1145	Richard	Bennett		24			If undertaken it must fully integrate transport and strategic infrastructure improvements.
PR-B-1146	DJ	French	Deddington Development Watch	24			Question whether any deficiencies been identified in the monitoring arrangements already put in place for Local Plan Part 1 ?
PR-B-1154	Jim	Spencer		24			No comment
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	24			Oxford should review its reasons for demanding this housing and review how it could provide more themselves.
PR-B-1157	Nicola and Giles	Lewis		24			Having studied evidence from the CPRE agree with their view that Oxfordshire should take a more holistic view of employment and housing requirements across the region. The aim should be to increase employment opportunities further away from the city in surroundings towns - so that fewer people need to commute. Carterton, for example, would benefit from business investment that would generate wealth in the town and attract more people to live and work there. Given the distance from any train stations it would not attract commuters and house prices would reflect that. Enabling and encouraging people to work where they live will reduce traffic problems and spread wealth to less prosperous areas outside the GB. This policy would lead to more sustainable and balanced communities.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	24			A simplification of the plan(it is currently far too complicated for the general public to assess). It appears inflexible, incomplete and built upon flawed premises. It would not deliver sustainable development, for several reasons, in its current form.
PR-B-1163	Catherine	Arakelian		24			No comment
PR-B-1165	Caroline	Johnson		24			Transport links and upgrades should be met before development begins. All other infrastructure should be installed before or during the build and if this condition cannot be met the development should not proceed.

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PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	24			Delivery should be monitored annually to ensure that output is in line with the trajectory. Measures should be put in place to allow for the release of additional land for development if targets fail to be met for 3 years in a row. It would be prudent to include a large buffer and reserve sites in the plan so as to avoid the slow process of land release through a review of the plan.
PR-B-1188	Carol	Matheson		24			Include everyone, not only Oxford. Councils need to work together
PR-B-1224	Theresa	Goss	Adderbury Parish Council	24			No comments at this stage.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	24			No comment
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	24			A detailed response provided. A holistic approach is required to the provision of any new settlements, with a clear vision to address the future needs of the District and Oxford, in line with the Cambridge Futures approach.
PR-B-1229	Henry	Brougham		24			No.
PR-B-1230	T M M	Green		24			Building should only commence when the necessary infrastructure is in place, roads, railway, buses, schools and other amenities capable of sustaining the new housing.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	24			No further comments to make at this time.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	24			No comments at this stage.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	24			Does not have any comments on the monitoring of the delivery of the final plan.
PR-B-1243	Kazimiera	Kantor		24			Insufficient time to comment.
PR-B-1255	Kezia	Sheppard		24			Not build there, GB's are needed for environmentally positive sustainability.
PR-B-1271	Rebecca	Hodgson		24			Please look at Poundbury in Dorset for examples of decent high density housing.
PR-B-1272	S G	Wakeling		24			The Government should put a national housing policy in place.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	24			Have no comments at this stage, but reserve the right to comment on this topic in the future.
PR-B-1296	Graciela Inglesias	Rogers		24			Yes. There are credible and effective alternatives to housing development in the GB. Use proposed employment sites. Invest in lower polluting forms of public transport such as trams. Invest on the expansion and improvement of broadband networks. These ideas were undertaken by Strasbourg in 1990's with great success.
PR-B-1298	James	Jocelyn		24			Should give greater respect to the role of public consultation in the overall process. Thus far, efforts by Cherwell and other councils in this regard have been woefully inadequate. The interests of certain parties, some with vested interests in the outcomes of this process, have been greatly prioritised over the interests of 'people and communities'. This sets the scene for greater dispute in future and increases the potential for delay in delivery of a positively prepared, sustainable plan.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	24			Yes. Allocate land along the A44 to meet Oxford's unmet need. Two sites at Begbroke, together with a larger site adjacent to Woodstock would comprise the most sustainable, deliverable and effective solution.
PR-B-1303	Steve	Gerrish		24			Consider retaining as many existing hedgerows as possible to provide wildlife corridors and local interest. Oxford's unmet housing need is partly created by a profoundly unsustainable policy objective. Reference is made to activities of the OGB. Growth is exponential and therefore unsustainable and should not be promoted for the sake of it. Regard at least a proportion of this housing need to be driven by unnecessary economic growth.
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	24			The Council should give consideration to the production of a reserve site approach.

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PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	24			Monitoring of housing delivery is an essential part of ensuring the deliverability of the final plan. Some sites may not come forward as quickly as anticipated due to constraints and this will be evidenced by the monitoring process, meaning that the Council can better manage the housing supply. In the event that some of the sites may not come forward as quickly as anticipated the Council may be advised to consider some form of contingency, such as the release of safeguarded land.
PR-B-1095	Val	Russell	Bodicote Parish Council	25			There are a lot of issues brought up by the SA Report, which point to policies that the Local Plan Part 2 would supposedly address. Given that this document is still in preparation, with policies yet to come forward, this is strange. As it stands, they have no idea how many homes could be allocated throughout Cherwell.
PR-B-0922	Sarah	Smith	Rapleys LLP on behalf of Pandora Trading Ltd	1-8			The vision and principles for accommodating Oxford's unmet need should 1) follow the vision and strategic objectives identified for accommodating Cherwell's own growth needs and 2) follow and reflect the strategy established in the adopted Local Plan. I.e. concentration of development at Banbury and Bicester. Support the broad thrust of the four strategic objectives as they do not appear to undermine the overall vision and strategic objectives already identified in Cherwell itself. Cherwell needs to ensure that its own infrastructure can support all the growth identified. Who funds this and how it is apportioned between the two authorities is a key question.
PR-B-0922	Sarah	Smith	Rapleys LLP on behalf of Pandora Trading Ltd	9-10			Support these areas of search. The site size threshold of 2ha and 100 dwellings is supported in principle. We consider it short-sighted at this stage to restrict the areas of search to areas A and B. These areas are, in locational terms the most sustainable as they immediately abut the City. However, they also have some key fixed environmental disadvantages. They are virtually all within the GB. Given these constraints the ability of these two areas to accommodate the whole 4,400 dwellings is likely to be severely compromised.
PR-B-0793	Philip	Morley	North Oxford Golf Club			General	Compliment CDC on the consultation as a very transparent public process, which they welcome. It is both wide-ranging and of great depth.
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group			General	Commend CDC's efforts in presenting a thorough and detailed analysis of the options and its commitment to cooperation with other local authorities. Detailed comments are include in their representation.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group			General	Have provided some general comments in their representation particularly in relation to sites in the GB, sites 21 and 181 should be taken out from further assessment.
PR-B-0747	George A	Doucas		1, 2			No. The figure is too high based on assumptions. The country is entering a long period of transition and re-adjustment. Oxford City needs to use its available space now, so as to meet their current needs. If the projected newcomers do come, let's think again on how to encourage moving to other parts of the county with higher levels of unemployment.
PR-B-1122	Paul and Anne	Webb		11,14		PR32	Site PR32 is within GB and the proposed works involve substantial engineering works that affect the openness, contrary to NPPF para 90. It is also in the Kidlington Church Street conservation area and would affect the setting of listed buildings. According to Oxfordshire County Council the area may contain later medieval features and there is a badgers' sett which has legal protection. Do not believe exceptional circumstances can be demonstrated to use this land and there is an attempt by the landowners to have it removed form GB and is linked to planning application 13/00990/F.
PR-B-1180	RA	Humphreys	Humphreys and Co Solicitors on behalf of Oxford Programs Ltd	15 - 21		PR75	Site PR75 is highly inappropriately located in transport and sustainability terms. Whilst acknowledging the need for an IDP, again concerned to note that no such proposals are in place in advance of the site selection process.
PR-B-0765	Layla	Vidal-Martin	NLP Nathaniel Lichfield and Partners on behalf of Taylor Wimpey	15, 16, 17, 18, 19, 20, 21			Have fundamental concerns about: the principle of Areas of search (Q16); the inadequacy of the methodological approach and conclusions within the Interim Transport Assessment and Initial Sustainability Appraisal (Qs 15, 17, and 21); and the resultant narrow focus (of Areas A and B only) for the selection for options for testing (Qs 18 and 20). It would not be sound for the Local Plan Review to draw such fundamental conclusions from such a general, and indeed flawed, analysis.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	15, 16, 17, 18, 19, 20, 21			The main objective should be sustainable development. Location of development where it can reduce the need to travel by car, and encourage walking, cycling and the use of public transport for access to the workplace. Also minimise the use of green field and make efficient use of energy and resources.
PR-B-0841	Darren	Bell	David Lock Associates on behalf of Hallam Land Management Ltd	15, 17			The ISA and SA key findings illustrate the flaws in the way the Areas of Search have been defined. Some Cat A villages would perform strongly but they have been dismissed because they have been grouped together in Option I. As an example, Ambrosden is assessed in some detail. This reinforces the need for CDC to undertake further and updated evidence to ensure Cat A villages are properly considered as an option and assessed.
PR-B-0856	David	Smith		15,16			No comment
PR-B-0881	James Kenneth	Jutton		15,19			Traffic gridlock at Peartree, Frieze Way and Sainsbury's roundabouts occurs far too frequently now. What would it be like in 2031 if such a huge number of houses were built north of Peartree?
PR-B-0839	Mark	Rose	Define on behalf of William Davies Ltd	15/17			It is accepted that it is unreasonable to direct all the required development to the rural area as suggested by Option I. However, the incorporation of the identified sustainable service villages masks their potential to accommodate sustainable development in both the ITA and ISA. The final conclusions relating to the selection of the 2 preferred Areas of Search on the basis of the SA findings are unconvincing. There is actually little differential in the SA's analysis between those options and other wider options across the District. It appears as though predetermined policy decisions have influenced the final conclusion.
PR-B-0856	David	Smith		18, 19, 20,21			No comment
PR-B-1180	RA	Humphreys	Humphreys and Co Solicitors on behalf of Oxford Programs Ltd	22 - 24			For the reasons given above do not consider it reasonable to expect Cherwell to accommodate such a significant proportion of Oxford's unmet housing needs in addition to the 22,840 new homes already allocated in the adopted Local plan.
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	22, 23, 24,			Would like to see an occasional architectural competition to bring out new ideas on housing. Shocked at the design of new estates at Banbury, Bicester and U Heyford.
PR-B-0922	Sarah	Smith	Rapleys LLP on behalf of Pandora Trading Ltd	22-24			Do not consider it necessary or appropriate to introduce phasing policies for individual strategic development sites. Cherwell already has a shortfall in delivery of its own requirement. We fail to see how delaying the development of these will help this position and furthermore, how phasing policies can be retrospectively introduced in to an adopted plan. Now a greater need to consider some mechanism when monitoring housing provision and delivery, which distinguishes between Cherwell's own needs and that of Oxford City. Whilst in principle we disagree with the suggested delayed start date for delivery of Oxford's needs it may be that the market and planning process itself dictates commencement of this housing.
PR-B-1180	RA	Humphreys	Humphreys and Co Solicitors on behalf of Oxford Programs Ltd	4, 5, 6, 7			Have grave doubts that such a vision is achievable. In particular the existing infrastructure is already under severe pressure. These facilities are limited in Yarnton and are not capable of accommodating additional housing development on the scale proposed. There is nothing to suggest that realistic and deliverable plans are in place to provide the necessary infrastructure improvements.
PR-B-0747	George A	Doucas		5,6,7			No. The figure is too high based on assumptions. The country is entering a long period of transition and re-adjustment. Oxford City needs to use its available space now, so as to meet their current needs. If the projected newcomers do come, let's think again on how to encourage moving to other parts of the county with higher levels of unemployment.
PR-B-0041	David	Pratt		6,7,8			Support strategic objective SO17/18/19 as long as it doesn't encourage commuting more than 5 miles out of Oxford.
PR-B-1109	Keith	Johnston		9, 11		PR126	This parcel of land is within the Oxford GB and includes an important water course that feeds into Yarnton village. Development on this scale will affect surface water drainage into the water course and exacerbate flooding issues. Plans on the scale proposed contradict CDC policies ESD13, ESC14 and Policy Villages 1.

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PR-B-1109	Keith	Johnston		9, 11		PR20, PR51, PR75, PR92, PR126	This is GB land designed to restrict urban sprawl, prevent the merging of settlements, safeguard the countryside and preserve the character of historic settlements. Am not convinced that Oxford City had demonstrated the exceptional need to use GB, and that our GB is less important than Oxford's open spaces.
PR-B-1109	Keith	Johnston		9, 11		PR51	This is GB land providing open accessible space to the residents of Yarnton and Begbroke. There is historical importance to Frogwell Down Lane.
PR-B-1109	Keith	Johnston		9, 11		PR75	This is GB and the land is adjacent to some of the most historic elements of Yarnton village. Parts of the area have been subjected to flooding and the A44 is restricted by volume, design and pinch points at Begbroke and Yarnton.
PR-B-1109	Keith	Johnston		9, 11		PR92	This is GB land. Strong arguments to support this area as the only suitable site for recycling/production of building materials was upheld by CDC against the wishes of local objection. How can this site suddenly be more important for an unmet housing need of another local authority?
PR-B-1109	Keith	Johnston		9, 11			Any business development based on economic growth are unsubstantiated and therefore flawed. Residents of new housing developments will be free to work where they choose and with rail links to London will probably create a dormitory facility.
PR-B-0881	James Kenneth	Jutton		9,16			Lived in Kidlington and Yarnton over the last 35 years, object strongly to development in the Oxford GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB. Check the five GB purposes.
PR-B-0779	David C	Hinde	Hinde Law Ltd	General	A		The sites near Yarnton are most unsuitable for development as it will not be possible to develop the necessary transport infrastructure to make them viable. I particularly object to search area A.
PR-B-1051	Michael and Kate	Hopcraft		General	A		Living within the area considered as option A have concerns with the partial review. Acknowledge there's a need for housing, but concerned how these are secured for those who need them
PR-B-1253	Jon and Michelle	Mason		General	A		Objections are to the development of option A. Also strongly object to develop on GB. GB is there to prevent urban sprawl along with avoiding the loss of countryside and scenery. To avoid the merging of towns and villages, to prevent the loss of their individual character and identity which makes Oxfordshire unique. Why have a policy if it can be disregarded. Traffic would increase significantly into the city from Kidlington and Yarnton area. Despite recent improvements to several roundabouts the traffic is still a black spot for the flow of traffic. Increasing houses in Kidlington and Yarnton will only add to the situation and there's not enough space to improve the capacity of these roads.
PR-B-1161	Janet	Warren		General	A, B	PR14, PR194, PR195, PR118, PR49, PR178, PR27, PR39, PR168, PR177, PR41	Do accept that some additional, affordable housing is necessary to assist Oxford and Kidlington and that some should be sited in Kidlington. They should be of a size that demands provision of infrastructure such as schools alongside development. Would expect to see 50% of the houses affordable and of a high environmental specification. If areas A and B are to be used, Kidlington must be allowed to retain its identity and the proximity to flood plains considered. Have ranked the identified areas around Kidlington in order of desirability for development thus: 14 (most) 194, 195, 118, 49, 178, 27, 39, 168, 177, 41(least).
PR-B-0041	David	Pratt		General	A, B		Sites A and B are good and should be pursued. GB that has already been encroached around Oxford should be utilised as they no longer meet all GB criteria.



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PR-B-0687	A	Johnston		General	A, B		Object to various elements of the Partial Review of Cherwell Local Plan 2011-2013. The selection of options A and B both involve destruction of precious GB land which is just as important as the open space within Oxford city. GB is a local amenity important to residents of Kidlington and nearby villages. The number of homes proposed is disproportionate to existing number of properties in Yarnton and Begbroke and will change the character of the communities. GB is supposed to protect against over-urbanisation and the coalescence of individual communities. If CDC permits development it is in breach of its own policy. Within the review CDC appears to contradict policy Villages 1 which categorised Yarnton and Begbroke as Category A villages in which only minor development is allowed. The dominant proportion of housing should be in the east and south where most employment is.
PR-B-1122	Paul and Anne	Webb		General	A, B		Object strongly to meeting Oxford's unmet housing needs as most of the Kidlington sites in the document are in GB. This goes against the NPPF which states that 'very special circumstances' are required to build in GB. The road infrastructure in Kidlington could not cope with an additional 4,400 houses and the schools and GP surgeries are at capacity. Oxford City's housing targets are based on speculation and discredited analysis.
PR-B-1265	Kathleen	Hayes		General	A, B		The current preferred option in Cherwell to concentrate the whole 4,400 in areas A and B is inequitable. It would be better to spread development across the district and to the north of the new Park and Ride at Kidlington Airport. The scale of the proposal would destroy Yarnton and Begbroke and is unacceptable. Building at Yarnton, Begbroke and Kidlington will create a large urban sprawl not the balanced communities stated in the Draft Vision.
PR-B-1289	Berwyn	Jones		General	A, B		Am raising concerns and objections to the development around Kidlington, Yarnton and Begbroke, areas A and B. Main concern is the destruction of the countryside and the effect this will have on residents and wildlife. GB around Oxford supports a diverse range of plants and animals which will be lost. The countryside is important for the resident's mental health, well-being and is used for many recreational activities, losing this wouldn't be good for the residents. Also concerned with the impact on the local infrastructure and services, which I believe are already very stretched. Am not against development, but feel that it would be better on a smaller scale and dispersed across the district. Strongly disagree with the proposed minimum size threshold of 100 homes. Areas A and B should be limited to one or two small scale developments like 30 houses, anything more would have a severe impact on the area. Concerned with potential flooding in the areas of Kidlington, Yarnton and Begbroke. A river, brook and canal flow through the proposed sites. Begbroke is mentioned in the Domesday Book, its historical value and identity will be lost and merged with Kidlington and Yarnton. Need to protect Frogwelldown Lane which was used by King Charles on his escape from Oxford in 1644.
PR-B-0722	A	Mayes-Baker		General	A,B		Objection to various elements. Options A and B involve destruction of the GB. Oxford City has areas of open space. Destruction of GB is a loss of the local countryside amenity, which is important to Kidlington residents and nearby villages.
PR-B-0909	Mark	Lowen		General	C		Sites around Junction 9 of the M40 with good access would be ideal for an entirely new settlement with its own schools.
PR-B-0909	Mark	Lowen		General	F		A settlement around former RAF Upper Heyford would have good access into Oxford and without causing great disruption to the local community. A self sufficient settlement with schools, medical facilities, shops and Park and Ride should be considered.
PR-B-0015	Moira	Speakman		General		Kidlington	The site between the Moors and the river at Kidlington is used extensively for recreation and has far-reaching views. Doubling the size of the village will turn it into a town and displease everyone. Additional parking will be required for the centre of Kidlington, additional traffic will cause gridlock and lower the quality of life for residents. Development around the edges of Kidlington would be better although there are some concerns regards flooding. Bicester is being planned to be a healthy town: I would like the same for Kidlington.

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PR-B-0706	Edmund	Smith	Carter Jonas LLP	General		Land at Hampton Poyle	Promoting 49.62ha site at Hampton Poyle for approximately 1000 houses. It has good access links, close to settlement of Hampton Poyle and is open and broadly flat. The flood zoning of this land is disputed and it is expected that this could be proven if required.
PR-B-1232	Mark	Schmull	Nathaniel Litchfield and Partners on behalf of The Church Commissioners	General		New sites	CCE are majority landowners of the land that surrounds Islip. Earlier representations sought to promote three sites at Islip, which have the potential to deliver c.350 dwellings. These have been identified in the Options Paper. In response to the NIC call for evidence CCE presented 3 options for the creation of a sustainable new neighbourhood which would complement and support the existing village of Islip. CCE now wish to promote these as part of the current options consultation. Particular focus is on Option A comprising up to 1,700 homes and associated infrastructure. Detailed submissions are made in support of these options, including the document submitted to the NIC.
PR-B-0158	Jon	Waite	Kemp and Kemp on behalf of Mewslade (Eastern) Ltd	General		PR105 and other	Promoting two sites, Land adjoining Rau Court Caversfield (PR105) and Land south of Springfield Road, Caversfield as suitable housing allocations. Does not support the approach of only allocating sites capable of accommodating 100 dwellings or more. Medium to large sites are quicker to bring forward. Concern expressed over a number of inaccuracies in CDC's SA which assesses the sites. This rep addresses these inaccuracies and provides further information about the sites.
PR-B-1234	Hywel	Morse	Sworders on behalf of the Beecroft Family	General		PR11	Wish to clarify the site boundary to be considered in relation to site PR11 - Weston on the Green. The boundary of PR11 may have been taken from a previously promoted scheme. This scheme is no longer progressing with the boundary or landowners identified and our clients (Beecroft and Godwin) are progressing with a different promoter than that shown in Table 8, and a different area of land. The land is available, deliverable and can be considered as part of your consultation, as a separate site from PR11. A site plan is provided.
PR-B-0715	Wendy	Manning		General		PR125	Site PR25 is objected for development. It has flooded every year during Winter and Spring. Increased household water usage leads to less land for surface water to drain, serious issues for households around the area. Few places to enjoy the countryside enjoyed by many. Its a natural habitat for wildlife which needs protecting. GB land gradually being taken over for development.
PR-B-0804	Barrie and Linda	Teasdale		General		PR125	To satisfy the demand from Oxford site in the north of Banbury and Bicester should be discounted. Kidlington and the local area are like locations for development, however local services are already struggling to cope. Site PR125 at the north end of Water Eaton Lane is farmland that floods every year, this will only get worse if houses are built on PR125. Septic tanks suffer in the flooding this is a health hazard to the residents.
PR-B-0975	Andrew	Lintott		General		PR125	Objection to build a large number of houses in Gosford Parish on the West side of the A34. Site PR125 is subject to flooding. The last few years water has covered the whole area between the Cherwell and Water Eaton Lane. The natural landscape of the lane is important to block further flooding, the water table is already high and would be raised by the weight of new structures. Current houses are able to get house insurance on normal terms. The present footpath which is a circular walk around Kidlington and is an old wright of way will be smothered. Development without services is likely to unbalance and be disagreeable for Gosford. Increased air and noise pollution will become wearing.
PR-B-1170	Matthew	Brock		General		PR125	Object to the plans for additional housing north of the A34 and south of Bicester Road at site PR125. The drainage in this area is very poor and land waterlogged in winter. Houses built close to the A34 will experience severe noise and pollution. The road network is already at capacity and would require major improvements. The proximity to Oxford Parkway would mean these houses being bought by London commuters and therefore not alleviate the local housing concerns.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1170	Matthew	Brock		General		PR125	Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Particularly object to building on GB north of the A34 and south of Bicester Road. The land has poor drainage and is waterlogged in winter. GB prevents urban sprawl. There will be serious noise and pollution issues.
PR-B-0981	Joyce	Ruiz		General		PR125, PR178	Kidlington has serious flooding issues in several areas. This is due to the high water table in the area that contains the Cherwell Estate, areas also on the Orchard Estate suffer major flooding. This comes from surface water and the River Cherwell. The Environment Agency map shows that this area is in the risk area for flooding. The rep. has provided a lengthily account to flooding in 1998 on the Cherwell Estate. Strongly objects to the development in sites PR125 and PR178 these would contribute to flooding in the area. Residents of Kidlington are alarmed that not a single person has been involved in the proposals and what the consequences are to the people already living there.
PR-B-1078	Samantha	Perera		General		PR125, PR178	Object to the proposed housing development around Water Eaton Lane in Gosford at sites PR125 and PR178. It will be detrimental to the health and well being of residents and Gosford will lose its identity. The GB is precious and used by the community for walking and exercise. It is our only buffer from the A34 pollution. Already experience flooding each year, reducing the GB it will make it worse. The road infrastructure will not cope and pollution will increase.
PR-B-0687	A	Johnston		General		PR126	Development on site PR126 at this scale, will affect surface water drainage and is likely to increase flooding. This site includes an important water course that flows into Yarnton village.
PR-B-0779	David C	Hinde	Hinde Law Ltd	General		PR126	Site PR126 lies wholly within GB. Local Plan Policy ESD 14 seeks to safeguard the countryside from development. Policy ESD 14 seeks to prevent urban sprawl and to safeguard the countryside from encroachment. Policy Villages 1 has Yarnton as a category A village. Only minor development, infilling and conversion allowed or alongside. Access to and from the A44 is restrictive and near impossible at this location. There is an important water course that flows into Yarnton, over paving will exacerbate flooding which already occurs in the south part of the village.
PR-B-1089	Dave	Bevis		General		PR126, PR34, PR92, PR49, PR127, PR51, PR20	Object strongly to plans to build on large areas in and around Kidlington which will swallow up villages and lose their characters. Both doctors and schools are at capacity and traffic and policing at their limit. Some of the sites are natural drainage areas and so it would be foolish to build on them.
PR-B-1010	Richard	Pye		General		PR14, PR20, PR23, PR24, PR27, PR32, PR34, PR48, PR49, PR51, PR74, PR75, PR91, PR92, PR125, PR126, PR178	These sites form part of the rich and diverse countryside surrounding the three villages and in the absence of a public park provide recreational facilities. PR20 is surrounded by countryside with well used footpaths and agricultural land and mass development would be inappropriate.

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PR-B-0663	KD	Liversage		General		PR14, PR27	Have concerns with sites PR14 and PR27 The Moors, which is GB and the current government's manifesto stated it would take measures to protect it. Moorside Place off the Moors, is a purpose built care facility for the elderly and disabled, it is a peaceful and tranquil place that befits the people who live there. CDC are partners in this enterprise and should be aware that any development would cause upheaval and discomfort to retired, disabled, and vulnerable people. There is a wildlife corridor within Moorside Place and the fields beyond attract many species of birds and mammals. As many residents are house bound this is a wonderful stimulant and source of interest. Any increase in traffic along The Moors would be problematic.
PR-B-0664	Maxine	House		General		PR14, PR27	Have concerns with sites PR14 and PR27 The Moors, which is GB and the current government's manifesto stated it would take measures to protect it. Moorside Place off the Moors, is a purpose built care facility for the elderly and disabled, it is a peaceful and tranquil place that befits the people who live there. CDC are partners in this enterprise and should be aware that any development would cause upheaval and discomfort to retired, disabled, and vulnerable people. There is a wildlife corridor within Moorside Place and the fields beyond attract many species of birds and mammals. As many residents are house bound this is a wonderful stimulant and source of interest. Any increase in traffic along The Moors would be problematic.
PR-B-0665	M	Thorne		General		PR14, PR27	Have concerns with sites PR14 and PR27 The Moors, which is GB and the current government's manifesto stated it would take measures to protect it. Moorside Place off the Moors, is a purpose built care facility for the elderly and disabled, it is a peaceful and tranquil place that befits the people who live there. CDC are partners in this enterprise and should be aware that any development would cause upheaval and discomfort to retired, disabled, and vulnerable people. There is a wildlife corridor within Moorside Place and the fields beyond attract many species of birds and mammals. As many residents are house bound this is a wonderful stimulant and source of interest. Any increase in traffic along The Moors would be problematic.
PR-B-0666	Ann	Chandler		General		PR14, PR27	Have concerns with sites PR14 and PR27 The Moors, which is GB and the current government's manifesto stated it would take measures to protect it. Moorside Place off the Moors, is a purpose built care facility for the elderly and disabled, it is a peaceful and tranquil place that befits the people who live there. CDC are partners in this enterprise and should be aware that any development would cause upheaval and discomfort to retired, disabled, and vulnerable people. There is a wildlife corridor within Moorside Place and the fields beyond attract many species of birds and mammals. As many residents are house bound this is a wonderful stimulant and source of interest. Any increase in traffic along The Moors would be problematic.
PR-B-0667	Mrs P	Webb		General		PR14, PR27	Have concerns with sites PR14 and PR27 The Moors, which is GB and the current government's manifesto stated it would take measures to protect it. Moorside Place off the Moors, is a purpose built care facility for the elderly and disabled, it is a peaceful and tranquil place that befits the people who live there. CDC are partners in this enterprise and should be aware that any development would cause upheaval and discomfort to retired, disabled, and vulnerable people. There is a wildlife corridor within Moorside Place and the fields beyond attract many species of birds and mammals. As many residents are house bound this is a wonderful stimulant and source of interest. Any increase in traffic along The Moors would be problematic.

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PR-B-0668	BJ and W	Bower		General		PR14, PR27	Have concerns with sites PR14 and PR27 The Moors, which is GB and the current government's manifesto stated it would take measures to protect it. Moorside Place off the Moors, is a purpose built care facility for the elderly and disabled, it is a peaceful and tranquil place that befits the people who live there. CDC are partners in this enterprise and should be aware that any development would cause upheaval and discomfort to retired, disabled, and vulnerable people. There is a wildlife corridor within Moorside Place and the fields beyond attract many species of birds and mammals. As many residents are house bound this is a wonderful stimulant and source of interest. Any increase in traffic along The Moors would be problematic.
PR-B-0672	Grace MM	Kurn		General		PR14, PR27	Have concerns with sites PR14 and PR27 The Moors, which is GB and the current government's manifesto stated it would take measures to protect it. Moorside Place off the Moors, is a purpose built care facility for the elderly and disabled, it is a peaceful and tranquil place that befits the people who live there. CDC are partners in this enterprise and should be aware that any development would cause upheaval and discomfort to retired, disabled, and vulnerable people. There is a wildlife corridor within Moorside Place and the fields beyond attract many species of birds and mammals. As many residents are house bound this is a wonderful stimulant and source of interest. Any increase in traffic along The Moors would be problematic.
PR-B-0950	Mr S and Mrs T	Lloyd and Atley		General		PR14, PR27	Sites PR14 and PR27, concerned that development north of The Moors would have a detrimental impact on biodiversity. For example increased disturbance and recreational pressure on sites such as St Mary's Field Local Wildlife Site. Many Kidlington residents and others enjoy this area with its valuable green space for walking in the countryside and tranquillity without the need to use a car to access the countryside.
PR-B-0976	Nigel and Tracy	Payne		General		PR14, PR27	Recently sent in an objection for development on GB around Kidlington, sadden that GB counts for so little, so much for government promises. Sites PR14 and PR27 north of Kidlington adjacent to The Moors, should not be built upon. Easy access to the countryside with the footpath that crosses it that are well away from busy roads. The area supports the Skylarks which are on the RSPB red list, how does this fit in with CDC Corporate Biodiversity Action Plan, once built over the Skylarks will be gone forever. North of Kidlington traffic to and from Oxford would have to travel through or around the village, more congestion and added fumes to the busy roads. This is GB which needs to be protected.
PR-B-1200	Katie	Holt		General		PR14, PR27	Object to proposals to build north of Kidlington specifically in relation to PR14 and PR27, these sites are within the GB and should be protected. Part of the site is in a Special Area of Conservation. The proximity of the sites to Kidlington provides amenity land that is so important. Appreciate the need for affordable housing in Cherwell. However it's essential to provide a balance between housing and nature and not create an urban sprawl that would dramatically affect the whole of the Cherwell valley.
PR-B-1246	Christine	Kennell		General		PR14, PR27	Strongly object to development at sites PR14 and PR27 where the footpaths and walks provide peace and tranquillity to the residents who use them. The fields are home to wildlife and the high water table leads to flooding. There are little facilities and an increase in traffic will have a detrimental effect on local health.
PR-B-0909	Mark	Lowen		General		PR14, PR27, PR32	Access to sites PR14, PR27 and PR32 is limited and would not be able to cope with the volume of traffic created. New developments at these locations would be entirely out of character to what is known as Old Kidlington.
PR-B-1130	Mr and Mrs	Bray		General		PR14, PR27, PR32	Object to the proposed plans for new homes in Kidlington which would change from a village into a town. Currently have one secondary school which is oversubscribed and the doctors run at capacity. Particularly concerned about sites PR14, PR27 and PR32 which are GB with lovely walks, enjoyed by many and has flooded before.
PR-B-1210	Tina	Merry		General		PR14, PR27, PR32	Object to proposed sites PR14, PR27 and PR32 as GB would be destroyed impacting nature and wildlife. Countryside walks with well used footpaths would be lost.

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PR-B-1336	Patricia	Stokes		General		PR14, PR27, PR32	Another objection of GB is to preserve the setting and special character of historic towns. CDC produced a leaflet, "Kidlington Historic Village Trail" highlighting the historic and remarkable properties and the wonderful walk around them which maximises the beauty and surroundings of these architectural gems in the GB setting. How can two of the sites be close to the historical St Mary's Church. It has been highly visible for centuries from the surrounding GB. The St Mary Fields Reserve attracts a huge diversity of wildlife because of the green space, these are referred to as sites PR14, PR27 and PR32.
PR-B-0692	Rachel	Watmough		General		PR148	This rep provides a detailed and lengthy objection to PR148, Land at Blackthorn Road, Launton. The primary reasons are that it has previously been rejected by CDC, does not meet the minimum requirement for a strategic development site and would include development on Flood Zone 3 and the Ray Conservation Target area. Photo provided to illustrate the point
PR-B-0698	Bob	Watmough		General		PR148	This rep provides a detailed and lengthy objection to PR148, Land at Blackthorn Road, Launton. The primary reasons are that it has previously been rejected by CDC, does not meet the minimum requirement for a strategic development site and would include development on Flood Zone 3 and the Ray Conservation Target area. Photo provided to illustrate the point
PR-B-1019	Jon	Waite	Kemp and Kemp on behalf of Manor Oak Homes	General		PR148	Promoting Land at Blackthorn Road, Launton as a suitable site for housing. Due to the site's close proximity to Oxford and excellent transport links it is considered that it can help meet Oxford's unmet housing need. However, concern expressed over a number of inaccuracies in the SA.
PR-B-1201	Nigel	Timms		General		PR148	Object to the proposed development in Launton at site PR148 which would be detrimental to the character of the village and is inherently flawed. Most off the site has already been rejected by CDC as it doesn't meet the minimum requirements for a strategic development site and is in Flood Zone 3 of the Ray Conservation Target Area. The remaining portion is only 0.61 hectares which is too small to be considered for development. With substantial building works at Bicester underway it is unlikely that a small amount in Launton will be of real benefit to housing need.
PR-B-1020	Jon	Waite	Kemp and Kemp on behalf of Manor Oak Homes	General		PR149	Manor Oak Homes is promoting Land at Murcott Road, Arncott as a suitable housing allocation. Due to the site's close proximity to Oxford and excellent transport links it is considered that it can help meet Oxford's unmet housing need. However, concern expressed over a number of inaccuracies in the SA.
PR-B-0700	Diana	Clark		General		PR15	Object to the proposal to build 4,400 homes in North Oxford destroying the countryside and its wildlife in favour of urban sprawl. PR51 is an area of outstanding natural beauty with a wide variety of wildlife and rich history. The GB and its pathways are used by many and separates the villages keeping their identities and allowing for a balanced and healthy lifestyle. More traffic will increase congestion, journey times, pollution and danger to road users. The government and councils should protect these areas as there are no exceptional circumstances. There are a number of empty houses within Oxford and brownfield sites should be considered first. Jobs growth is an exaggerated assumption and any new houses will be bought by people from London.
PR-B-0927	Dr Hilary	Bridge		General		PR158	Object strongly to development on site PR157. The rep. spoke with a member of CDC regarding the proposal for this site. Being the landowner for some of the land in the proposed site they have not provided consent and require the land in the map to be removed. The rep. has provided a photo outlining their land in blue. Development of this size and density in Noke would be entirely out of keeping with the surrounding area.

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PR-B-0790	RF	Kendal		General		PR161	Site PR61 for 61 houses in Middle Aston. The field to the rear of Moonstone captures the essence of the Cherwell Valley incorporating a ridge, footpath and fields. There is a break between Middle Aston and North Aston, the space provides habitats for wildlife and this would be lost if developed. It is also the only local break as Middle Aston south joins Steeple Aston, which then almost meets Lower Heyford's. Rep refers to planning applications made in 2001 and 2005. CDC documentation "site location and description" quote 1.1 "on 3 sides Moonstone is open countryside noted as being of high landscape value".
PR-B-0207	Susan	Robertson		General		PR164	Site PR164, land east of Sands Lane is unsuitable as South Newington is classified as a category B, which limits development and is contrary to planning controls contained in the 2014 Conservation area appraisal. Bus service is limited and there is no footpath along the A361 to Milcombe, a car is therefore essential. Local schools are already oversubscribed and could not support this development. Sands Lane is maintained by residents and could not support the level of traffic during and after development. The proposed access point is at the junction of three well used footpaths so presents a safety risk. This development will impact the wildlife such as the Great crested Newt and the open rural aspect which is characteristic of South Newington.
PR-B-1014	Norma	Hunter		General		PR164	Having read the proposal suggested in the Partial Review concerning site PR164 and the comments made by South Newington Parish Council with reference to the above proposal am in complete agreement with SNPC that the proposal is totally unsuitable on the grounds given by the Council. Object to the proposal.
PR-B-1023	John	Hunter		General		PR164	In respect of the proposal of Fisher German to build 57 houses in the area agree with the South Newington Parish Council view of the unsuitability of the project. Wish to have my name added to the list of objectors of the project.
PR-B-0930	Philip	Marsh	Knights on behalf of Philip King Homes and Oxford City Charity	General		PR178	The purpose of these representation is to reaffirm the availability and deliverability of land to the east of Kidlington for development. The site comprises PR178 and an adjoining parcel of land to the north (east of Bicester Road and west of Water Eaton Lane) A site location plan is provided. A detailed justification for the development of this site is included in the rep.
PR-B-1028	Amanda and Michael	Roberts and Graham		General		PR181	Site PR181 is not viable as the access is only the narrow and congested Mill Lane and closing of the level crossing also limits access. No gas or sewage here. The roads can get congested with no help from refuse lorries, skips and parked cars in the road. This is a vital area of open space that borders the Conservation Area on three sides - the fourth side being the railway line which isn't in the Conservation Area as the defined boundary loops around the border of this field, permitting new development on the scale proposed in this field would effectively put inappropriate, modern development in the middle of two areas that are within the defined Conservation Area - i.e., the centre of the village and Islip Mill. The Conservation Area was extended in 2008 to include Islip Mill.
PR-B-0661	Mr and Mrs	Messenger		General		PR186	Object to the proposed development at PR186 as it would extend the boundaries of Bodicote village which already has developments at Cotefield Farm and 1100 houses at Langford Park. All three proposed access/exit points lead onto congested roads that do not have the capacity for growth and are not suitable for widening. Flooding which happens at the lower end of the site will increase and cause concern to residents adjacent to Sor Brook. Bodicote should not be made to take up Oxford's housing quota, it is their responsibility.

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PR-B-0694	John and Joyce	Washburn		General		PR186, PR199	Object to the proposed building in Bodicote at sites PR186 and PR199 which were not included in CDC's agreed plan. It is ironic that Oxford doesn't want to build on the city's GB but villages are being asked to put forward greenfield sites. The developments would put a strain on amenities such as the school and exacerbate exiting traffic problems. At site PR199 access would be via a narrow lane already overused and at site PR186 traffic would have to pass through the centre of the village. The Wards Crescent site is low lying and prone to flooding. The parish of Bodicote has already contributed to housing needs with 1,000 homes at Langford Park, a further 170 homes at Cotefield Farm and plan for another development to the north of the village.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	General		PR19, PR29	This representation relates to land at and adjacent to Shipton Quarry and its potential for the provision of approx. 1,000 homes, a primary school and commercial centre, employment area, local rail station, recreational facilities, ecological protection area, cycle ways and links with nearby villages and countryside.
PR-B-0180	Dr Ben	Allen		General		PR20	The canal side, footpath between Begbroke and Kidlington and fields adjoining Rowel Brook need to be preserved, they are a natural environment enjoyed by many.
PR-B-0645	Stephanie	White		General		PR20	If development were to go ahead am keen to defend site PR20 where footpaths are well used by many and provide a positive effect on peoples' wellbeing.
PR-B-0779	David C	Hinde	Hinde Law Ltd	General		PR20	Site PR20 lies wholly within GB. Local Plan Policy ESD 14 seeks to prevent coalescence of settlements, a strong case for Yarnton, Begbroke and Kidlington. GB Policy ESD 14 seeks to safeguard the countryside from encroachment. Policy ESD 13 seeks to secure the enhancement of the character and appearance of the landscape, particularly in urban fringe locations. Policy Villages 1 has Yarnton, Begbroke and Kidlington as a category A village. Only minor development, infilling and conversion allowed or alongside. Exceptional circumstance can not be shown on this site.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	General		PR20	The Tripartite (comprising the University of Oxford, Merton College and local landowner) are the landowners of land which includes Begbroke Science Park and adjacent land. A location plan is provided. This land is put forward as a suitable site to meet at least part of the unmet need in association with protecting land which is likely to be required in the longer term to enable the further expansion of Begbroke Science Park. A formal draft masterplan submitted to the Council also indicates how the development could assist in meeting transport objectives.
PR-B-1178	Bryony	Thomas		General		PR20	Have concerns that building on all the available soakaways will increase the risk of flooding. At site PR20 there is regular flooding.
PR-B-1010	Richard	Pye		General		PR20, PR23, PR24, PR34, PR48, PR49, PR51, PR74, PR75, PR91, PR92, PR126	These sites are part of the settlement gap between Kidlington, Yarnton and Begbroke and construction in any of these would have a substantial impact on the prevention of urban sprawl. Sandy Lane, the only road that links Kidlington and Yarnton is narrow with a single file bridge so development would create traffic and safety issues.
PR-B-1185	Claire	Blake		General		PR20, PR23, PR24, PR34, PR51, PR74	Have concerns and objections to the plans for new housing around Begbroke, Yarnton and Kidlington. It will destroy the GB that is a crucial recreation space and area for wildlife. At site PR74 in particular there are many animals including bats and barn owls both of which are protected species. The footpaths at sites PR20 and PR51 are valued by many for their scenery and local walks. The GB was designed to safeguard the countryside from encroachment as well as preventing communities from merging. The recommendations for housing at PR20, PR23, PR24, PR34, and PR74 are in clear contradiction to this. Pressure will increase on already overloaded roads, schools and doctors surgeries.
PR-B-1210	Tina	Merry		General		PR20, PR23, PR24, PR51	Strongly object to proposed sites PR20, PR23, PR24, PR51 and all other sites that merge Kidlington to Begbroke and Yarnton. All three villages will lose their identity.



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PR-B-1076	Jana	Gnappova		General		PR20, PR24	Begbroke is a small village with a unique character and history going back to the 17th century. It has open countryside and wildlife. The development would not bring anything good to the local people. It will join us to Oxford and provide a place for London commuters. CDC has to protect the GB and not destroy the village.
PR-B-1129	Michael and Jo	Collett		General		PR20, PR24	Object to building 4,400 homes in GB specifically sites PR20 and PR24. Begbroke with its strong history has fantastic character and community spirit which would be lost as PR20 would merge Begbroke, Yarnton and Kidlington into an urban sprawl. The GB is what makes villages so special, they have wonderful wildlife and walks and bring quality to life. PR20 floods every year due to Rowel Brook.
PR-B-1221	Martin	Perisi		General		PR20, PR24	Object to the proposal to build 4,400 new houses, in particular at sites PR20 and PR24. Was attracted to Begbroke as it's surrounded by open countryside of GB and wildlife. It is quiet and private with trees, fields and wildlife behind my house. The proposed development will destroy my life and am shocked, upset and dismayed that CDC agreed to this proposal. The village would blend with Oxford and turn into a noisy, over-crowded dirty place as many towns are.
PR-B-1221	Martin	Perisi		General		PR20, PR24	Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Strongly object to this proposal at PR20 and PR24 on GB at Begbroke.
PR-B-1028	Amanda and Michael	Roberts and Graham		General		PR21	Site PR21 would be inappropriate to the village and significantly extend its current boundaries. Mill Lane is too narrow and not designed for any volume of traffic. This is mentioned in the conservation area document as being of vital importance to the external views of the village. The land is also low lying and prone to flooding Traffic flows would no doubt increase in the village which already is a rat run.
PR-B-1238	Chris & Kathryn	Rogers & Bryan		General		PR21, PR55, PR181	Strongly object to sites PR21, PR55 and PR181 put forward for development in Islip. The sites impact the character of the village by imposing development within the GB which is over bearing, out of scale and out of character in terms of appearance. In particular site PR55 impacts the properties along Kidlington Road and Bletchingdon Road with loss of privacy and open aspect. There would be an impact on traffic and safety of road users.
PR-B-0180	Dr Ben	Allen		General		PR23, PR24, PR74	Recognises the need for further housing development in the area, but as a resident of Begbroke have some concerns. It is important to maintain a separation between the village and Langford Lane industrial area.
PR-B-0645	Stephanie	White		General		PR24	If development were to go ahead am keen to defend site PR24 as large scale building in this area would significantly increase traffic through Begbroke, to the disruption of local residents.
PR-B-1022	Jon	Waite	Kemp and Kemp on behalf of W Lucy and Co.	General		PR24	W Lucy and Co is promoting Land South of Sandy Lane, Begbroke. Due to the site's close proximity to Oxford and excellent transport links our client considers it to offer a perfect opportunity to help meet Oxford's unmet housing need. However, concerned expresses over a number of inaccuracies in the Council's assessment of the site.
PR-B-1029	Jane	Verdon		General		PR24	How will the infrastructure of Begbroke cope with more houses? There are existing problems with lack of good school places. The roads are deplorable. Also question of the Immigration Detention Centre. The village is split by A44 with no crossing point. Loss of village identity a concern. Problems of flooding. Additional housing must be of the right type and in the right areas. Without losing too much Green Belt and putting in enough infrastructure so the villages can cope. Listening to local people is a must.

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PR-B-1051	Michael and Kate	Hopcraft		General		PR24	Backgarden is 4m in length which backs directly on to this field. Development would significantly devalue property and change the outlook. This would have a significant negative impact on well being unless there was the opportunity to extend the current garden in order to mediate for this. If development is inevitable it is essential that the infrastructure and services are in place to support this and the countryside is maintained. There needs to be sensitivity to the local communities and their future needs.
PR-B-1093	Christine	Arthur		General		PR24	Site PR24 is in a rural open setting with historical views and a wealth of wildlife. The fields and hedgerows provide an important habitat and corridor for the wildlife and prevent soil erosion. The area with its ancient footpaths is well used and enjoyed by many. Frogwell lane and the Shakespeare Way allows locals and visitors to keep fit and healthy as encouraged by the local government. The fields around Begbroke including PR24 are liable to flooding due to the proximity of Rowel Brook.
PR-B-1214	Richard	Arthur		General		PR24	Strongly object to the proposed development of 4,400 houses around Begbroke and Yarnton. The destruction of GB contradicts CDC's own policy plans agreed in 2015 and goes against the wishes of 76% of Oxfordshire residents who want to protect the GB. It prevents urban sprawl and maintains village identities. Local roads and the A44 are already congested and schools and doctors are at capacity. The perceived housing needs for Oxford are questionable and it's doubtful they would provide housing for local key workers. The village would become an expensive dormitory town for London commuters. Site PR24 offers views of the historical setting of Begbroke. It provides a habitat and corridor for the wealth of wildlife and prevents soil erosion. The ancient footpaths such as Frogwelldown Lane and the Shakespeare Way are well used and enjoyed by many for health and leisure. Consideration needs to be given to the flooding that occurs in the fields around Begbroke including PR24 due to the proximity of Rowel Brook. CDC should oppose the plans and the loss of GB.
PR-B-0709	Dr E J	Williamson		General		PR27, PR14	Some of the sites proposed are particularly unsuitable. Those in the northern part of Kidlington, particularly 27 and 14 are liable to flood. They would mean people having to travel through the village to get to Oxford. This is totally unacceptable due to traffic congestion. Kidlington is a large village blessed by GB, providing pleasant countryside, nature reserves, footpaths and walks. To destroy this would remove these benefits of village life forever. The Northern Gateway area, in Oxford's domain, is scheduled for industrial development -not houses. This will surely aggravate the housing situation. The North Oxford Golf Course is under consideration, but why not Southfield Golf Course in Oxford? Wish to strongly object to the proposals as they stand and urge the District Council to reconsider its position.
PR-B-0629	Ann	Crane		General		PR27, PR14, PR23	Wish to object to the proposal to build 4,400 houses around Kidlington as it's not sustainable and within GB. The present infrastructure is already overstretched and could not cope with further demands on its schools, health services and roads. There would have to be new schools and health centres built. Sites PR27, PR14 and PR23 are dangerously close to the flood plain so should be considered unsuitable. The GB is an amenity for the health and well-being of residents and a natural habitat. CDC's policy to protect it should be upheld.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1060	Nicola A	Forsythe		General		PR27, PR32, PR14	Object to the proposed plan to build 4,400 homes north of Oxford, in particular around Kidlington at sites PR14, PR27 and PR32, it is not sustainable. Traffic problems will become worse and schools and medical practices will be unable to cope with the additional numbers. The open countryside we enjoy will be lost and quality of life will suffer as air, noise and light pollution increase. There will be implications for flooding and drainage. Particularly object to development on GB which is designed to protect villages from urban sprawl and is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's manifesto promise and CDC's policy to protect it should be upheld. There are alternatives to building on the GB including making better use of previously developed land in Oxford.
PR-B-1208	Hilary	Hastings		General		PR3, PR13, PR20, PR26, PR35,	Whilst understand the need for housing in the Cherwell area, strongly object to blanket development around Kidlington, Yarnton and Begbroke. This would be an excessive overdevelopment of the GB creating one urban mass, removing the character and open countryside. The GB was set up to protect the green space which improves the mental and physical well-being of the local community. Consideration needs to be given to the impact on the Conservation Target areas that provide a habitat and corridor for wildlife. The local infrastructure is already struggling to cope as are GP's and hospitals. The development would create a dormitory town for London commuters.
PR-B-0157	Jon	Waite	Kemp and Kemp on behalf of Newcore Capital Management LLP	General		PR30	Newcore is promoting this site as a suitable housing allocation with associated services and facilities. The site's close proximity to Oxford, brownfield land designation and excellent transport links offer a good opportunity to meet Oxford's unmet housing need. Concern expressed over inaccuracies in CDC's assessment of the site. This rep corrects those inaccuracies and provides further information about the site including contamination, current massing and landscape information.
PR-B-1028	Amanda and Michael	Roberts and Graham		General		PR30	Site PR30 Although still within GB, this is a brownfield site, which is most suitable for some development. Lacking in infrastructure, services and with significant traffic problem in Islip this all needs to be considered when determining the scale of any permitted development.
PR-B-1238	Chris & Kathryn	Rogers & Bryan		General		PR30	Site PR30 within the village is brownfield land and would be more suitable. However we object to the whole site being developed.
PR-B-0284	Marilyn	Marshall		General		PR32	Site PR32 around St Mary's church is an area where a lot of time and effort has been made to manage wildlife and provide outdoor space for Kidlington residents. Has there been any consultation with the RSPB or Berks, Bucks and Oxfordshire Wildlife Trust?
PR-B-0807	Justin	Scroggie		General		PR32	St Mary's church which stands at the bottom of Church Street adjacent to site PR32 is a grade 1 listed building dating back to 1220. 3 years time there will be celebrations for its 800th anniversary. By this time this will be engulfed by new buildings destroying the surrounding habitat, nature, peace and quite which has been there for eight centuries.
PR-B-1202	Gaynor	Thorpe		General		PR33, PR150, PR190	The proposals are all within the boundary of Caversfield Parish Council which has been designated as a Category C and a separate entity to Bicester. There is not the infrastructure to maintain this level of housing as there is no bus service and only country roads. Water pressure is low and there are no schools or shops. There is also a shortage of doctors in Bicester. Plans to develop site PR33 were refused some time ago by the planning inspectors and these reasons have not changed.
PR-B-0779	David C	Hinde	Hinde Law Ltd	General		PR34	Site PR34 lies wholly within GB. Local Plan Policy ESD 14 seeks to safeguard the countryside from encroachment. This site is isolated, served by a class c road, adjacent to a railway line and it would affect the setting of the Oxford Canal Conversation Area.
PR-B-0805	Tamara	Frishberg		General		PR38	The figure of 4,400 houses in the Kidlington and Oxford corridor is far too great. The roads are already overburdened, further damage to air quality, and deprive residents of access to green areas. The infrastructure are already stretched to capacity. The houses, particularly those in PR38 are more likely to attract additional residents to Oxford rather than address the housing needs of those already living and working in the city.

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PR-B-1010	Richard	Pye		General		PR38, PR39, PR41, PR50, PR122, PR123, PR124, PR125, PR167, PR168, PR177, PR178	These sites protect against the urban sprawl of Oxford City and so development would contravene the purpose of GB, they also contain rich and diverse wildlife habitats.
PR-B-0680	Dr John	Maddicott		General		PR38, PR49, PR91, PR122, PR195	Realise some land must be found for development and consider these sites, though within GB are the least unsuitable. Most of these sites have no recreational or historic value and could be built on without great loss to the community.
PR-B-0681	Dr Hilary	Maddicott		General		PR38, PR49, PR91, PR122, PR195	If sites are needed in the area CDC should consider these sites. They have no historic or environmental value and could be built on without detriment to the community.
PR-B-0794	Prof Michael	Collins		General		PR38, PR50	This rep provides details reference to sites RP38 and PR50. Cutteslowe Park has a city boundary and farmland beyond, to build to the full extent of these sites would destroy the north of the park and the open vista on the east. This is part of Oxford's heritage and the City should fight to retain it.
PR-B-0794	Prof Michael	Collins		General		PR38, PR50	The rep has provided three key aspects that the consultation document has overlooked. The two arterial routes defined by the A34 and the A40. The effect of new houses being built on sites PR38 and PR50 without the new A40. Proximity of the New Oxford Parkway station is a positive value to building in site RP38 and PR50. Suggestions to problems referring to The two arterial routes defined by the A34 and the A40.
PR-B-0805	Tamara	Frishberg		General		PR38, PR50	Consultation papers, proposed tram and other public transport system is a fantasy. Cutteslowe roundabout, no provision made for significant number of cyclists along the Banbury Road from Kidlington to Oxford. The City and the County Council need to be more committed to solving existing traffic problems and provide adequate public transport. Without improved public transport the planned Northern Gateway will exacerbate traffic problems near the site PR38 and PR50.
PR-B-0909	Mark	Lowen		General		PR38, PR50, PR123, PR167, PR178	Sites PR38, PR50, PR123, PR167 and PR178 are close to the new railway station and will attract London commuters and increase congestion. Southfield Golf Course is better placed than North Oxford Golf Course to provide houses as it's within walking distances of employment sites such as BMW and Oxford hospitals. These sites seem to have been discounted before becoming public, based on an announcement by a councillor at Gosford and Water Eaton PC annual meeting.
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	General		PR39	This representation sets out a clear justification for a new innovation village in this location, and demonstrates how the vision for site PR39 adheres to the Council's vision to meet Oxford's unmet housing need and adheres to Oxford's pattern of development.
PR-B-1030	Jonathan	Harbottle	Land and Partners Ltd	General		PR46	This representation is made in respect of Land at Sibford Ferris. The owners of the site are willing to make the site available for housing development. Sibford Ferris is a highly sustainable location to support housing growth.
PR-B-0818	Robin	Grimston		General		PR46, PR66	Sibford Ferris resident. Two sites PR46 and PR66 have been identified to accommodate at least 100 houses inappropriate resulting in dwarfing the village. The village boundary abuts the Cotswold AONB which is to be cherished and not squandered. The immediate road network is poor and some are classed as unclassified. Both sites being offered by same landowner and site PR46 submission from Fisher German misrepresents the local amenities. There is no supermarket or schools for this site. The existing facilities in Sibford Ferris do they have capacity? Aside from the road network other aspects of the infrastructure need to be considered, the sewage system and water supply. Sibford is a particularly rural, unspoilt part of Cherwell district and any development, of whatever scale needs to be carefully thought through. 100 houses would completely ruin the area.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1021	Jon	Waite	Kemp and Kemp on behalf of Manor Oak Homes	General		PR49	Manor Oak Homes is promoting Land at Stratfield Farm, Kidlington as a suitable housing allocation. Due to the site's close proximity to Oxford and excellent transport links it is considered that it can help meet Oxford's unmet housing need. However, concern expressed over a number of inaccuracies in the SA.
PR-B-1222	Alexis	Livadeas		General		PR49	Objection to the proposed housing development around Kidlington, in particular near Garden City at site PR49. This is one of the few remaining areas of open ground and it would be a step closer to joining Kidlington with Oxford. Building here would be detrimental to the nature reserve at Stratford Brake, currently enjoyed by many people. Traffic congestion at the A4260 roundabout is appalling and restricts travel, any extra traffic would make the situation worse. Development at any of the sites in Kidlington would have an impact on the south-bound traffic feeding into the Sainsbury's and Pear Tree roundabout.
PR-B-0224	Rev Peter	Hewis		General		PR51	Please register my objection to proposed development at PR51, Spring Hill, Yarnton. As the name suggests several springs run down Cassington Road and Rutten Lane and building would add to current flooding problems. There have been occasions when buses and cars have been unable to get through the flood water. The roads are narrow and the nearest bus stop is Rutten Lane. The land is in GB, well used by ramblers and one of the few remaining undeveloped hill sites in the area. Home to deer, sparrowhawks and the endangered barn owls that nest at College Mead. Frogwell Lane is a historic route, in 1644 King Charles I led his troops up this lane to Bladon then on to Hanborough heath. Before housing is considered Oxford City must ensure students are housed in appropriate accommodation thus releasing houses for families and number of houses empty or rarely used quantified.
PR-B-0266	J M	Titchmarsh		General		PR51	There is a history of flooding in parts of Yarnton after heavy rain, due to water running off Springhill. I therefore propose area PR51 should be removed for this reason.
PR-B-0637	Prof Martin LG	Oldfield		General		PR51	Particularly concerned by the inclusion of Site PR51, which encompasses Spring Hill, it is in the GB and is adjacent to our village of Begbroke. Spring Hill is an area of exceptional natural beauty, with ancient paths (Frogwelldown Lane, Dalton Lane and the Shakespeare Way), and is enjoyed by many. There are ancient and valuable oak trees near the top of the ridge and furrow fields, and run off from Spring Hill is a source of local flooding. Begbroke is an ancient village with a conservation area and being narrow and twisty is unsuitable for any increase in traffic. The development would cause it to lose its character and identity.
PR-B-0645	Stephanie	White		General		PR51	If development were to go ahead am keen to defend site PR51 which is of huge historical significance and the footpaths offer stunning views.
PR-B-0658	Susan	Oldfield		General		PR51	At site PR51, Spring Hill Road is a narrow, twisting lane through a conservation area that is prone to flooding. The 'Shakespeare Way' is used by many as is the ancient footpath which contains beautiful views and trees. Building in PR51 would destroy hundreds of years of rural history and beauty.
PR-B-0675	Elaine	Titchmarsh		General		PR51	Yarnton suffers from flooding in certain rainy conditions from water running off land within PR51
PR-B-0702	Nigel	Clark		General		PR51	GB designed to stop urban sprawl and its purpose is to provide its residents with space, to enjoy nature, recreational use and for wellbeing. If merged the village loses its identity and village activity is affected and destroyed. Yarnton and Begbroke are of historical interest, as the route King Charles 1 took at Spring Hill Site RP51. A wealth of trees and wildlife surround the footpaths and fields in the area. Moved into the village to enjoy a well balanced lifestyle, not to be swallowed up into a city environment. GB needs to be preserved allowing us to continue to enjoy and use the surrounding countryside.

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PR-B-0779	David C	Hinde	Hinde Law Ltd	General		PR51	Site PR51 lies wholly within GB. Local Plan Policy ESD 14 seeks to prevent coalescence of settlements, a strong case for Yarnton and Begbroke. GB Policy ESD 14 seeks to safeguard the countryside from encroachment. Policy ESD 13 seeks to secure the enhancement of the character and appearance of the landscape, particularly in urban fringe locations. Policy Villages 1 has Yarnton and Begbroke as a category A village. Only minor development, infilling and conversion allowed or alongside. Surface water running off the elevated site frequently causes flooding in Yarnton and along Cassington Road and Rutten Lane, this will become much greater.
PR-B-0980	John and Pamela	Appleton		General		PR51	Site PR51 includes Spring Hill in the past has caused flooding in parts of Yarnton, suggesting that this area is not suitable for development.
PR-B-1004	Stephen N	Skinner		General		PR51	Objection is based on GB. This rep. has referred to points in the NPPF regarding GB purpose. Oxford City's intentions become clear when you review the extent of research and planning for areas A and B, which is detailed in CDC Summary Leaflet of November 2016. It is also in-line with the City's stated strategic direction of growth as detailed in the document 'Investing in Oxford's Future – Deciding Strategic Growth Options'; but this intent, is wholly counter to the first four statements made on GB in the NPPF. We stand to lose walks and countryside views. The loss of irreplaceable historical connections, Shakespeare's Way and Frogwelldown Lane famous from Charles 1 in 1644 when fleeing Oxford to escape Oliver Cromwell's troops. Site PR51 captures all of this and it is not acceptable to build here. GB's intention is a permanent fixture and the alleged housing crisis can not be allowed to sway this.
PR-B-1004	Stephen N	Skinner		General		PR51	Objection is based on flooding this is a regular event around Begbroke and Yarnton. Have been affected by this three times with a significant amount of damage caused. It only takes one heavy downpour for the roads to flood and to create extreme damp conditions on the pathways between Yarnton and Begbroke. This is also evident on the higher levels of Spring Hill. To build extensive numbers of houses and access roads will not only exacerbate the problem, it will hugely increase the cost of potential development. The areas referred to here are of course also encapsulated within PR51.
PR-B-1083	Susan	Knox		General		PR51	Am particularly concerned about Site PR51 which is agricultural land needed for food production.
PR-B-1191	Simon	Eaton		General		PR51	Development on site PR51 has considerable flood risk. During heavy rain water runs off the field and causes flooding in the village and Cassington Lane.
PR-B-1253	Jon and Michelle	Mason		General		PR51	Site PR51 is a specific concern. The site is on a hill and development here would be considered an eye sore effecting views from many view points. Many residents gardens back onto this site too.. Rutten Lane is already busy and is used as a cut through from the A44 to the Cassington Road. Traffic here would increase along this quiet residential road. The site is adjacent to the primary school, old people's home, play park and playing fields. With the increased traffic along Rutten Lane, pedestrians and the vulnerable will be at risk. Chose to live in Yarnton due to the access to the open countryside, allowing us to utilise the walks for leisure and fitness activities, this would be lost if development goes ahead. Yarnton is a small, historic, characterful, Bronze Age village. This character and identity would undoubtedly be spoilt by a large, modern housing development.
PR-B-1265	Kathleen	Hayes		General		PR51	Site PR51 is important for the health and wellbeing of local residents. It contains historic pathways and unique views of the local landscape. Spring Hill within PR51 has natural springs which cause flooding when there is heavy rain, any development would increase this risk.

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PR-B-1091	Mark	Bailey		General		PR51, PR48, PR20, PR24, PR74, PR118, PR126, PR34	Object to the proposed planning around Kidlington, Yarnton and Begbroke which will have a major effect on the small village communities of Begbroke and Yarnton. It disregards the GB and breaches the reasons it has been put in place such as restricting urban sprawl and preserving historical settings. The road infrastructure can't cope with current demands before adding a further 5000 cars and schools and doctors surgeries are at capacity. Spring Hill is an area of outstanding beauty and provides a full 360 degree view of the country, admired by many people from far and wide. At Spring Hill Road the fields are flooded on a regular basis and the road is submerged. This is the same at Begbroke. This rep has provided photos to illustrate the flooding.
PR-B-1205	Karen	Jackson		General		PR51, PR75	Sites PR51 and PR75 are havens for walkers and wildlife, used by city dwellers and residents alike. Exceptional circumstances to use GB, which provides the historical setting for villages, is not apparent. PR51 has extensive flooding after heavy rain which Yarnton village feels the impact of. Extensive building would exacerbate this problem.
PR-B-0678	Mrs H G	Kibby		General		PR51, PR75, PR20, PR34, PR126, PR94, PR92, PR24, PR195, PR194, PR27, PR14, PR178, PR125	These sites are of particular concern as Yarnton, Begbroke and Kidlington would become one sprawl and lose their identities. Open countryside would be lost with walks and wildlife. There are otters and water voles in the canal and River Cherwell. There would be an impact on flooding, drainage and local roads.
PR-B-1028	Amanda and Michael	Roberts and Graham		General		PR55	Site PR55 is inappropriate to the village and would significantly extend its current boundaries. This is mentioned in the conservation area document as being of vital importance to the external views of the village.
PR-B-1180	RA	Humphreys	Humphreys and Co Solicitors on behalf of Oxford Programs Ltd	General		PR75	Very concerned to preserve the historic setting of the Grade II* listed Yarnton Manor and its Grade II listed historic gardens which border site PR75. The development of the site would infill the existing open area between Yarnton Manor and Yarnton itself. The Manor House and gardens would effectively be subsumed within the built-up area of the village. this would cause substantial harm to these heritage assets. Development would also severely prejudice the effective operation of the educational campus, which itself plays a significant role in supporting the educational and research functions of the City. There are also flooding issues in the locality.
PR-B-1191	Simon	Eaton		General		PR75	Site PR75 in Yarnton has a public footpath and building on this field will deny villagers the amenity and pleasure of walking. The field also abuts onto a listed building so development would spoil the setting.
PR-B-1331	Fred	Jones		General		PR75	Have considerable concerns with the overall proposal in particular with the number of dwellings and the integrity of the supposed shortfall. As a Yarnton resident have serious concerns with site PR75 off Church Lane and all the potential sites. It is most inappropriate and poorly thought out. Church Lane is not suitable for access to Cassington Road, it is only one vehicle wide, with no passing places or a footpath, this would be fraught with danger. The junction to access the Cassington Road is already congested as it is used as a rat run between the A40 and A44. Developments on site PR75 could generate 200-300 extra vehicle movements a day, in addition to the granted planning permission at the rear of Charlett's Tyres. Cassington Road and the linking Rutten Lane bear the majority of daily traffic in the village, both roads can barely cope with the existing volume of traffic. To increase this volume would seriously compromise the safety of drivers and pedestrians alike and should be discouraged at every opportunity. Strongly oppose the proposal at site PR75.
PR-B-0645	Stephanie	White		General		PR91	If development were to go ahead am keen to defend site PR91 which is a haven for wildlife and routinely floods.

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PR-B-0779	David C	Hinde	Hinde Law Ltd	General		PR91	Site PR91 lies wholly within GB part of which is considered brownfield. Local Plan Policy ESD 14 seeks to encourage the recycling of derelict and other urban land. Access to the A44 from this site totally inadequate, highly dangerous, and the danger can only be exacerbated if further development were to be allowed.
PR-B-1285	Jeffrey	Wright		General		PR91	This consultation is about Oxford's unmet housing need. Why has site PR91, as an example, been included and promoted for employment? This is a site of special scientific interest and the limits of expansion along the Oxford canal had previously been agreed.
PR-B-0909	Mark	Lowen		General		PR91, PR194, PR195	Sites PR91, PR194 and PR195 would be better used for commercial development to reduce traffic travelling into Oxford.
PR-B-0159	Jon	Waite	Kemp and Kemp on behalf of Sheehan Group of Companies	General		PR92	Client is promoting Knightsbridge Farm as a suitable housing allocation with associated services and facilities. Due to the site's proximity to Oxford and excellent transport links it is considered to offer a perfect opportunity to help meet Oxford's unmet housing need. Client is however, concerned about a number of inaccuracies in CDC's assessment of the site. This rep addresses these inaccuracies and provides CDC with further information about the site.
PR-B-0973	Jonathan	Harbottle	Land and Partners Ltd	General		PR94, PR95	Land and Partners (LandP) is in contact with the owners of this site who are willing to bring forward the land for residential development.
PR-B-1285	Jeffrey	Wright		General		PR-A-074	Information has been made very difficult to find some of which has major implications for villages such as Begbroke. An example of this is The Begbroke Master Plan PR-A-074 JPPC Oxford University The Tripartite. People are amazed when informed of the detail such as a Park and Ride and railway station.
PR-B-0758	Stephen	Anderson		General		Previous LP2-A_174 [sec], PR164	This rep. provides a detailed and lengthy objection to site PR164/Rep ID LP2-A_174 [sec], land east of Sands Lane. Quoting Cherwell Local Plan for South Newington. Quoting South Newington Conservation Area. Quoting Site Submissions Form and Manual for Streets. Concerns over the lack of public transport as car transport is essential to living in the village. Will the sewage pumping station be able to cope with the increased population. A361 is a busy road, can it cope with increased traffic. Schools already close to capacity, where would they be educated? The site would extend the village beyond its existing built up limit, Historic settlements are not to be lost.
PR-B-0779	David C	Hinde	Hinde Law Ltd	General		RP75	Site PR75 lies wholly within GB. Local Plan Policy ESD 14 seeks to prevent urban sprawl and to safeguard the countryside from encroachment. Policy Villages 1 has Yarnton as a category A village. Only minor development, infilling and conversion allowed or alongside. Access to the site by a single track Church, which leads onto the traffic calmed Cassington Road.
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	General		Upper Heyford	Wish to place on record the observations that were presented at a public enquiry held in 2002. These concerns still apply. The rep reproduces these observations which refer to the highway constraints and problems in the U Heyford area and surrounding parishes.
PR-B-0037	Clifford	Jones		General			The consultation has been poorly publicised, and technical language used in the documents inaccessible to the general public. GB should have been clearly marked on location plans.
PR-B-0043	Simon	Dacombe	Thames Valley Police	General			No specific comments. Highlights that additional policing infrastructure requirements may be required to mitigate the impact of this growth.
PR-B-0044	Janet	Moore		General			Kidlington is already too big and increased traffic will cause standstill. We want to retain the countryside.
PR-B-0075	Philip V F	Kavanagh		General			Strongly object to 4,400 homes in Oxford GB that could bring 8,000 cars to already congested roads. The medical facilities at Kidlington can't cope at present with the demand. You want more houses to obtain more council tax to waste on frivolous schemes. Incorrect assumptions have been made about the growth in jobs in Oxford. The proposed sites for employment and previously developed land in Oxford should be considered instead.



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PR-B-0076	Melanie	Green		General			Recognise the need for housing and that some of that will need to be around Kidlington, however object to the plan of 10,400 houses. It means the majority of surrounding rural land, used by walkers and families will disappear. Pressure will increase on services and roads, and central parking will be limited by the proposed development of the Coop. should follow the model of some Scandinavian countries where business and retail developments have residential accommodation on top of them.
PR-B-0077	Mrs	Patten		General			Object to the proposed housing in Begbroke and surrounding area. The character and form of each village will be destroyed and it will increase pressure on the infrastructure. Roads are already congested, schools oversubscribed and health services at capacity. It will cause irretrievable damage to the countryside and loss of habitat to wildlife. Ancient footpaths like Frogwelldown lane and bridleways for walkers, riders and cyclists will be lost. Encroachment on the GB defies CDC's own policy and plan agreed in 2015, where 76% of residents wanted to protect GB.
PR-B-0119	C A	McCall		General			Comments relate to Kidlington.
PR-B-0134	V N	Smith		General			As a resident and tax payer of Cherwell object to meeting any other Council's housing needs unless they agree to meet the full cost of the work and certain other conditions are accepted which must form an integral part of any approved plan.
PR-B-0134	V N	Smith		General			There is already a commitment in the adopted local plan to build 22,800 new homes by 2031. If another 4,000 were to be added to the total the probable population increase is well over 60,000 people, a massive increase which will cause obvious problems.
PR-B-0134	V N	Smith		General			Healthcare - The clear attempt to downgrade the Horton Hospital should be reversed immediately. There can be no excuse for sending local residents to any Oxford Hospital for minor procedures. Travelling is a serious issue and so is parking. The roads are already congested and journey times are increasing all the time. No doubt the planners have improvements in mind but action is needed now. The A34 to Oxford needs at least one more lane.
PR-B-0134	V N	Smith		General			Education - In some places there is already a problem with school places. Sending pupils by bus can be expensive and some parents choose to drive further increasing traffic congestion and pollution. Parking is an issue almost everywhere. Employment - If Cherwell has to assist Oxford then Oxford should encourage firms to re-locate to Cherwell and occupy some of the vacant premises thus reducing commuting.
PR-B-0134	V N	Smith		General			Climate change - Serious traffic congestion and more and more commuter journeys increases pollution which is supposed to be a national priority. Conclusion - Unless action starts to deal with the points raised and any other concerns noticed by planning staff the proposal to deal with Oxford's housing needs cannot be approved.
PR-B-0147	Carl G L	Smith		General			Whilst acknowledging that Oxford City and government are pressing for housing outside the city boundaries, it had been envisaged in Oxford City and Cherwell that this would be marginally rounding off around the city and some parts of Kidlington and nearby villages. The level of development proposed would overwhelm the Kidlington area which already has over-stretched services and infrastructure. The congested road network will reach gridlock when the A40 to A4160 proposed link road is built. Already the A34 which links the ports in Southampton to the industrial midlands sees daily accidents. I hope CDC will resolve to protect the GB which prevents urban creep, contains high quality countryside with footpaths and has biodiversity proven by Chiltern Railways to come close to Port Meadow. Many of the sites are edging into flood plains and the land owners appear to be only interested in maximising profits by selling to developers. Oxfordshire's strategic economic plan forecast is flawed and need revising taking into account Brexit. If however this level of housing is required, increases should be considered in Banbury, Bicester and Upper Heyford

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PR-B-0148	Mrs J E	Stedman		General			Object strongly to erecting 4,400 houses around Begbroke and Yarnton. GB will be lost, and pressure will increase on the infrastructure, schools and the health services. It is ill thought out.
PR-B-0149	Linda and Derek	Foster		General			As long standing residents of 80+ years object to new houses in and around Begbroke. New housing making it's way up Springhill road has already increased traffic on the single track road used by walkers, dogs and horses. Concerned for our footpaths, and the disruption of works traffic. Have lost our PO, 2 shops and the garage and Spring Hill supports much wildlife including a barn owl.
PR-B-0150	Patrick and Julia	Marcks		General			Object to the conduct and timing of the Consultation process which has been poorly publicised. Cherwell have done little to raise public awareness of the possible loss of Green Belt and details of the consultation were difficult to find on your website.
PR-B-0163	Wendy and John	Castle		General			Horrified at the proposed building of 4,400 houses north of Oxford. The development is unsustainable, the infrastructure would be overwhelmed and we doubt that any improvements could or would be made to cope. The traffic problems would increase and schools, GP's and dental services swamped. Wholly oppose GB being eroded as it contravenes its five purposes stated by CDC. Definition between Kidlington and Oxford would be lost and spoiling what remains of the area around Oxford will make it a less attractive place to visit and live. It is much needed green lung giving respite from urban sprawl and allowing space for exercise and spiritual comfort.
PR-B-0166	Mark	Webb		General			Object to building more houses around Kidlington. The infrastructure at both Begbroke and Kidlington will not be able to cope, and the schools and medical centres are already at capacity.
PR-B-0168	Paula	Staples		General			Concerns regarding the proposed housing at South Newington. There is no rail link to Oxford and a sparse bus service, no school, shops or medical services. Any development will therefore put additional pressure on the local narrow roads which are already degraded. The main road A361 through the village is already dangerous with current volumes of traffic and the proposed site will have poor access to this. Existing drainage is already overstrained and will not support a further 57 houses. The site will spoil a conservation area which has valuable footpaths, crayfish, newts, bats and buzzards.
PR-B-0170	Andrea	Johnson		General			Protests most strongly to the proposed development in the Kidlington and Yarnton area. Traffic infrastructure can barely cope at present and this would get worse. School class sizes are already too large for effective learning and health provision is under pressure. These plans go against CDC's 2015 plan and residents wishes to protect the GB, which provide wildlife habitat and a space for people to thrive.
PR-B-0172	A	Platt		General			Object to the proposed housing in Cherwell especially at Quarry End, Begbroke. There is a bronze age barrow in the said field, which along with Fernhill Road sometimes floods. I live in a bungalow and don't want two storey houses overlooking me and my neighbours.
PR-B-0173	Janet	Persson		General			A number of possible sites are close to the Peartree and Kidlington roundabouts which are heavily congested bringing traffic from the A40, A44 and A4260. It would be better to locate new developments away from these bottlenecks. The 100 houses, limits site location as villages could accept smaller numbers while still maintain a good quality of life. There should be no development east of Kidlington to the river which should be preserved for people and wildlife. The airport would be better to remain a source of employment and Langford Lane is cut off from the town by the industrial estate. The chart shows a centre of employment in Headington, so the east of Headington would be better, has Buckingham CC been consulted?
PR-B-0175	Mr D and Mrs S	Rudd		General			Feels that the consultation has been poorly publicised and that possible loss of GB should have been highlighted. It is difficult to find the consultation details on the website and they are long and difficult to read. Holding the public exhibition in Kidlington over the Christmas period was unreasonable.

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PR-B-0176	Robert	McGurrin	Woodstock Action Group	General			Objects to the release of Green Belt land near Kidlington. They question the basis of SHMA calculations and assumptions of high economic growth and immigration. The existing infrastructure and services such as health, education, recreation/leisure, natural environment, etc., are all under strain and stretched. They will be impacted by such this proposal. They call for the deletion of modifications PR22 and PR25 from the Local Plan.
PR-B-0177	Nick	McEwen		General			Grave concerns over the proposed building at Begbroke. The plans will not only ruin the character off the countryside and village but increase pressure on the fragile infrastructure including roads and schools. Brownfield sites should be explored before GB.
PR-B-0178	Craig and Melanie	Carter		General			Horrified at the possibility of housing decimating the GB, having lived in Begbroke for 30 years. This combined with the prospect of increased traffic congestion and pressure on our local health services is daunting.
PR-B-0179	Mr and Mrs	Pickard		General			Object to the proposed housing in Begbroke and surrounding area. The character and form of each village will be destroyed and it will increase pressure on the infrastructure. Roads are already congested, schools oversubscribed and health services at capacity. It will cause irretrievable damage to the countryside and loss of habitat to wildlife. Ancient footpaths like Frogwelldown lane and bridleways for walkers, riders and cyclists will be lost. Encroachment on the GB defies CDC's own policy and plan agreed in 2015, where 76% of residents wanted to protect GB.
PR-B-0181	Diane and Darryl	Bates-Brownsword		General			Feel that the consultation has been poorly publicised and that possible loss of GB should have been highlighted. It is difficult to find the consultation details on the website and they are long and difficult to read. Holding the public exhibition in Kidlington over the Christmas period was unreasonable.
PR-B-0184	Roger	Prince		General			The publicity given to the process was not handled very well and the public should have been made aware of this review to the Local Plan and the renewed and increased threat to the Green Belt. The Cherwell website is not easy to navigate or read and there was no quick link to the consultation details. The timing of the consultation period in Kidlington, over the Christmas period couldn't have been at a worse time to engage the residents in the process.
PR-B-0194	Philip	Hine		General			Strongly object to the proposed 4,400 homes as so much is on GB land. With regards to Kidlington, the GB which is designed to check unrestricted sprawl and safeguard the countryside, will disappear along with Kidlington as it becomes a suburb of Oxford. Oxford City is proposing to build business parks on their available land rather than address their housing needs.
PR-B-0196	Christopher	Jarvis		General			Although recognise the need for housing, object to the proposed scale in Kidlington. Roads are already congested, pollution will increase and pressure on facilities and services would be immense. The green space around the village is special to many residents and wildlife. I conduct surveys along the river Cherwell for the British Trust for Ornithology and have recorded a decline in species, a scheme like this would wipe even more out. With Oxford Parkway making London an hour away it is unlikely that the development will help the local housing situation.
PR-B-0197	Dr Margaret	Barrett		General			Greatly concerned about plans to build in Oxford's GB. Have lived in north Oxford for over 60 years, and part of that joy is access to the countryside. The increased pressure on facilities bought about by more residents and access to the Wolvercote and Cutteslowe roundabout is a worry.

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PR-B-0198	Trevor	Cusi		General			Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Rat running and commuter traffic locally will only get worse.
PR-B-0199	Anne	Davies	Piddington Parish Council	General			<b>Traffic congestion</b> - The Parish Council would ask that any significant development around Bicester also make provision for adequate infrastructure as they would not like to see any worsening of the current traffic congestion in the area. <b>Health</b> - It is also concerned that proposals to increase the size of Banbury and Bicester will put even more pressure on local health services, and would like an assurance that the needs of Horton General Hospital to respond to the needs of this increased population is being appropriately discussed and planned.
PR-B-0201	Dr Catherine	Grebenik		General			Feel that the consultation has been poorly publicised and that possible loss of GB should have been highlighted. It is difficult to find the consultation details on the website and they are long and difficult to read. Holding the public exhibition in Kidlington over the Christmas period was unreasonable.
PR-B-0202	Ian	Gordon		General			Oppose the proposed destruction of GB around Begbroke and Yarnton. The continuing expansion of homes will result in urban sprawl and destroy rural communities which make this area so attractive. We shouldn't have to make this sacrifice for Oxford City's housing needs, where landowners and builders make sizeable profits whilst only providing minimal affordable houses.
PR-B-0206	Andrew	McCallum		General			The figures for housing growth are based on spurious figures for jobs growth in Oxford and new houses may be used by London commuters. Much of the proposed new employment could be directed to other parts of the country where there is high unemployment and brownfield sites are available. New housing within Oxford could be built to higher densities, such as good quality flats, thus reducing the need to encroach beyond the existing boundaries. Improvements to transport infrastructure in particular the railway will enable workers to commute from further afield reducing the need for housing. Do not build on GB.
PR-B-0207	Susan	Robertson		General			It is questionable whether it is a sustainable option for Cherwell to help meet Oxford's housing need by building 4400 homes in Cherwell, which already has many developments in the pipeline. Councils need to look at the level of affordable housing by increasing the percentage that developers include in sites and taking into account local salaries. A full transport assessment needs to be undertaken to understand the impact of building 4400 houses, for example the car park built at Banbury railway station has increased congestion in the area. There would be an additional burden on schools, doctors and hospitals and the potential downgrading of the Horton Hospital will increase traffic going to Oxford for treatment. If additional houses are built pressure is needed to retain the Horton and they must be affordable.
PR-B-0208	David	Wintersgill		General			Oppose the plans for building in the GB which goes against the agreed plan for 2015. Should not have to provide houses for Oxford, the colleges have land within the city without using GB around Begbroke, Kidlington and Yarnton. Chose to live in the countryside and can see no benefit to villagers. The present infrastructure is gridlocked morning and night and the new bus routes 500 and 7 which give access to Oxford Parkway and the hospitals go through Kidlington but overlook Begbroke and Yarnton.

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PR-B-0209	Patrick and Julia	Jennings		General			The case for the total housing requirement has not been substantiated, and houses would be better placed near key area of employment - Cowley and Headington. The selection criteria disregards the national policy for protecting GB, and the assessment tests for sites, does not capture the impact on the environment and the landscape.
PR-B-0210	Catherine	Henderson		General			Object to the proposed 4,400 homes on GB at Begbroke, Kidlington and Yarnton. Begbroke already has traffic problems at rush hour with delays at the A44 and A40. My children use the S3 bus and have to cross the dual carriageway without a pedestrian crossing, so any increase in traffic will endanger those using public transport. If we lose all our open spaces we will become an Oxford urban sprawl, and change a historic town and world heritage site. Businesses in Kidlington and Woodstock would suffer as roads become too congested to use. Schools and medical services are already at capacity and any population increase would put a strain on services. This area have seen much development in recent years and we are significantly devastating the natural habitats of many plants and animals
PR-B-0213	Linda	Browning		General			The consultation was poorly publicised, as a property owner in Yarnton would expect some communication and the possible loss of GB should have been highlighted. Holding the public exhibition in Kidlington over the Christmas period was unreasonable.
PR-B-0222	Malcolm	Axtell		General			Am grateful to Kidlington Development Watch for alerting me to these proposals as there was little raising of public awareness from CDC with regards to loss of GB. It was difficult to find the consultation details on the website and they were long and difficult to read. Holding the public exhibition in Kidlington over the Christmas period was unreasonable.
PR-B-0223	P M	Vandermin		General			Objects to the proposed building of 4,400 new houses north of Oxford, these figures are unrealistically high and should be challenged by CDC. It is unsustainable, traffic problems would become worse and schools and health services would be overstretched. Walks and views would be lost, and natural habitats of local importance destroyed. Object strongly to development on GB which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-0231	Mr and Mrs	Nutbrown		General			Object to the proposed 4,400 new houses around Yarnton, Kidlington and Begbroke which will destroy the character of each village. The roads are already congested and schools and health services at capacity.
PR-B-0232	Mrs Marjorie	Kilby		General			Strongly object to the building of 4,000 houses in the fields around Kidlington and eroding the countryside. GP surgeries are already under pressure and traffic a problem. Kidlington would lose its identity as a separate community and be a much less pleasant place to live.
PR-B-0235	Bruce	Tremayne		General			With regards to the proposed location plans for areas A and B, Kidlington and the surrounding area. With the exception of sites PR22 and PR25, all 33 sites are in GB. CDC's 2015 plan, policy ESD14 aims to protect Oxford GB and prevent urban sprawl. GB is one of the most intelligent, farsighted and successful land management policies any nation has devised and must be maintained. It shelters wildlife, transpires oxygen, sequesters carbon and pollutants, grows food, provides space for walking and adds tranquillity to the landscape.
PR-B-0236	R	Hearn		General			Object to the proposed housing in Yarnton and the surrounding area. I recognise the need for affordable housing but Yarnton has incorporated 170 new houses in the last ten years. It has very few green spaces left and the school is having to be enlarged. The increase in traffic would be on roads that are in need of repair. The GB should be respected, this is a rural area.
PR-B-0237	J A	Burt		General			Strongly object to the building of 4,400 houses on GB to meet Oxford's needs, it is not sustainable. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing. GB is a permanent designation and the government's promise and CDC's policy to protect it should be upheld.

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PR-B-0239	Mrs P R	Buls		General			Object to new housing in Yarnton which has already had houses added to the outskirts. It will spoil this ancient village. We have seen the impact of construction traffic on Cassington Road when Wolvercote works were underway with damage to properties.
PR-B-0240	Mrs Carole	Walton		General			Why does CDC need to build this amount of homes when SODC have not agreed a quota. It would be better to spread the number of houses across some other villages so as not to destroy GB. Choosing Christmas as a consultation period has perhaps reduced the number of people who would of objected.
PR-B-0241	Richard	Walton		General			Why does CDC need to build this amount of homes when SODC have not agreed a quota. It would be better to spread the number of houses across some other villages so as not to destroy GB. Choosing Christmas as a consultation period has perhaps reduced the number of people who would of objected.
PR-B-0259	Andrew and Andrea	West		General			Wish to express concern over proposed plans within the parish of Begbroke. CDC adopted a plan in 2015 which was sensitive to GB so why under pressure from Oxford City has this changed? CDC should resist and plans rejected. Nearly 80% of county residents want GB retained and it goes against government advice. Development would remove GB, damage natural habitats and allow urban sprawl between Oxford and Woodstock. Levels of traffic on the A44, A34 and local roads would increase, as would pressure on the already struggling services. Schools are currently oversubscribed and health services struggling . Begbroke is a tiny village with 783 residents and plans would quadruple it's size. It would change beyond recognition, losing its character, identity and ancient, historical settings. The local scenery, walks and countryside we moved here for would go forever.
PR-B-0260	Chris	Pack		General			The consultation has been very poorly publicised, if were not for local groups in Kidlington raising awareness, many people would have been unaware. It was difficult to follow the consultation details on the website and hard to understand. Holding the public exhibition in Kidlington over the Christmas period was unreasonable.
PR-B-0264	Prof Adrian and Mrs Pat	Sutton and White		General			Many of the options do little to meet the strategic aims, indeed they add to the exiting problems. The volume of traffic approaching Oxford form the north is heavy with delays. £9 million and 18 months of disruption refurbishing Cutteslowe and Wolvercote roundabouts have had little successful. Therefore increasing the population between Oxford and Kidlington will cause an unacceptable increase in traffic, and pollution. Although Oxford Parkway is a success, houses there will attract London commuters and affordable houses for people working in Oxford will not be met. Whilst we understand the need for more housing GB must be a last resort and paragraphs 79 and 81 of the NPPF adhered to. The design of any development must consider the impact on quality of life for both new and existing residents.
PR-B-0265	Susan	Ganter		General			Object to the proposed building of 4,400 new houses north of Oxford, these figures are unrealistically high and should be challenged by CDC. It is unsustainable, traffic problems would become worse and schools and health services would be overstretched. Walks and views would be lost, and natural habitats of local importance destroyed. Object strongly to development on GB which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.

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PR-B-0266	J M	Titchmarsh		General			The plan to build 4,400 houses in GB surrounding Kidlington, Yarnton and Begbroke opposes the purpose of GB. It is there to safeguard the countryside, historic towns and village and check urban sprawl. The need for more houses is not sufficient reason for destroying it. There is already traffic problems accessing Oxford from the north on the A34, A40 and A44, any building would add to this congestion, and Oxford City refuses to introduce congestion charges. The Rapid Transit Lines plan will not have the capacity to cope and doesn't pass through the areas around Kidlington. Any development is unlikely to solve the housing shortage as Oxford Parkway caters for London commuters and has increased house prices in the area. CDC should protect our interests as South Oxfordshire have done and press for Oxford City to export jobs into the county if it can't find homes within the city.
PR-B-0267	Carole	Pack		General			The consultation procedure was poorly publicised and where it not for local people raising awareness it would have been unknown. Kidlington despite being the area most affected was last to have the exhibition which was badly organised. The time to respond was very short and over the Christmas period when people were on holiday.
PR-B-0284	Marilyn	Marshall		General			Am concerned at the potential of 4,400 new homes in Kidlington and that this could be to justify the new station at Water Eaton and house London commuters. Kidlington has a need for affordable houses and so a large percentage of any new housing needs to be for our young people and families. Do not believe there is enough demand to justify the need to develop on GB. These places are wildlife habitats and for the enjoyment and health of residents. Kidlington is a special place for a large number of people and is being disregarded by developers.
PR-B-0285	Michael	De Selincourt		General			As there is not enough employment development planned in Kidlington, can only assume that the village is being used to some extent to house London commuters using Oxford Parkway. It would make sense to build at least some houses nearer employment areas in Cowley and Headington. The roads around Kidlington are already congested and this will only increase if Kidlington nearly doubles in size. There are many empty and derelict houses and wasted spaces within Oxford before we build on GB. Our countryside is important for the health and wellbeing of many, and crucial for our wildlife and children.
PR-B-0286	A	Mayes-Baker		General			Both options A and B involve the destruction of GB, an amenity that is important to residents of Kidlington and surrounding villages. GB is amongst other things supposed to protect over-urbanisation and the coalescence of individual communities. If CDC permits this development it is in breach of its own policies to protect it. The number of proposed house is disproportionate to existing numbers in Kidlington and would change the character of the present community and its surrounding villages. New houses should be positioned to the east and south of Oxford where employment is, and not the north where the infrastructure is saturated.
PR-B-0289	David	Wells		General			Object to the building of 4,400 houses at Begbroke, Yarnton and Kidlington as the villages will lose their identity and destroy the GB. The road infrastructure is not in place to cope with existing traffic and major improvements are needed. The ring road around Oxford at Cutteslowe park needs completing, widening of the A34 between M40 and M4, widening of A40 with slip roads taking traffic onto A34 before Wolvercote roundabout. Finally widening of dual carriage between Yarnton and Peartree roundabout. I believe any development should be north of the A34 until areas are used inside around Oxford Parkway station.
PR-B-0445	V	Truby		General			Object to the plans to build at Kidlington, Yarnton and Begbroke as additional traffic will increase pollution and congestion, particularly on the A44. School places are already limited and it is not clear from the plans where the site entrances will be, which is a concern.
PR-B-0446	M	Truby		General			Object to the plans to build at Kidlington, Yarnton and Begbroke as additional traffic will increase pollution and congestion, particularly on the A44. School places are already limited and it is not clear from the plans where the site entrances will be, which is a concern.

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PR-B-0447	Laura, John, Benito	Wainwright		General			Strong objection to build on precious GB surrounding Kidlington. GB is there to prevent expansion of towns and cities, providing valuable amenity for those in the cities. GB should be permanently protected from development as in section 9 of the National Planning Policy Framework. Oxford's Labour council may want GB to be developed if outside their own boundaries but Conservative Cherwell need to remember the Conservations government's 2015 election pledge to protect GB. Brownfield sites in Oxford City and Cherwell district have these been considered rather than destroy Kidlington's GB. Ref to para.3.7 of Cherwell D.C.'s Kidlington Framework Master Plan SPD, March 2016).
PR-B-0447	Laura, John, Benito	Wainwright		General			The countryside that extends from behind The Moors towards the River Cherwell is not only GB but also described in the Inspector's Report of 1991 as "an area of High Landscape Value". The area is enormous value to Kidlington's residents, with walking and exceptional views. The Oxfordshire Wildlife and Landscape Study declared these meadows and woodland to be national priority habitats for nature conservation. Protected habitats for badgers, the great crested newt and much more wildlife that would become in decline if their habitat were destroyed.
PR-B-0447	Laura, John, Benito	Wainwright		General			District Council is basing its housing needs and projections on the SHMA report. How can this be "objectively addressed needs", as the Council claims when the SHMA was produced by a team led by property consultants, with obvious close connections to the development sector. The figures are far in excess for the district and are widely regarded as grossly inflated.
PR-B-0447	Laura, John, Benito	Wainwright		General			Oxford's unmet housing need would be taken more seriously if Oxford City were not prioritising building business parks and employment led sites, such as 8,000 jobs at the Northern Gateway. Unemployment is not an issue in this area, so is there a need for the developments and putting pressure to Kidlington's GB to only satisfy Oxford's perceived housing needs. Kidlington's village character would be destroyed and a 70% increase to the population. The green gap between Kidlington and Oxford would be lost and become a suburb. Kidlington would merge with Yarnton and Begbroke in one urban sprawl.
PR-B-0447	Laura, John, Benito	Wainwright		General			Increase to population would give rise to infrastructure problems in Kidlington. Health service and schools are already stretched. Aggravated traffic problems do not bear thinking about, the traffic congestion is already an issue on the main roads through Cherwell. Kidlington's residential roads are used as "rat runs", with the increase in housing this would produce intolerable congestion on the roads and in the vicinity of any large housing development. A case for The Moors described in the Kidlington Framework Master Plan, "an attractive leafy street" (42.2, 4d) This would be destroyed by the large volume of traffic. Benmead Road would become a thoroughfare to connect The Moors to Banbury Road.
PR-B-0447	Laura, John, Benito	Wainwright		General			Appendix B of the Kidlington Framework Master Plan. Such sites land north to The Moors, Stratfield and Gosford Farm, have been mentioned as potential for housing development. This is out of the question, even if exceptional circumstances due to GB protection. It would be devastating to the residents of Kidlington if the countryside, wildlife, views and footpaths were destroyed. The lose of its village character and the threat to the rural environment. What value has GB if it can be ignored. The reasons that lay behind the establishment of GB in the 1947 Town and Country Planning Act, far from having been superseded by other factors in the intervening 60 years, are more valid than ever, given the relentless expansion of our towns and the urbanization of our countryside since then. Once rural land is built upon it is lost forever, we do not have that much of it, so it is our duty to preserve what we have for our descendants. CDC has always defended the inviolability of Kidlington's GB and it has a duty to Kidlington's residents to continue to do so if their environment is not to be irredeemably ruined.
PR-B-0478	B	Seymour		General			This rep contained a map provided by Kidlington Development Watch which has an area of objection marked.



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PR-B-0627	Charles	Isles		General			Object as 4,400 homes is not an appropriate requirement and unrealistically high. Local infrastructure and services are already stretched, in particular schools and the health services. GB which is enjoyed by many for its walks and views will be sacrificed. It's habitats are of great local importance and it protects the historic city of Oxford from overdevelopment. The government's promise and Cherwell's policy to protect GB should be upheld.
PR-B-0628	Anna	Isles		General			Object as 4,400 homes is not an appropriate requirement and unrealistically high. Local infrastructure and services are already stretched, in particular schools and the health services. GB which is enjoyed by many for its walks and views will be sacrificed. It's habitats are of great local importance and it protects the historic city of Oxford from overdevelopment. The government's promise and Cherwell's policy to protect GB should be upheld.
PR-B-0634	Graham	Hillsdon		General			Object as 4,400 homes is not an appropriate requirement and unrealistically high. Local infrastructure and services are already stretched, in particular schools and the health services. GB which is enjoyed by many for its walks and views will be sacrificed. It's habitats are of great local importance and it protects the historic city of Oxford from overdevelopment. The government's promise and Cherwell's policy to protect GB should be upheld.
PR-B-0635	Julie	Hillsdon		General			Object as 4,400 homes is not an appropriate requirement and unrealistically high. Local infrastructure and services are already stretched, in particular schools and the health services. GB which is enjoyed by many for its walks and views will be sacrificed. It's habitats are of great local importance and it protects the historic city of Oxford from overdevelopment. The government's promise and Cherwell's policy to protect GB should be upheld.
PR-B-0637	Prof Martin LG	Oldfield		General			Object strongly to the proposals and the inadequate publicity and consultation period. The local infrastructure is already at breaking point with congested roads and schools and GP's oversubscribed. Oxford city has approved many Science Parks without planning to house workers, and so should now explore brownfield sites within the city. Much of the proposed housing would be used by London commuters using Oxford Parkway. The GB is open beautiful countryside, enjoyed by many and CDC is committed to defend it. It should not be destroyed.
PR-B-0638	HA	Downie		General			Wish to protest strongly to the proposal to build on GB north of Oxford. Begbroke, Kidlington and Yarnton would merge together and lose their separate identities and GB is intended to stop this urban sprawl. A lot of the land is agricultural and certainly around Begbroke used to grow crops. Traffic conditions are already bad and local services under pressure. Am particularly concerned about flooding as some residents in Begbroke have flooding problems.
PR-B-0639	Diane	Downie		General			Wish to protest strongly to the proposal to build on GB north of Oxford. Begbroke, Kidlington and Yarnton would merge together and lose their separate identities and GB is intended to stop this urban sprawl. A lot of the land is agricultural and certainly around Begbroke used to grow crops. Traffic conditions are already bad and local services under pressure. Particularly concerned about flooding as some residents in Begbroke have flooding problems.
PR-B-0640	Walter E	Game		General			Whilst agreeing there is a necessity for some housing, feel 4,400 on GB land around Kidlington is unrealistic and unsustainable. This number would impact greatly on the infrastructure and change the character of the area. Alarmed that some of the areas of search are within the "green lungs" so vital to the health and well-being of residents and any future ones. The GB is a precious amenity where nature flourishes and has always been part of your policy in the Cherwell Local Plan, and successive governments to protect it.

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PR-B-0645	Stephanie	White		General			Do not object on principle to development as realise new houses are needed. However strongly object to the scale of the proposal that would increase Oxford sprawl and swallow the villages of Yarnton, Begbroke and Kidlington, along with their identities. Current circumstances are not exceptional to justify building on GB as stated in Government policy. Councils should use their local plan drawing on NPPF protection to safeguard the green lungs. Footpaths, some of which have historical significance are used by a huge number of people and offer beautiful views. The area is a haven for wildlife and the risk of flooding will increase. The roads are already congested around Oxford and extensive roadwork's to the north have done little to improve the situation. Many bus routes have been discontinued, cycle lanes are in poor condition and the planned garden village at Eynsham will increase traffic and pollution. There is a lack of affordable houses within the proposals and it is likely that London commuters will buy the houses given the proximity of Oxford Parkway. It would be better to increase designated key worker houses within Oxford city.
PR-B-0646	Ruth M	Sargent		General			Strongly object to the proposed building of 4,400 houses on GB around Yarnton, Begbroke and Kidlington in additional to those in the Cherwell 2015 plan. There would be unacceptable destruction of GB with its walks, scenery and wildlife habitats. The ancient villages of Begbroke and Yarnton both mentioned in the Domesday Book, would lose their identities as they become one urban sprawl with Kidlington. Pressure will increase on local infrastructure including schools and GP surgeries, and there will be a greater risk of flooding. There will be little provision of affordable houses as we become a dormitory town for London commuters. Do not feel there was a proper consultation as residents were not informed of the plans by CDC.
PR-B-0647	Prof IL	Sargent		General			Strongly object to the proposed building of 4,400 houses on GB around Yarnton, Begbroke and Kidlington in additional to those in the Cherwell 2015 plan. There would be unacceptable destruction of GB with its walks, scenery and wildlife habitats. The ancient villages of Begbroke and Yarnton both mentioned in the Domesday Book, would lose their identities as they become one urban sprawl with Kidlington. Pressure will increase on local infrastructure including schools and GP surgeries, and there will be a greater risk of flooding. There will be little provision of affordable houses as we become a dormitory town for London commuters. Do not feel there was a proper consultation as residents were not informed of the plans by CDC.
PR-B-0648	Patricia	Perisi		General			Have lived in Kidlington for nearly 80 years. Object strongly to the proposed development of 4400 new houses in the Green Belt. Green Belt should be protected forever. The development will destroy the countryside, wildlife, dog walking routes and will bring chaos to the area. Traffic is horrendous. Surgery is always full. Will never agree that Kidlington will join Oxford and lose it's unique character.
PR-B-0651	JL	Hall		General			Concerned over the proposed plans to build in Kidlington. It seems to be a far larger number than the infrastructure, schools, doctors and roads can cope with. My property borders one of the GB areas where there are two ponds, and the pond at Croxford Gardens when surveyed was found to contain great crested newts. An area such as this should be protected in line with the law.
PR-B-0655	Christina Mary	Shirley		General			Don't want urban sprawl and all it entails
PR-B-0656	Mary G	Shirley		General			Villages should be kept as villages and not merged. We do not need more flooded areas, or more cars.

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PR-B-0658	Susan	Oldfield		General			CDC already has a plan and pressure from Oxford City to alter this will destroy GB, a loss for Oxford and locals, desired by neither. CDC needs to resist pressure as South Oxfordshire has done. Object strongly to building around Kidlington, Yarnton and Begbroke destroying their identities and the green space and GB around them. GB exists to protect villages from urban sprawl and provide space to breathe. Much of the land is agricultural and at Begbroke produces sustainable energy. The proposed figures are questionable and any housing is likely to be bought by London commuters anyway. Infrastructure is already struggling with congested roads and schools and health services at capacity. Flooding would increase.
PR-B-0659	P K	Cove		General			Object to the plans to build houses on the GB around Begbroke and Yarnton. Oxford has over 4000 unoccupied properties and 2000 homes are already being built around us, therefore there is no justification to build on GB. This land is used by many for walks, history and enjoyment. The roads are already congested and health services stretched, CDC needs to attend to the needs of the existing communities first. Any development would create a dormitory town for London commuters using Oxford Parkway.
PR-B-0660	Denise	Mckillop		General			Object to the new proposed development around Yarnton, Begbroke and Kidlington and building on GB which goes against CDC's 2015 policy. Informed that there are 4,400 empty properties in Oxford so there are no exceptional circumstances. Any building is unlikely to benefit the local community as new residents would probably be London commuters. The spirit and identity of Yarnton village and its history would be lost as it would become one urban sprawl joining Oxford and Woodstock. There are existing congestion and parking problems at Rutten Lane primary school with conflict between residents and drivers, the infrastructure cannot cope with any further increase in population. Medical services are also stretched.
PR-B-0663	K D	Liversage		General			Dismayed at the plans by CDC to promote the development of land around Kidlington, much of which is on GB. It would destroy the identity of the village as it would merge with Yarnton, Begbroke and Oxford and have adverse effects on services.
PR-B-0664	Maxine	House		General			Dismayed at the plans by CDC to promote the development of land around Kidlington, much of which is on GB. It would destroy the identity of the village as it would merge with Yarnton, Begbroke and Oxford and have adverse effects on services.
PR-B-0665	M	Thorne		General			Dismayed at the plans by CDC to promote the development of land around Kidlington, much of which is on GB. It would destroy the identity of the village as it would merge with Yarnton, Begbroke and Oxford and have adverse effects on services.
PR-B-0666	Ann	Chandler		General			Dismayed at the plans by CDC to promote the development of land around Kidlington, much of which is on GB. It would destroy the identity of the village as it would merge with Yarnton, Begbroke and Oxford and have adverse effects on services.
PR-B-0667	Mrs P	Webb		General			Dismayed at the plans by CDC to promote the development of land around Kidlington, much of which is on GB. It would destroy the identity of the village as it would merge with Yarnton, Begbroke and Oxford and have adverse effects on services.
PR-B-0668	BJ and W	Bower		General			Dismayed at the plans by CDC to promote the development of land around Kidlington, much of which is on GB. It would destroy the identity of the village as it would merge with Yarnton, Begbroke and Oxford and have adverse effects on services.
PR-B-0669	John and Marion	Dennis		General			Strongly object to the proposal to build so many new houses at Kidlington. Some of these new and disproportionately large developments appear to back close to the retirement properties in The Moors. This would mean a loss of habitat for wild deer and give a hemmed in appearance for the residents of Moorside Place.
PR-B-0672	Grace MM	Kurn		General			Dismayed at the plans by CDC to promote the development of land around Kidlington, much of which is on GB. It would destroy the identity of the village as it would merge with Yarnton, Begbroke and Oxford and have adverse effects on services.
PR-B-0674	Rita E	Ahern		General			Object to the plans to destroy the GB between Yarnton and Oxford, moved to Yarnton to enjoy the peace and beauty of the countryside. More time must be given to consider other options and consult on this, before losing this environmentally valuable area.

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PR-B-0675	Elaine	Titchmarsh		General			Object to the building of houses around Kidlington, Yarnton and Begbroke to meet Oxford's needs. Don't believe there are exceptional circumstances to release GB on this scale, and thought CDC supported its protection. The disturbing and non-reversible loss of fields, plants and animals will deprive people of walks and nature. Parkland, golf courses and open land within the city should be considered for development and housing should take priority over building places of work. Chose to live in the village of Yarnton rather than an urban environment and the proposals will merge Yarnton, Begbroke and Kidlington into an urban sprawl losing their identities and character. More housing will put pressure on local infrastructure, health services and schools, local roads are already busy. Any development near Oxford Parkway is likely to attract London Commuters rather than Oxford city workers.
PR-B-0676	John F	Morris		General			The decision to hold the public exhibition in Kidlington was poorly timed and not easy to follow. There are so many sites and justification for the numbers was unclear.
PR-B-0677	Lesley E	Sims		General			Object to the way Kidlington is being treated by Oxford in their bid to expand enterprise without incurring costs, sharing benefits and with disregard for the GB. Building houses on GB close to Oxford Parkway brings in London commuters so will not provide affordable housing for Oxfordshire. It will only make money for landowners and developers. Investment in Park and Ride has reduced rural bus services, they should be sited further out to reduce congestion and serve the people who can't afford to live within the city. Oxford should consider using grants to relocate large employers to places like Bicester rather than turn villages into dormitories which is not acceptable. There is a need for affordable housing to the east of the city to serve the hospital, building on the GB in the Kidlington gap is on the wrong side of the city. Object to development around beautiful Spring Hill and on the valued walks between Mill End and Thrupp.
PR-B-0677	Lesley E	Sims		General			There was no consultation prior to the frantic scramble over Christmas for a closing date of 9th January. This does not promote trust in an open debate. CDC had its plan and Oxford City Council now appears to be putting pressure to help deliver while rejecting plans within its own boundaries.
PR-B-0678	Mrs H G	Kibby		General			The proposal to develop in GB is based on incorrect assumptions about job growth in Oxford. Previously developed land and proposed employment sites within Oxford, along with brownfield sites like the cement works at Shipton should be considered. It is not reasonable to use GB that is there to protect villages and towns from sprawl. Traffic is already a problem on the A44, A34 and A4260 and congestion, noise and pollution which affects health, will increase. Is there a plan for extra infrastructure as schools and GP surgeries are only just coping. What type of housing is being proposed as there is a need for affordable and smaller housing. Would the many footpaths, used by many and with a right of way, be protected.
PR-B-0682	Felicity	Peacock		General			The consultation has been poorly publicised and CDC should have raised awareness to the possible loss of GB. The consultation details were difficult to find on the website, were long and difficult to read, and holding the public exhibition over the Christmas period was unreasonable.
PR-B-0683	Robert	Perry		General			Object to 4,400 new houses being built around Kidlington, Yarnton and Begbroke as they are in addition to those already planned by CDC to meet its own needs. It will destroy the GB around the villages which in 2015 CDC promised to uphold. Brownfield sites in Oxford need to be considered before GB. Flooding has already occurred in the three villages due to building on the flood plain. If development goes ahead will CDC and developers be prepared to compensate new and existing homeowners in the event of flooding. Full consideration needs to be given to the amount of infrastructure required i.e. schools and health services which would not cope. The development is unlikely to solve housing needs as they would be bought by London commuters. This will inevitably cause more traffic problems on the A34, and A40. Kidlington, Yarnton and Begbroke will lose their identities, ancient points of interest and history as well as walks and scenery.

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PR-B-0684	Rosemary A	Phelps		General			Strongly object to building 4,400 houses in Kidlington, Yarnton and Begbroke. It would be unforgivable to destroy GB which is necessary to prevent urban sprawl and protect wildlife already in decline. It would remove forever a space to have exercise, fresh air, peace and pleasure. Each village has an identity and history which would be lost. Traffic is already heavy and schools and doctors surgeries at capacity. In wet weather water pours down Spring Hill resulting in flooding near the roundabout which would get worse.
PR-B-0685	Peter G	Phelps		General			Completely opposed to the infringement of the GB around Kidlington, Yarnton and Begbroke and Oxford City's pressure. It seems that local politics and vested interests are the predominant factors. What has happened to the government's plan to expand and develop the North of England?
PR-B-0686	Chris H	Adams		General			Object to the proposals to build 4,400 houses on various sites around Kidlington. Am concerned that there is no mention of the harm to the purposes of GB and that it is a permanent designation. There is no assessment of the impact on Kidlington only Cherwell and Oxford. Traffic congestion and air pollution would increase.
PR-B-0688	Barbara	Perry		General			Object to 4,400 new houses being built around Kidlington, Yarnton and Begbroke as they are in addition to those already planned by CDC to meet its own needs. It will destroy the GB around the villages which in 2015 CDC promised to uphold. Brownfield sites in Oxford need to be considered before GB. Flooding has already occurred in the three villages due to building on the flood plain. If development goes ahead will CDC and developers be prepared to compensate new and existing homeowners in the event of flooding. Full consideration needs to be given to the amount of infrastructure required i.e. schools and health services which would not cope. The development is unlikely to solve housing needs as they would be bought by London commuters. This will inevitably cause more traffic problems on the A34, and A40. Kidlington, Yarnton and Begbroke will lose their identities, ancient points of interest and history as well as walks, and scenery.
PR-B-0689	Bernard E	Braley		General			It is morally wrong and contrary to government policy to build on GB in Kidlington. The development will be unsustainable unless great care is taken in the planning of roads, schools, health services, water and power. The development which presently threatens the character of Kidlington should not take place.
PR-B-0695	Mark	Bale		General			It is widely recognised that the south of England, particularly the Thames Valley is extremely crowded and the traffic heavy. Therefore object to the massive scale of the proposed development.
PR-B-0699	Andrew	Clark		General			Object to the any further development in North Oxford particularly around Yarnton. The infrastructure isn't sufficient to cope with an increase in traffic, even with recent renovations to Cutteslowe and Wolvercote roundabouts. Much of the predicted job growth is in the south more traffic travelling north to south will increase pollution and decrease safety. GB is meant to be protected, it allows wildlife to thrive and move, and stops urban sprawl so villages don't lose their identity. The government should look at brownfield sites as they are doing elsewhere in the country.
PR-B-0701	Ray and Janet	Phipps		General			Already lost large portion of parish to Longford Park and 2 further approved developments at Blossom Fields. Bodicote already had its quota of housing, therefore should not be expected to satisfy Oxford's unmet housing needs. Existing developments need time to establish, and the communities cohesion is important and is threatened by continual new developments.
PR-B-0702	Nigel	Clark		General			Objection to the proposed 4,400 new houses in North Oxford in particular to the existing GB land around Yarnton. Oxford housing targets are based on speculation and discredited analysis. City Council need to look at existing areas and vacant properties within the City.
PR-B-0702	Nigel	Clark		General			More houses would increased the number of cars onto the already congested roads around North Oxford. It takes me up to an hour to get to Oxford when using my car. Cycling is dangerous on these roads, have been knocked off bicycle, which ended up with a trip to A and E. More traffic increases danger on our roads and adds to air pollution.

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PR-B-0702	Nigel	Clark		General			This area and other areas in North Oxford should be protected, as this is not exceptional circumstances to assume that housing is needed. Empty houses in Oxfordshire need to be used first. Job growth in Oxfordshire, if this is the case, the jobs need to go to people in the area so that they do not move away, other wise the houses will be brought by commuters. Removal of GB is wholly not acceptable and provides no benefits. It's CDC policy and duty to protect the GB.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	General			Criticism of the consultation period. It was not advertised well enough at the start. Kidlington exhibition did not take place until 19 December which was very late in the day and left insufficient time to respond with sufficient detail.
PR-B-0707	Susan	Blackshaw		General			Objection to the proposal for large scale of housing. Concerned for Begbroke, Yarnton and the Kidlington area. Would all agree that affordable housing is need, the numbers being considered would blast this area so greatly, that it will be turned into a metropolis [sic]. Contest statements about job and economy growth. Oppose the plan, as it adds extra pressure on already overstretched local infrastructure, schools and health services. Congestion sprawl, which could end up servicing London's housing needs. Gross affectation of the rural countryside and the loss of GB.
PR-B-0708	Robin Stafford	Allen		General			Long time resident of Weston on the Green, views on the development sites around Weston, Wendlebury and Heathfield. Housing needs to be affordable and located where employment is a priority. Oxford is an historic city, which attracts tourists and brings in revenue. The development in green areas will detract from the city. Good planning to preserve villages identity like Weston which is close to the city as detailed in the Neighbourhood Plan which was submitted to CDC.
PR-B-0708	Robin Stafford	Allen		General			In particular large developments on the edge of villages will destroy their individual character. There is a requirement for appropriate infrastructure; transport, medical facilities, schools, Weston on the Green has none of these. Traffic in and around Oxford is an issue, as the roads into Oxford are already overcrowded. Weston on the Green is used as a "rat run" due to daily traffic issues on the A34 and M40. Development will increase the traffic on the B430 and between Weston and Bletchingdon.
PR-B-0709	Dr E J	Williamson		General			It seems that most of the 4,400 homes that Cherwell has been asked to provide are proposed to be built on the GB between Oxford and Kidlington. The GB was set up to prevent the urban sprawl of Oxford City and protect the smaller out - lying communities from being absorbed in to the city. The GB is protected by law and can only be released in 'exceptional circumstances'. Do not regard this as an exceptional circumstance.
PR-B-0709	Dr E J	Williamson		General			Kidlington has been chosen as being near to Oxford. However, since the new Oxford Parkway station opened house prices in North Oxford and Kidlington have soared. Oxford wants 'affordable housing'. With easy access to London new houses will be sought by London commuters as well as people who work in Oxford. 4,400 houses would nearly double the size of Kidlington. This will put an enormous strain on schools, health services, and transport.
PR-B-0722	A	Mayes-Baker		General			The number of new homes proposed is disproportionate with the existing number in Kidlington. Such development would change the character and community. The impact on surrounding and smaller village communities presents rape of the GB. GB supposed to be protected against over-urbanisation and coalescence. If permitted CDC are in breach of their own policies. Adverse effects to surface water and flooding. If required to support employment growth in Oxford City, who has control to keep it local. Do not build on the North of the city were infrastructure is already saturated.
PR-B-0725	Andrew	Cove		General			Object strongly to build houses around Begbroke and Yarnton. The land is GB used and enjoyed by locals who live and have moved to this area to enjoy the environment and discover the ancient history. This will be lost forever and become part of the urban sprawl and a suburb to Oxford, it is not acceptable.

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PR-B-0728	Verity	Westgate		General			Criticism regarding publicity and that Cherwell should have done more. Difficult to find the consultation details and the paperwork is long and challenging. Council has discretion on the timing, and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.
PR-B-0731	Ioana	Davies		General			Criticism on the timing and poor publicity especially Kidlington's before the Christmas period. The Cherwell Link magazine provided a cursory mention of the proposals. Criticism on how the local plan was written and if you do not have the internet it's hard to access the information, preventing all of the community being involved.
PR-B-0732	Tony	Lowe		General			Studied potential sites in and around Deddington, only estimate this number to be 1,500+. Who will purchase these and where will they come from, certainly not young local families? How will the primary school and health centre cope with the increased population? Strain on the infrastructure, roads, parking etc. Tip of the iceberg, other areas alongside Hempton Road being potential.
PR-B-0734	David A	Homer		General			Residents for 34 years in Begbroke, chose to live here for its peace and quiet. The GB needs to be retained as villages need their own identity to prevent urban sprawl and to protect the rural way of life. Roads leading into Oxford would become congested effecting the local communities like Begbroke and Yarnton. Adding 4,400 houses increase cars on the road, this is not allowed to happen. Developers will promise new schools and doctors surgeries. Do not allow Oxford City dictate to CDC where to build.
PR-B-0736	Kieran	Ward		General			Criticism on the timing and poorly publicised consultations, especially Kidlington's before Christmas. The Cherwell Link magazine hid the information and didn't provide the scale of the proposal's. Appalling that CDC think it can push through the consultation in such a rapid timescale.
PR-B-0737	Paul	Clarke		General			In general do not agree with the disproportionate proposal outside of Oxford. The "Oxford Context" doesn't provide an explanation to why the City has a small contribution and placing a burden on rural areas of Oxfordshire. Has Oxford considered flats and identified sites as part of their development, an example of which is Abbey Road. Oxford City needs to press for smaller, affordable housing and take on a greater proportion of the required development
PR-B-0738	Martin	Smail		General			Highly concerned Cherwell being asked to consider more housing, after already catering for 22,840 on the Local Plan. Banbury's existing infrastructure unable to cope, Oxfords unmet need should be considered elsewhere.
PR-B-0739	G	Gelder		General			Criticism regarding publicity and that Cherwell should have done more. Difficult to find the consultation details and the paperwork is long and challenging. Council has discretion on the timing, and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.
PR-B-0741	Jane	Jackson		General			Objections to large number of houses considered in Begbroke, Yarnton and Kidlington. Congestion already on the roads. The villages would change, losing their historic character and identity by becoming a suburb of Oxford. Great loss and damage to the countryside. Added pressure on schools and the health service. Area can not cope, please do not build near Begbroke.
PR-B-0742	Keith and Hilary	Prince		General			Criticism on the presentation of the proposals. A very lengthy document that was hard to interpret within the consultation timeframe which was over the Christmas period was totally unreasonable.

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PR-B-0744	Geoff	Herbert		General			Additional housing will mean more cars using the roads without any modifications to existing roads. Concerns regarding cheap housing and landlords buying these. Problems currently in Oxford are: Overcrowding, parking issues due to the lack of control on houses of multiple occupation. Poor levels of maintenance to the houses which lead to whole areas looking run down. Will there be any limits on allowing H.M.O's in any of the new housing? Will any of the new housing be dedicated for older residents, or social housing? Will schools and health services be able to cope with the increased capacity. Business need to locate northwards where already large number of houses built that are unoccupied.
PR-B-0747	George A	Doucas		General			Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. All the roads around Oxford are already congested. Infrastructure development must come before any building.
PR-B-0748	Marcus	Bunning		General			Objections to the proposal, concerns with extra traffic on the already existing roads. Lack of infrastructure. Schools not having enough space and becoming overstretched. A shortage of doctors and appointments. Urban sprawl.
PR-B-0750	Niels	van Kuijk		General			Criticism regarding publicity and that Cherwell should of done more. Difficult to find the consultation details and the paperwork is long and challenging. Council has discretion on the timing, and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.
PR-B-0752	Keeley	Middleditch		General			Criticism regarding publicity and that CDC should have done more. Difficult to find the consultation details and the paperwork is long and challenging. Council has discretion on the timing, and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.
PR-B-0753	Laura	Claridge		General			Long time resident of Yarnton and strongly object to the building of 4,400 homes in the Yarnton, Begbroke and Kidlington area. Already dire traffic in Oxfordshire namely around Peartree and Kidlington roundabout. Long waiting times for a appointments with doctors. Schools can not cope as it is as seen with the Cresswell Close and Hayday Close developments. These issues need to be resolved before any consideration into building 4,400 houses. Keep Yarnton and Begbroke the small and peaceful villages as they have always been.
PR-B-0754	Philippa Jane	Nelson		General			Consultation papers difficult to find and the documentation is very long and difficult. Council has discretion on the timing, and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.
PR-B-0757	Martin	Palmer		General			Criticism regarding the poorly advertised proposals along with the timeline of lodging the objections not being ideal as over the Christmas period.
PR-B-0760	Dr K N	Robinson		General			Criticism regarding the documents and the consultation held in Cutteslowe Park in December. Support a carefully planned and diffused housing development across Cherwell, however do not support the partial review.



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PR-B-0760	Dr K N	Robinson		General			Unmet housing figure is based on far too many assumptions regarding strong economic growth due to decision to leave the EU, the figure needs to be reduced. Suggestions that increased housing will be due to increased employment, not the approach to be taken. Affordable housing needs to be clarified due to the prevailing housing market in Oxford. New homes occupied by London commuters. No restriction to the dwellings per site, as higher development may be desired in other areas. Unacceptable to build on GB, brownfield sites within Oxford City require utilisation first. Concerns to flooding risk. Kidlington will come under strain, roads at capacity, rail link does not serve employment areas. Explanation to these areas needed.
PR-B-0761	Nick	Trendell		General			The whole area will become yet another "estate" and have not moved to the area to suffer this. Schools etc. will not be able to cope.
PR-B-0763	Giles and Rachel	Woodforde		General			A total ban on further housing in Kidlington is reasonable. Smaller infill sites could be designed with not having a significant impact on the GB. The necessary additions to transport and support services which needn't be prohibitively expensive. Proportionate development of this sort could be positive for local shops. However attempts by Oxford City to build over the GB separating Oxford and Kidlington should be resisted. Do not want to become a suburb like Headington, like to be separate.
PR-B-0763	Giles and Rachel	Woodforde		General			Refers to current proposals and the earlier Kidlington development plan prepared by Alan Baxter Associates. A site north of The Moors is listed in the current proposal but not ruled out in the Alan Baxter document. In general CDC seriously failing with its obligations to Kidlington's council taxpayers, over this matter as to not questioning Oxford's demands over this matter.
PR-B-0766		Hutchinson		General			Kidlington does not have the infrastructure to cope with extra houses, people and cars. Still waiting for shops and a new school that was promised with the building of Groveland's. Struggle even now with doctors, schools etc. 4,400 new houses means the same amount of extra cars on the roads. Has anyone from the council tried to get to work, school or the hospital on the A34 in the rush hour, or when there are road works or an accident?
PR-B-0767	Sian	Robbins	Kilner Planning	General			Objection to build up to 4,400 new dwellings on the GB and land in and around Kidlington. GB north of Oxford a valuable function over the last 50 years. GB put in place to prevent urban sprawl and the coalescence of settlements. These objectives continue to be valid, there is no justification to set them aside. The area is well used and valued by residents in Oxford and surrounding villages. It would be deeply damaging to merge Kidlington and Oxford into one large urban sprawl and to lose the attractive local landscape and valuable wildlife and local habitats.
PR-B-0767	Sian	Robbins	Kilner Planning	General			Infrastructure and services in and around Oxford already under great strain and beyond capacity. Along with schools, healthcare, hospitals and roads. No capacity for this development and the proposed developments are unacceptable.
PR-B-0768	Jane	Leech		General			Objections to development of GB affecting Kidlington, Yarnton, Begbroke, Bladon and Woodstock. Creation of huge urbanisation of these villages, which would merge into one and lose their village identities which have existed for hundreds of years. GB is there to prevent this scenario. GB should be preserved and not eroded, to protect the beautiful and historic City of Oxford. Developments will destroy the countryside forever.
PR-B-0768	Jane	Leech		General			Concerns with severely congested roads into Oxford and the proposed link road from the A40 to A34 may help with the A40 congestion but moves the problem to Yarnton and Kidlington. Increased number of cars on the roads is madness. Concerns over the air quality in Oxford during the summer months, this should not be exacerbated, people's health will be adversely affected.
PR-B-0768	Jane	Leech		General			Local services will be stretched beyond their original capacity. GP surgeries would not be able to cope with the extra residents. They are already overstretched, and how the John Radcliffe, and the Churchill will cope is questionable.

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PR-B-0771	Mr G R and Mrs J E	Thompson		General			Objection to building 4,400 houses in Kidlington, Begbroke and Yarnton areas. Criticism regarding the notice given for the meeting in Kidlington. Concerns to increased doctor waiting times and that Kidlington only has one dentist. Manic roads around Kidlington at school times and already a badly maintained infrastructure. Schools not being able to cope with extra children. Survey in the past shows, if all the house that are not lived in were repaired then there's no need for new houses to be built. Why should Oxford be able to say that Kidlington have to have the over spill here. We don't want to be a town as this will mean more expense for the local government to spend on the unnecessary expense of having this when it could be spent on better infrastructure.
PR-B-0772	Roger	Howes		General			Objection to the proposal. Kidlington is a village, consideration needs to be taken with proposals to keep it in line as a village and not a town. The figure needs to be remodelled as it was calculated when in the EU. The decision to build these houses was made some time ago without the consent of Kidlington's residents. Building on the Co-op car park is crazy if the proposals go through.
PR-B-0772	Roger	Howes		General			No requirement for industry in Oxford and Kidlington. Building on Peartree Park and Ride is not required, this would attract people to come looking for housing. If built upon it would push the Park and Ride further with the City boundary moving. Always was sceptical about the reasons for calling Kidlington railway station "Oxford Parkway" and Kidlington Airport "Oxford, London Airport" now know why, boundary changes.
PR-B-0772	Roger	Howes		General			The A40 is already at full capacity, with unfortunate fatal and large accidents. Traffic congestion and queues are normal. Many people leave the A34 southbound into Kidlington. Issues with the rush hour traffic into Oxford even with the new Banbury Road roundabout. Difficult to get to the JR2 now, will be worse with new housing at Barton. Increased pollution with the amount of standing traffic. Parking is a premium in Kidlington
PR-B-0772	Roger	Howes		General			Extra strain on hospitals, doctors, schools etc. No places in Kidlington for more dental patients. Kidlington residents have the right to quality of life, this needs to be considered with the proposed monumental change to our lives.
PR-B-0772	Roger	Howes		General			Already built 1,000's of houses on the GB which is there to prevent urban sprawl, GB land is used for relaxing walks as no parks. Houses are required for the young but not on this scale. The charm and beauty of these towns is being destroyed creating traffic congestion and over population. The meeting at Exeter Hall showed the residents of Kidlington's concerns. Building this amount of "not needed" housing is something that is irreversible and will have long lasting effects on our village its people and that of the surrounding villages.
PR-B-0773	Annabelle	Cummings		General			Objections to building 4,400 houses around Begbroke. GB land needs to be preserved, it's vital for the environment, bio-diversity and the well-being of people. Begbroke is a small village, if the building goes ahead it will become a small town and lose its unique character. Parts of this village are very old and have historic significance. Flooding is a concern with Rowel Brook and Springhill Road building in these areas will make the situation worse. Roads are already busy and building these houses will overload these roads. Schools and doctor surgeries are already overstretched.
PR-B-0775	Yasmin	Ramzan		General			Objection to building of 4,400 houses in Kidlington. We have lived here for 14 years and have seen how much the village has already changed and grown in that time. Building these houses at Kidlington we will have further issues and the character of the village will be lost forever. Traffic will only get worse, sacrificing our countryside and walks will have a detrimental effect on the nature and wildlife in the area.
PR-B-0776	Anthony	East		General			Criticism on how the consultation has been published. Difficult to find the consultation details on line. The consultation papers are long and difficult. Council does have discretion on the timing of a public consultation. Choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.

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PR-B-0777	Mark	Longworth	Ambrosden Parish Council	General			The development capacity of St David's Barracks and the MOD staff housing at Ambrosden, totalling 270 houses, should be taken into consideration in producing local plan review as this land and existing houses will become available for development within the timescale of the local plan up to 2031.
PR-B-0778	Alan	Brown		General			Criticism regarding publicity and that Cherwell should have done more. Difficult to find the consultation details on the website difficult to navigate. Council has discretion on the timing, and choosing to hold the consultation and over the Christmas period is not reasonable along with the length of time given to respond.
PR-B-0780	Paula	Hastings		General			Views regarding the development on GB around Begbroke, Yarnton, Kidlington and Woodstock. Countryside already given up, the Government is pushing for the use of GB land. GB policy for controlling urban growth also preventing urban sprawl and keeping land permanently open. This proposal is clearly going against this. Health and wellbeing of the population its important to keeping green open spaces available. Increasing urbanisation on green belts there will be more pressure on Oxford City to protect its conservation areas. Local wildlife and their habitats will be lost, they are being pushed into smaller areas. No consideration to field boundaries and hedgerows which are essential for the protected species like the door mice.
PR-B-0780	Paula	Hastings		General			Development will merge Begbroke, Yarnton and Kidlington into one MASSIVE development, causing MAJOR strain on the local services, schools and healthcare. Local roads will basically be at standstill during rush hours and public transport will struggle to cope. Local GPs are already struggling to cope with the demand around here which will cause more problems. Concerns regarding parking which is also a problem when going to the local shops etc. 4,400 new homes with a minimum of one car at each will cause the surrounding areas to be affected also. Villages will lose their character and identity becoming one big complex which is a great shame.
PR-B-0781	Lindsay	Gregory		General			Overriding your own local plan with reference to GB, who benefits from building on GB. Added pressure to schools and health services who are struggling now. Roads currently can not cope, they will become gridlock from 06:30. What about the clean air carbon footprint policy. Lose our character and become one urban sprawl with the joining of Oxford to Woodstock. Cherwell has to throw out these plans.
PR-B-0782	Andrew and Emma	Mundy		General			CDC has agreed to protect the GB, this policy completely defies your promise. Roads around Kidlington, Yarnton and Begbroke overused already at peak times , increasing houses would make the situation intolerable. Love my rural setting, building these houses would lose our village identities forever. Schools, doctors and dentists already overstretched adding to this would be chaotic.
PR-B-0784	Rosie	Cotterill	Turley on behalf of Bovis Homes	General			Overall it is considered that at a strategic level the unmet need of Oxford City (22,000 homes) is not being fully met, and even the level identified to be provided (15,000) will not be met as the apportionment has not been agreed by all parties within the HMA. The level of housing to be provided in Cherwell is therefore not considered to be sufficient and additional housing should be provided. Alternatively a mechanism should be put in place within the Plan to allow for it to be reviewed should additional housing needs in the HMA be identified.
PR-B-0784	Rosie	Cotterill	Turley on behalf of Bovis Homes	General			With regard to the growth location 'options' it would appear that the Council have already selected their preferred options based predominantly on two interim evidence base documents. The Council should not preclude the findings of their own future evidence base and assessment work in determining the best locations for growth. The Council should first look to allocate non-GB sites over GB sites and should not overlook the requirement for 'exceptional circumstances' to be demonstrated in order for GB boundaries to be revised

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PR-B-0784	Rosie	Cotterill	Turley on behalf of Bovis Homes	General			A holistic approach to identifying suitable growth locations should be taken, considering both the sustainability and suitability of the proposed locations to accommodate growth in accordance with the Council's own spatial strategy, as well as impacts on GB and harm associated with locating large scale growth within it.
PR-B-0784	Rosie	Cotterill	Turley on behalf of Bovis Homes	General			The Council should reconsider the opportunities to locate additional growth in Banbury. A location which is proven to be sustainable through the Council's own spatial strategy and a location which is well connected to Oxford via public transport.
PR-B-0784	Rosie	Cotterill	Turley on behalf of Bovis Homes	General			The Council should ensure that they incorporate any housing requirement numbers for Oxford in to their overall requirements and should not 'ring fence' Oxford's numbers for the purpose of calculating 5 year housing land supply. The Council should also ensure that the monitoring of housing land supply commences at the point of adoption of the Plan. The LPPR will not be found 'sound' if the Council are unable to demonstrate a 5 year supply of housing land at the point of adoption.
PR-B-0792	Christine	Lea		General			4,400 houses north of Oxford is totally unsustainable. City needs this due to future employment growth, how do we know that this will happen? North of the city is already congested, proposed Northern Gateway will seriously exacerbate this. Extra traffic would create more air pollution, journey times would increase with the building of these new homes. Additional demands on the infrastructure. GB sacrificed and countryside lost resulting in habitats being destroyed. Appropriate site with good transport links is the area south of Oxford Parkway station.
PR-B-0795	David and Sonia	Simmons		General			Criticism regarding confusion of the dates for the submission, it is too short a time for a response to this mater.
PR-B-0795	David and Sonia	Simmons		General			GB designed to stop urban sprawl, development would spoil the essence of the villages and surrounding countryside. Population increases the land will be lost, how do we feed the extra population. Extra demand on schools and health care. Extinction of wildlife and increased air pollution. Flooding is overlooked and building on ancient flood plans causes problems further a field, like Botley. Traffic and transport would increase , which is already overloaded. Money to be made should be by local authority. City need to look inside their town and not other areas.
PR-B-0799	Ian	Sheppard		General			Very poor consultation and notice to the local areas effected
PR-B-0801	Janet	Stott		General			Concerns at the poor level of consultation with Cutteslowe residents prior to the plans being developed. Object to the form of this consultation, extremely unfriendly to canvassing the views of the average homeowner, favouring developers. Sad to see the character of the area change irreversibly.
PR-B-0803	Andy	Carey		General			Support housing. Oxford City and its environs is the least affordable region of the UK based on cost of housing divided by local incomes. So more housing is needed, and it would be great if height restrictions could be liberalised too.
PR-B-0804	Barrie and Linda	Teasdale		General			Criticism of the failure to engage with the residents of Water Eaton Lane, there was no public advertising in the local press or leaflet drops. Extremely concerned about the manner of the process. This was exacerbated at a recent public meeting attended by both CDC councillors and executive from the planning department. It was made clear that the agreement by CDC to accept 4,400 dwellings in Cherwell was not likely to be changed, and that comments could only be made over the suggested locations of these dwellings.
PR-B-0804	Barrie and Linda	Teasdale		General			The dwellings are to meet Oxford's housing need of which only 550 have been agreed. The closure of Peartree Park and Ride would free land that could be used for housing as the impact on GB is minimal. The proposed sites are on GB land between Cutteslowe, Oxford Parkway Park and Ride site development would join Oxford with Gosford, Water Eaton, and Kidlington to form one larger conurbation.

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PR-B-0804	Barrie and Linda	Teasdale		General			The requirement is to accommodate workers in Oxford. Oxford has tried to develop land adjacent to Grenoble Road but has been refused by SODC. This is a sensible site as close to hospitals and science park but its GB land. If housing is provided in Kidlington this will exacerbate road and public transport problems.
PR-B-0805	Tamara	Frishberg		General			Little public notification of the consultation. The period of response was inconvenient. The consultation documents were very overwhelming
PR-B-0810	Jane E	Curran		General			Disapprove most vehemently of the 4,400 dwellings being built between Cutteslowe Park and Kidlington. There is no actual need for such development. The developments would be brought by people moving out of London but still travelling to work there. GB land to stop urban sprawl and provides a lung for towns. Damage to the environment will be enormous and irreversible.
PR-B-0810	Jane E	Curran		General			Cutteslowe Park will be utterly spoilt, it is a great amenity for people living in the already crowded areas of Summertown, Sunnymead and Cuttleslowe, to exercise and enjoy nature in quiet.
PR-B-0810	Jane E	Curran		General			Traffic congestion would increase. Already Bicester, Kidlington and Witney roads towards the Cutteslowe and Wolvercote roundabouts are already blocked at peak hours, this would only exacerbate the problem. Oxford Parkway has added to the difficulties. May I also remind you of the Northern Gateway plan, and the increases in housing being suggested for Eynsham and Woodstock. Increase to air and noise pollution which are already high in the area.
PR-B-0811	Laurence	Carey		General			Object strongly to the proposal of building 57 houses on land east of South Lane. Development would have a disastrous effect on the landscape. Proposed access is on a narrow road. The land borders onto the South Newington Conservation Area. The land will affect the setting of a listed building "The Deans" (formerly known as the "Dun Cow") in Moor Lane. No shop, no school or medical facilities. School and medical facilities in nearby villages are already overstretched. Negative impact on the quality and character of a much valued rural village.
PR-B-0812	Tim	Stott		General			Attended consultation in Cutteslowe Park, spoke to a very helpful council officer who explained the proposed plans. Do have concerns about these proposals.
PR-B-0812	Tim	Stott		General			Concerns at the poor level of consultation with Cutteslowe residents prior to the plans being developed. Object to the form of this consultation, extremely unfriendly to canvassing the views of the average homeowner, favouring developers. Sad to see the character of the area change irreversibly.
PR-B-0814	Andrew	Evans		General			Points raised highlighting why the addition of large quantity of houses to Sibford Ferris would not be appropriate. Within the parish there are no state schools. There is a post office and general store which is incredibly small, no room to expand and cope with increase of footfall. There is no supermarket or doctors surgery, this is shared with other parishes.
PR-B-0814	Andrew	Evans		General			The roads through the villages are congested, with several pinch points caused by increased on-street parking. Homes on the land west of the Hook Norton road would put the village between the 100+ new homes and Banbury where the nearest rail station is located and also the nearest major motorway junction. Believes the road through the village would be unable to cope with the expected volume of traffic during peak hours.
PR-B-0814	Andrew	Evans		General			Limited number of pedestrian pavements, impossible to walk to the post office without walking on the road. Current traffic conditions already make this a risky endeavour, a significant increase in traffic through the village would simply make it unsafe. Buses to Oxford are not sufficient for commuting to work for normal working hours.
PR-B-0815	Daniel	Whitley		General			Support for some proposed building around the Yarnton, Begbroke and Kidlington area. Local area in dire need of extra housing.

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PR-B-0815	Daniel	Whitley		General			Local area is in dire need of extra housing, building extra houses near to Oxford is a key strategy. Oxford is facing increasing problems with recruiting teachers, medical staff and many other vital careers. Building additional housing stock near the demand points would both minimise infrastructure costs and maximise capacity of the existing infrastructure. This is the key reason why I support building in the Yarnton/Begbroke/Kidlington area as opposed to proposed sites further north within Cherwell's territory.
PR-B-0815	Daniel	Whitley		General			Additional development increases the perception of urban sprawl. No housing constructed on land south of Yarnton and Kidlington. Concerns regarding flooding. Planning Policy Team to consider raising any potential percentage of Affordable Housing within any new development within Cherwell. Supply of Affordable Housing is vital to Oxfordshire's growing economy and to keep the vital public services running as smoothly and efficiently as we are currently used to.
PR-B-0816	Lynne	Whitley		General			Write in support of Yarnton PC response which has been submitted to CDC. The response references the respective planning policies in force which are there specifically to prevent the sort of encroachment and abuse of the GB which this government has said it will protect:
PR-B-0816	Lynne	Whitley		General			This rep has quoted polices ESD 14 and ESD13. Exceptional circumstances to allow development in the GB cannot be demonstrated. Infrastructure will also be inadequate as roads are already clogged at peak times. Reconsider where you put these houses along with the number.
PR-B-0821	Alan and Suzanne	Mclvor		General			Criticism of the failure to engage with the residents of Wolvercote Ward reference to the exhibition held in Cutteslowe Park. Consultation not easy to respond to. A mass of documents online that are full of jargon.
PR-B-0822	Nikki	Lewis		General			This rep provides a detailed objection to development in the GB. The arguments made are based around the purposes of the GB as set out in the NPPF.
PR-B-0822	Nikki	Lewis		General			Yarnton has 5,000 years of history including a historic manor house, church and a history society devoted to learning more about the area. Begbroke is mentioned in the Domesday Book, and its historic centre, with its Norman church is a conservation area and is overlooked by an Iron Age fort. Erosion of the GB, Oxford will become like any other sprawling industrial city with none of the character and ancient, historical settings.
PR-B-0822	Nikki	Lewis		General			The Framework encourages the recycling of derelict and other urban land. There are plenty of brownfield sites available not our GB. 4,400 vacant homes in Oxfordshire, including 55 in Oxford itself. Oxfordshire is the South East's most rural county so let's help it to stay that way.
PR-B-0822	Nikki	Lewis		General			If the plans go ahead then more pressure on local infrastructure. Local roads regularly jammed, schools oversubscribed and health services that are struggling. Getting a doctors appointment in either Woodstock or Yarnton can take weeks.
PR-B-0822	Nikki	Lewis		General			These housing targets are built on aspirations, not 'unmet needs'. The houses will be brought by people who work in London, not Oxford, people who are exploiting Oxford Parkway station. Overcrowding of trains to Marylebone every morning. Reality we will become one big, expensive dormitory town for London commuters using the new Oxford Parkway station.
PR-B-0822	Nikki	Lewis		General			Cherwell District Council planning department has always been rigorous with planning applications that might damage the GB and rightly so. Have always respected that rigour and felt that our countryside is safe in your hands. A feature of the GB policy after all is its permanence. Your own local plan published in 2015 was sensitive to the Green Belt, so know it's important to you too, because it's important to the residents you serve. Please do not let us down now at this crucial time.

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PR-B-0824	Judith	Skipp		General			As a resident of Begbroke wish to object the partial review to meet Oxford City's unmet housing need. Know there is a need in Oxfordshire for affordable housing and in Oxford City's case social housing. However concerns regarding the areas submitted in the current consultation documents. Areas of Kidlington, Yarnton and Begbroke would lose their individual identities, merging into each other. Walking to Spring Hill enjoying the 360 degree views across Oxford, Cassington, Bladon and beyond. The areas shown on the consultation map encroach into this historic and beautiful space, which also includes part of the long distance walk The Shakespeare Way.
PR-B-0824	Judith	Skipp		General			Building in such large numbers in the area would put enormous pressures on the local health practices of all three villages, which are already under intense pressures. Not to mention the primary schools and the 2 secondary schools into which these feed. Disappointment for some villagers who have siblings can no longer gain places at Woodstock Primary School, which had been guaranteed a place in the 40+ years that I have lived here. Public transport has been provided, those no longer able to gain entry have to be taken independently putting strain on the parents lives.
PR-B-0824	Judith	Skipp		General			Traffic is another major problem when trying to access Oxford. Excellent Park and Ride facilities at Peartree and Water Eaton, not unusual to sit for considerable time in queues to use these facilities. What infrastructure will be put into place prior to any additional house building?
PR-B-0824	Judith	Skipp		General			Not addressed the destruction of GB in the area. Understand both the Government and CDC have both recently given a commitment to preserving this. Also understand that exceptional circumstances have to be displayed to allow house building on such designated land. Are there no other areas outside of the GB. Has it been definitely proven that this need for additional housing in such vast numbers really exists.
PR-B-0824	Judith	Skipp		General			Opening of the Oxford Parkway Station results in people from London seeking to live in a more rural setting and commute to work. In summary please look carefully at the proposals and seriously consider the concerns of the many local residents.
PR-B-0827	Paul	Staniforth		General			Travel into Oxford on the A44 via Peartree roundabout is already a nightmare during rush hours. There is periodically a death of someone trying to cross the busy A44 at Begbroke.
PR-B-0834	Eleanor	Williamson		General			Vehemently oppose the plan to site 4,400 new homes around Kidlington – on GB land on behalf of Oxford City. Kidlington would nearly double in size. Its village identity, character and amenity would be irretrievably destroyed.
PR-B-0834	Eleanor	Williamson		General			Criticism about the conduct of this consultation. GB minimally publicised, Cherwell should have done more. Kidlington's exhibition was held very late in the same week as Christmas. Kidlington Councillors were not included of the allocation of houses within the GB.
PR-B-0835	EJ	Williamson		General			Plan to provide additional housing up to 15,000 by Oxford City. Most of the 4,400 homes that Cherwell have been asked to provide are to be built on GB between Oxford and Kidlington. GB there to prevent urban sprawl of Oxford City, protecting smaller out-lying communities from being absorbed like Cutteslowe, Headington, Marston, Cowley, Islip, Wolvercote, etc. GB protected by law, only being released in exceptional circumstances. I do not regard this as an exceptional circumstance. Oxford wants affordable housing, this is not likely to happen. 4,400 homes would double the size of Kidlington. Enormous strain would be put on schools, health service and transport, increasing the serious traffic congestion in the Banbury Road. The new Cutteslowe roundabout designed to improve the situation would once again be swamped. Kidlington is a large village with GB, to destroy this would remove these benefits of village life for ever. Oxford agreed to provide only 500 new homes compared with Killington's 4,400 and the other District Councils' allocations. Yet the Northern Gateway area, in Oxford's domain is scheduled for industrial development.. This will surely aggravate the housing situation rather than help it.

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PR-B-0836	Alan	Graham		General			Page 18 steers to three specific sites for the 4,400 dwellings. Inappropriate as the document gives a clear indication of travel prior to consultation of a submission document before a number of studies relevant to that stage have been completed. Published documents by Oxford City give similar indication to preferred locations for housing in a number of locations close to the City that is inappropriate when it does not form part of a Local Plan document preparation.
PR-B-0836	Alan	Graham		General			Scant regard to the necessity to address GB issues as required in the NPPF, the consultation gives the indication that development in the GB appears a certainty. Two of the sites quoted on page 18 ( 2.37) between Kidlington and Oxford are in the GB, development would destroy GB and not avoid coalescence.
PR-B-0836	Alan	Graham		General			Oxford and Cherwell have failed over a number of years to achieve the local housing target figures. With the proposed figures is this deliverable as past failures provide little confidence and this should not be allocated.
PR-B-0836	Alan	Graham		General			The 2014 SHMA needs updating to reflect changing circumstances. It should be commissioned by the local authorities and not by the Oxfordshire LEP which is using employment figures that are inappropriate that would have ensured the brief for preparation of the previous SHMA was slanted.
PR-B-0836	Alan	Graham		General			Oxford's housing market is unique in the county and the factors associated with this imply that that extra demand for housing is within Oxford rather than the surrounding District Councils. Further assessments are required to look at land within Oxford. If the need is outside Oxford it needs to be areas with employment.
PR-B-0836	Alan	Graham		General			Extra development in the Kidlington area would need to be addressed over and above existing S106 payments and CIL contributions to make up for the existing infrastructure deficit. Improvements required to transport as the existing road network is over congested, including improving substantially the time taken to get from Kidlington to central Oxford by public transport. Investment to the retail potential in Kidlington rather than seeing the movement into Oxford.
PR-B-0836	Alan	Graham		General			Oxford City's policy for affordable housing is 50% and Cherwell's for Kidlington is 35%, how are policies reconciled, when the objective is to meet Oxford's housing needs with Cherwell? An update of the SHLA is required along with a re-appraisal of the economic forecasts for job creation. Government emphasis on developing technology between Oxford and Cambridge, with the improvement to transport links . Upper Heyford also requires additional development providing broader sustainability.
PR-B-0839	Mark	Rose	Define on behalf of William Davies Ltd	General			A district wide approach that reflects the adopted local plan strategy and complemented by the release of sites in the GB should be taken. As part of this strategy Bloxham, and in particular land to the east of S Newington Road should be considered as appropriate site specific options.



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PR-B-0843	Chris	Skinner		General			If the level of house building identified is required within CDC, which am not convinced, I have some comments on the suggestions on how that may be achieved. Developments in Cherwell must be inclusive of infrastructure and improved transport links. Believe Heyford would be a bad location, most would be obliged to drive for work, leisure, shopping etc. Any development should be self-supporting as possible but linked to existing transport and access routes. If improved cycle and walking routes into Oxford, to the stations between Kidlington, Yarnton and Begbroke. Then develop the area between these villages to unify them. Believe it is better to encroach on GB around the A34 than spreading further Kidlington to the North and North East. Development on this side of Kidlington would increase load on the heavily congested route through the village unless access were made directly towards the Islip/Bicester road/A34 which would essentially isolate any new development. Some point better to close GB through Cutteslowe and Gosford, accept that Kidlington integrates into the City, not ideal but better than GB around the Banbury Road around Oxford Parkway at the expense of a continuing creep North and North East as any development there would further load the creaking transport links. No easy options but - fill in the gaps - do not spread.
PR-B-0846	James C	Bridon		General			Proposal to build 4,400 additional homes to the north of Oxford must be refused and then opposed to the last ditch. The draft version with its focus on Area A, its proximity to the city is unrealistic without unimaginable investment in transport links. Destruction of GB, merging of villages into urban sprawl.
PR-B-0846	James C	Bridon		General			Acceptance of the 4,400 target is justifiable only if Oxford City's housing demand and land supply figures are proven and land usage truly maximised. City should first commit to large-scale medium-rise apartments in the eastern half of the city, with target of tens of thousands. CDC should only strive to meet City's needs if capacity of the other adjacent Districts is fully and fairly assessed. Do not agree with excluding small sites from consideration. Small (<100) infill options vital to assist max protection of GB.
PR-B-0850	Wendy	Smith		General			Strongly object to the proposed development of GB land surrounding the villages of Begbroke, Yarnton and Kidlington. Infrastructure already overstretched. A44 at peak times unable to cope despite recent improvements. More housing increases resident numbers, higher volume of traffic, pollution and environmental damage. Schools would suffer.
PR-B-0850	Wendy	Smith		General			Kidlington, Yarnton and Begbroke blessed with much wildlife which would suffer as a result.
PR-B-0850	Wendy	Smith		General			This rep refers to detailed reference made to the CDC Environmental Strategy and Local Agenda 21. Ref to the Government Site protecting GB paragraphs 79, 80 and 89. The proposed development undoubtedly goes against every promise made in both the Council and every GB aim set out by the Government statements. It would appear that the enormity of the proposed development would be in complete contradiction to every point made.
PR-B-0850	Wendy	Smith		General			All three villages would ultimately loose their unique individuality. Oxford City should consider its own vacant office buildings and houses before sacrificing GB areas and village lifestyles.
PR-B-0853	Lorna	Bennett		General			Objection to the proposed 4,400 new houses proposed for the north of Oxford and namely in the vicinity of Yarnton and Begbroke. Pride ourselves on being villages and each has their own identities and facilities.
PR-B-0853	Lorna	Bennett		General			The infrastructure is very much inadequate at the best of times and can not cope with the current traffic. Funding for repairing seems non-existent. Adding another 4,400 houses will add to the amount of vehicles on these already congested roads.
PR-B-0853	Lorna	Bennett		General			Doctors surgeries present in Yarnton and Woodstock, it can take up to 2-3 weeks to get a non-urgent appointment. Patient lists would increase with the additional houses. Has a new doctors surgery been considered with the proposals.

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PR-B-0853	Lorna	Bennett		General			Schools in Yarnton and Woodstock would pose a problem. Difficulty in recruitment of good teachers now. The schools would have to be extended to cater for the extra pupils. The traffic with its current pupils is horrendous and parking is a joke. Do not have the facilities of any police, community police or traffic warden, this puts both children and adults in danger of an accident. If the intake of pupils were to increase dramatically this would again accentuate the problem.
PR-B-0853	Lorna	Bennett		General			Recreational areas, there are many public footpaths which have historical vale and interest. The fields between each village and surrounding areas are vital for wellbeing and security. I was sure that as recently as 2015 CDC indeed signed up to protect our "green belt" which these fields and pathways make up.
PR-B-0853	Lorna	Bennett		General			Flooding is a concern as Yarnton and Begbroke already flood. The more these areas are built upon increase the chances of flooding here and other areas suffering too.
PR-B-0853	Lorna	Bennett		General			Would there not be a more suitable site for the amount of houses to be built. This is effectively a new town, more beneficial for its location to be close to the M40, as some infrastructure is in place. The new train station already a lot of people from London are buying properties in this area and commuting back to London.
PR-B-0856	David	Smith		General			Surprised that you do not have an on-line pro-forma response. General observations are that the meeting at Kidlington repeatedly referred to as Oxford City's unmet housing need. Local affordable housing is a national problem, failure of local authorities to re-invest. Oxford city has its own unique problems related to it's historical development and geography. The Universities are part of the problem and should be contributing to resolve the solution. Stop further commercial development in the city and on its borders, this exacerbates the housing shortage. A re-appraisal of the Northern Gateway proposals to reduce the area for commercial development and increase the amount of housing to enable the City to make a greater contribution to its own projected need. Cherwell Plan only looked at. The Oxfordshire Growth Board has a very important role to play with the wider view of developments across the district council borders.
PR-B-0858	John and Barbara	Redfern and Burton		General			Objection to build 4,400 new houses north of Oxford. The number is not an appropriate requirement, it is too high and Cherwell should challenge this. It's unsustainable, traffic problems increase and schools and health services become further stretched. Present problems with John Radcliffe and Horton Hospital make matters worse. It's already difficult to recruit GP's and nurses etc. Beds being closed when there will be a need doesn't make sense.
PR-B-0858	John and Barbara	Redfern and Burton		General			Object strongly to areas of search that involve the GB and areas that flood. Open countryside in the GB to be sacrificed, walks and views lost. GB is appreciated and enjoyed by local residents. It protects the historic city of Oxford from over development. GB is a permanent designation. Government's promise and Cherwell's policy to protect GB should be upheld. Areas of search considered on GB are not reasonable. All the local sites losing agricultural land, locally grown food becomes unavailable.
PR-B-0860	David W	Stewart		General			Objection to build 4,400 houses north of Oxford due to wholly inadequate provision of additional infrastructure for schools, healthcare, roads and transport links. Currently the roads in and out of central Oxford during rush hour via the Cutteslowe and Peartree roundabouts are extremely busy with traffic jams. New houses will be brought by London commuters using Oxford Parkway.

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PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	General			The majority of the Parish is within the GB which comprises the gap between Kidlington/Gosford and Oxford. The Parish area includes a large number of the sites put forward in this consultation and would be dramatically affected by these developments and others in the surrounding area. Extremely concerned by the huge volume of complex new reports issued for consultation over the Christmas period. The forward work programme suggests that there will be minimal time for fair and genuine review of all relevant issues, and the Council and local residents are very concerned that this momentous decision is being rushed to the detriment of sound decision making.
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	General			The timing of this set of Options is particularly confusing given the very recent adoption of the Kidlington Masterplan SPD. It emphasises the permanency of the GB, the strengthening of Kidlington's character of a 'village set in landscape" the need to protect and enhance Kidlington's landscape and biodiversity assets. The 2015 Green Belt Study assesses the contribution local GB land makes to meeting the NPPF criteria. Plans 4.1-4.5 in that document confirm that all GB land lying between Kidlington/Gosford and Oxford is important in fulfilling these criteria.
PR-B-0863	David and Dawn	White		General			Objection to build 4,400 houses north of Oxford . Increased traffic problems causing gridlock around Kidlington, Yarnton and Begbroke. Schools and health services would not be able to cope. Green fields and GB would be sacrificed. Walks and views lost. GB is a permanent designation and promises to protect it needs to be upheld. Area from St Mary's Church to the A4260 subject to flooding, putting the properties along The Moors and Church Street at risk. Traffic along The Moors is already heavy and fast moving to avoid the main Banbury Road through Kidlington.
PR-B-0864	Clive and Annie	Bristow		General			Has Oxford City utilised empty property and brownfield sites within the ring road? Has CDC fully considered the massive impact on road infrastructure and considered the degradation of the flood plain. If the answer to these is no, then to build in one area would be utter madness, creating traffic congestion and gridlock. If there is a need and all options have been exhausted, spread development around the ring road and still maintain the green lungs of Oxford. Strongly urge you to reconsider.
PR-B-0865	J and D	Burford		General			Object strongly to the imposition of yet more housing in the GB around Oxford contrary to the agreed Cherwell Local Plan. Criticism of the consultation . Oxford City unable to commit to housing target placed upon it as it see's soft targets in Begbroke, Yarnton and Kidlington. This has been based on assumed growth rates, needs to be challenged and ignore Brexit realities. Brownfield sites are not unattractive to developers build on these so as to prevent urban sprawl, preventing villages becoming sprawling suburbs of Oxford. Many parts of Yarnton are unsightly and unkempt as a result of loosing planning requirements and oversight. Spend on the current infrastructure before any development is required.
PR-B-0866	Matt	Todd		General			Criticism to the way the consultation has been managed. Little publicity, short period of time to complete the documents over the Christmas period.
PR-B-0868	Jennifer	McFadden		General			Criticism to the way the consultation has been managed over the Christmas period. Poor publicity. Oxford City didn't draw it to local residents attention. Living in North Oxford I do not read the Cherwell website. System favours developers who are well prepared to complete documents. Summary documentation is good but the 157 page document is very lengthy and hard to understand.
PR-B-0869	Peter	Hainsworth		General			Criticism with the documentation and the content for the consultation.
PR-B-0872	Pat and Nigel	Waters		General			Criticism to the late awareness of the review to attend Begbroke Village Hall public meeting. Poor publicity, resulting in insufficient time to consider the implications and the timing of consultation over the Christmas period.

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PR-B-0872	Pat and Nigel	Waters		General			Obvious from the plan that proposed developments will subsume historic Begbroke. Life will change here for ever. Surrounding countryside, scenery, local walks, wildlife. Begbroke is privileged to over thirty birds species, like the Skylarks which are on the conversation red-list, their habitats will be lost or diminished forever.
PR-B-0872	Pat and Nigel	Waters		General			GB is a permanent designation and Government guidance states that unmet housing need is not a reason to building on the GB only in exceptional circumstances. The Government's manifesto promise and CDC's existing policy to protect the Green Belt must be upheld. If allowed then this would end the GB status anywhere as this would have set a precedent.
PR-B-0872	Pat and Nigel	Waters		General			Why can't the land allocated to Northern Gateway be used entirely for houses? Surely this would go a long way to help Oxford City's apparent unmet housing. 4,000+ homes surrounding Begbroke and infilling from here to Kidlington, Yarnton and towards Woodstock is unrealistic. Extra homes at Woodstock, Long Hanborough and the garden village at Eynsham. Witney continually expanding. Commercial and industrial units planned for Begbroke Science Park along with a Park and Ride close to Begbroke. Traffic diverted from A40 to the A44 to ease congestion on the A40.
PR-B-0872	Pat and Nigel	Waters		General			How many extra vehicles will use the A44? At peak times this will cause bottle-necks, there are already problems during the working week. Increases to noise, air and light pollution, which could adversely affect people's health. The A34 is also unable to cope with the amount of traffic which has a knock on effect to the A44. The roads are in a bad state of repair now which takes time to resolve. Closure of GP surgeries waiting times to see a GP are 2 - 3 weeks. Closure of A and E units a reduction in beds. Social care is more or less zero, care homes are closing and schools are overstretched. Unless and until existing problems with infrastructure are fully addressed, surely NO consideration should be given to any of the development put forward for this area. Thames Water publication to the awareness of the use of water, concerns about the water usage.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	General			Consultation time frame: Eight weeks is an inadequate time to respond to a detailed and comprehensive document expecting comments on 24 issues.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	General			Duty to Co-operate: Acknowledges Duty to co-operate on cross boundary issues, however concerned that the duty rests with an unelected "Quango," the Oxfordshire Growth Board. It considers that although there is an agreement amongst the leaders of the Councils on Oxfordshire Memorandum Co-operation, the matter of providing additional housing is a matter for each individual district through its own local plan process. The Parish would like to know why Cherwell District has decided to go ahead with proposals to meet Oxford's unmet demand when there is no legal requirement for it?
PR-B-0878	Jane	Olds	Wendlebury Parish Council	General			Challenging the assumptions: The parish questions the assumptions of the 2014 SHMA and its assessment of to conclude that the County is in reality one strategic housing market area. This is further evidenced by the DCLG 2014 household projections that have a different starting point. The Parish is strongly concerned if the identified suitable sites meet Cherwell or Oxford 'housing need' as it will be determined by the potential occupier. The market will determine housing needs, not artificial number based proposals that are causing considerable concern to this rural community. The Parish questions, 'What would be the impact on the County as one strategic market if Cherwell failed to meet its own Local Plan requirements? We have already noted that South Oxfordshire has not supported the proposals. Paragraph B95 of the local plan makes it clear that Cherwell's needs must take precedent.

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PR-B-0878	Jane	Olds	Wendlebury Parish Council	General			New Evidence: The Parish considers that given the recent announcements on Garden Village at Eynsham, Govt. consultation paper Jan 2017, New rail link between Bicester and Bedford, A34 Expressway (Oxford to Cambridge) all these would provide new opportunities for both housing and economic growth to help reduce some of the pressures on Oxford. The Parish hopes that the scarce resources at Cherwell should concentrate on the employment potential this opportunity provides rather than chasing housing numbers. It also hopes that this will lead to rethink and the current set of proposals being deferred or dropped.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	General			Specific comments on Partial Review: Wendlebury is a Category C village and developments should be for infill or conversions only
PR-B-0878	Jane	Olds	Wendlebury Parish Council	General			The Parish Council attached a separate letter to Cherwell as there were a number of questions that the parish meeting on 5 Jan 2017 which the Parish was unable to address through the consultation questions. This letter was sent to the Chief Executive, Councillors and Victoria Prentis MP. The key issues are: 1. Why is Cherwell rushing ahead with these proposals when other District Councils are not currently considering their allocation? 2. Has this divergence from Local Plan Part 1 been driven, not by sound planning policy, but from the need to maximise the income from the new homes bonus currently £9,000? 3. As these proposals are being generated by Oxford, what level of financial support is expected from Oxford for infrastructure and associated works? Or will the cost fall on the Cherwell Council tax payer? 4. Does the Oxford Growth Board have legal power to spend Council Tax payers' money commissioning reports and paying members' fees to attend meetings? 5. Has the effect of "Brexit" been taken into consideration in forecasting employment outcomes? 6. Has the transport assessment taken into account the loss of transport subsidies? The Parish Council would be grateful if this letter, and the Council's reply could be part of the Parish Council's response to the Partial Review.
PR-B-0885	Margaret C	Williamson		General			CDC needs to reconsider their approach. All suggested sites around Kidlington show a disregard for GB and a lack of respect for those who worked so hard to put it in place. Development between Kidlington and the City boundary leads to urban sprawl leading to the loss of Kidlington's individual identity, this gap provides valuable space for recreational use. Houses between Cutteslowe and the Marylebone line would not be affordable, therefore attracting London commuters. Other areas within Cherwell are to be considered, the effect of additional traffic needs to be addressed through Kidlington.
PR-B-0893	Louis	Borucki		General			Objection to the proposed development of 4,400 additional homes when Oxford's allocation of 550 is unacceptably low, considering the need arises from their own growth plan. This rep provides a list of suggested sites closer to the city and therefore more suitable than Kidlington. Development on the scale proposed will change the nature of the village and remove large areas of meadow, mature trees, well used footpaths and wildlife habitats. The pond at The Moors is home to a Great Crested Newt, a protected species. Kidlington should not have to sacrifice its green spaces when Oxford has an abundance of such sites. Road congestion and parking are already a problem and services at Oxford Parkway are becoming stretched. Local services and amenities are just about coping with the current population. Any development would require infrastructure improvements first. Land prices, and the developers need to maximise their returns means houses are unlikely to be affordable. The Governments manifesto promise to protect the GB should be upheld.

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PR-B-0894	Wendy	Price		General			The proposed area is entirely within the GB. GB was designated to restrain development pressures, which could damage the character of Oxford City. Planned expansion of the City GB is needed. With Kidlington's and Bicester's expansion I do not accept that there are exceptional circumstances to warrant the development in Islip. It is not sustainable, bus services have been withdrawn and there are limited train services at Islip. All journeys would have to be made by car adding to the existing traffic problems and air pollution adding to the high number of cars that already use the narrow roads, which Oxfordshire County Council are aware of.
PR-B-0897	Rob	Lawrence		General			There has been insufficient time allowed and guidance given by CDC for people to review the Sustainability Appraisal as well as the extensive main options paper.
PR-B-0898	Trevor and Helen	Langrish		General			Appalled at the proposals to build 4,400 homes on GB is vandalism, on land between Kidlington, Yarnton and North Oxford. Residents of North Oxford are also not happy due to the added traffic this brings to the area. Little consideration has been given to this especially during rush hour. As a commuter by bicycle into the centre of Oxford I regular see the roads around Kidlington at gridlock, making it dangerous for all road users, development would make it worse. The A34 and A40 are both over their capacity and would become worse.
PR-B-0898	Trevor and Helen	Langrish		General			Building around Kidlington, Yarnton and Begbroke would alter the size of the village and alter the character. Concerns to flooding for existing and new houses. Current GB is used by many for activities and adds to individuals well-being and health. More houses would mean more people requiring health care, places in schools and a need for extra bus routes. The current infrastructure is already over stretched. The cost of housing in Kidlington is high, concerns that the new houses will not sell due to people not being able to afford to live here. Justification for these is questionable.
PR-B-0898	Trevor and Helen	Langrish		General			The meeting that I attended , it was mentioned by someone that Banbury and Bicester have already accepted their share as part of CDC's plan to help Oxford and that they might not be impressed if Kidlington do not accept their share. I have seen these new developments. However unlike Kidlington, Yarnton and Begbroke, they do not have a city the size of Oxford on their doorstep seeking, if not openly then by the back door whenever it can, to absorb Kidlington (and Yarnton and possibly Begbroke) within its boundaries, to which we are very much opposed. Accept the need to build some new houses in Kidlington but the plans are excessive and need reconsideration. The consultation was poor and the plans were not well advertised.
PR-B-0899	Julia	Cameron		General			As a resident of Kidlington want to defend it from changes which would be difficult to sustain. Already the low spec houses in the area and Bicester has shown that more is needed to bricks and mortar to build communities. Large estates are 15-20 years look shabby. Significant profit for developers need to think about the long term regarding schools, churches, surgeries and the countryside for walks.
PR-B-0899	Julia	Cameron		General			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.

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PR-B-0899	Julia	Cameron		General			It is unwise and short-sighted to development in the Oxford GB. The GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld if we are to be responsible to what we hand onto those who follow. Consideration to relocation to the new science park to the north west where real investment would greatly benefit depressed areas. To place it there and assume it can be supported with a huge wave of house-building seems a little short-sighted.
PR-B-0900	Rachel	Woods		General			Writing in response to building 4,400 homes on the GB around the rural villages of Begbroke, Yarnton and Kidlington. Recognise that there is a need for housing but have objections and concerns to the CDC proposal. Moved to Yarnton for the rural and community life and invested into our home. Cherwell's local plan to preserve the GB was supported by 76% of Oxfordshire residents. There is already considerable pressure on local infrastructure within these villages. The A40 and A34 are often blocked and at standstill during the rush hour, additional houses will only add to this. Schools are over subscribed, as a teacher and resident my concerns are about more pressure on existing provision which will affect the quality of the services and the access to them. Health services in the three villages are already overwhelmed. Three weeks on average to see a GP or nurse. Residents quality of life will be compromised with the urbanisation of the rural villages.
PR-B-0900	Rachel	Woods		General			This area of Oxfordshire is known for its microclimate and interaction with pollution in the atmosphere causing respiratory problems. Increasing air and noise pollution will potentially affect residents health and wellbeing putting more stress on healthcare. The areas around Oxford are green lungs for the city. Providing access to the countryside for walks and views, providing respite from urban dwellings. Wildlife ecosystems, farmland etc. will become affected which affect the larger ecosystems which increase the imbalance in the natural environment. What consideration has been taken to preserve this balanced ecosystem. We would become an expensive dormitory town for London commuters, houses prices are then out of the reach of Oxfordshire based workers. Many people who work in services have to live in Bicester or Swindon. Bicester's encroaching developments have had an effect on infrastructure, making it a difficult and stressful place to live due to the rapid developments, without the infrastructure in place. Object to the proposals and trust you will consider our objections and take our concerns seriously.
PR-B-0901	Caroline	Steel		General			Object to the plans to build 4,000 houses in the GB around the villages of Begbroke, Yarnton and Kidlington. I enjoy the rural aspect of Yarnton especially the footpaths in neighbouring fields which could be lost or reduced. Last year Cherwell adopted a local plan to preserve GB, 76% of Oxfordshire resident support this plan. Residents of Yarnton and Begbroke's quality of life will be severely compromised. Increased pressure on local infrastructure like roads, schools and health services. Farming and wildlife habitats will be reduced.
PR-B-0902	Vanessa	Pinder		General			Criticism on the difficulty in finding the consultation details and the paperwork is long and challenging. Council has discretion on the timing, and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.

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PR-B-0903	Josephine	Allen	Upper Heyford Parish Council	General			Upper Heyford Parish includes Heyford Park Local people accept that there is need for some housing, but want to see the right type of housing in the right place, with the supporting infrastructure. The Parish is seriously concerned at the sheer amount of housing that is being put forward for the District and the huge effect upon the transport network (rural roads) which is already over-capacity, use by HGV's and 'rat running'. Concerned about the lack of leisure space and a cemetery at Heyford Park. The Parish Council reiterates all the points raised in Oct 2014 consultation. The Parish supports the need for additional housing at Heyford Park, but no more than 1,600 with appropriate infrastructure in place concurrently with the housing development. Traffic worries are a major concern for residents. Greenfield land should be preserved as far as possible and the rural character of Upper Heyford protected.
PR-B-0904	Jill	Grain		General			Criticism regarding publicity and that Cherwell should of done more. Difficult to find the consultation details and the paperwork is long and challenging. The timing and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.
PR-B-0911	Andrew	Smith	Hampton Gay and Poyle Parish Meeting	General			Concerned that the levy is set at a high level for private housing which may discourage such development. The levy should be critically reviewed to achieve a balance to deliver required level of infrastructure. It is also concerned that it is not included in the areas of search around Kidlington, excluded from Levy funds. The concern is that a massive development around Kidlington would further increase rat run through the Parish. The Parish should be able to access funds for mitigation measures as a result of this planned development. Parish has significant concerns on the scale of development and trust that the plan would be amended to reflect a more modest, sustainable scale of development in the Kidlington area.
PR-B-0915	Michelle and Anthony	Tallack		General			Islip residents objections to encroachment on GB. Limited public transport. Unsuitable access roads that already have substantial traffic problems.
PR-B-0916	Helen	Newman		General			Wish to register opposition to the destruction to the GB around Yarnton, Begbroke and Kidlington. GB designed to protect the countryside from urban sprawl. If approved Yarnton and Begbroke would disappear as separate entities. Green spaces and footpaths would be lost forever. It's important to preserve GB for future generations as development on this scale would damage to the environment and cause issues in the future. Is the size really necessary, would it provide affordable housing for local's or is it an opportunity for developers to provide a dormitory town for London. Development adjacent to Woodstock was recently rejected due to the infrastructure in the area not being able to support a development of that size, this is a quarter of what is now being proposed around Begbroke and Yarnton.
PR-B-0916	Helen	Newman		General			The roads would not be able to cope with the proposed developments. The A44 is used already as an alternative route into Oxford to avoid congestion on the A40, this is likely to get worse once the new garden village at Eynsham is built. A44 is the only route out of the village of Begbroke, which at peak times is difficult to get out onto. Peartree roundabout is frequently jammed at congested during rush hour and their are long queues into Kidlington. A34 has accidents and incidents which adds to traffic chaos to other roads. The rep. has concerns regarding flooding and has provided a list of the areas that now are subject to this and which would have issues if the developments were approved.
PR-B-0917	Omattage G Kumar	Perera		General			The impact of the proposed development would take away the footpaths from Water Eaton Lane through the GB fields which are used for walking and leisure. The green fields are important to the health which would be impacted and lost, there would be an increase of pollution from the A34. Flooding is a concern with Water Eaton Land and Bicester Road, additional housing will only increase the risk in the area. Increased traffic congestion on the Bicester Road affecting schools and residents. Strongly feel that the houses will attract London commuters and not those who work in Oxford or within the Cherwell district.



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PR-B-0920	Audrey	Fairgrieve		General			Kidlington already suffers from congestion most mornings . The doctors cannot cope with the number of people wanting appointments and car parking is often a nightmare! These extra houses will make things worse and the cost of houses is bad enough around here.
PR-B-0921	Paul	Weston		General			Strong objection to any options in Banbury having to meet Oxford's housing needs. The distance from central Oxford to Banbury is 21 miles, equivalent for providing houses from Banbury to Towcester, this is not sensible when there are options in the intended target. Public transport is not tenable. Trains from Banbury to Oxford are good but the links to Banbury station are poor so you would choose to travel by car on the already congested roads. The south of Banbury has already seen a large number of developments to meet Banbury's needs, 3,500 houses between the canal and the Broughton Road.
PR-B-0926	Dr Eric	Sidebottom		General			Criticism of the way the consultation has been conducted along with the documentation that seems to favour developers and professionals. The Christmas period is not reasonable. Separate consultation to Northern Gateway these both have a huge impact on one another. Main areas of employment are in the centre, this is where the affordable housing is needed. Built on GB will exacerbate traffic. Development close to Oxford Parkway will only attract London commuters. Employment is better situated outside Oxford City.
PR-B-0941	Valerie	Wells		General			Wish to object to the proposal to build 4,400 new houses to the North of Oxford, Begbroke, Yarnton and Kidlington. Each village would lose its separate historic identities and merge into one urban sprawl, joining Woodstock to Oxford. The protected GB is in the plan, which CDC have undertaken to protect. Our future generations will not be able to afford to live in this area, there is not enough affordable housing in the plan. London commuters will be attracted to the area. Affecting the availability and affordability of houses for our children, teachers, nurses etc. The road infrastructure is not in place to be able to cope with the extra cars. Schools have limited numbers and can not cope. Doctors surgeries and hospitals will also suffer with the growing population. There is nothing in the plans to address this.
PR-B-0941	Valerie	Wells		General			Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Roads and infrastructure are not in place. There is not enough affordable housing. There would be the destruction of the GB and three villages would lose their identity.
PR-B-0942	Freda	Horne		General			Strongly against the proposal to build 40,000 [sic] houses in Kidlington. The schools and doctors surgery's are over crowded. The Gb will be taken and the roads will be blocked 24 seven. It is questionable who can afford a mortgage or rent.
PR-B-0943	Christopher	Perry		General			Am aware of the planning to build extensive housing in the area around Begbroke, Kidlington and Woodstock. Am horrified at the extent of the planned development. Understand that more housing is needed but not to this extent. This will destroy the quality of life for current and new residents. No consideration has been given to the impacts on transport, schooling and the environment. Please reduce the number of houses.
PR-B-0944	David	Stone		General			Dismayed at the timing and handling of the consultation and the limited manner the details were made available. It does little to inspire confidence in the Planning process and that CDC is seriously interested, or will indeed listen or alter it's plans in the light of local residents' considered views.

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PR-B-0945	Helen	Manias		General			Have serious concerns about the development and oppose in the strongest possible terms to the proposed site which is farmland north of The Moors in Kidlington. The fields are part of the GB and should be protected. There are many footpaths here that are used by the public who benefit from both physical and mental health by escaping from the urban areas into the open fields which is an asset for the residents of Kidlington. There would be a great loss to natural habitats and wildlife in the area and the local history would be lost to. To consider building near a river and flood plain is a poor choice. The river is prone to flooding which could flood the new homes and be expensive to fix, it is not just viable to consider building here. The Moors is an extremely narrow road and would cause access problems for construction vehicles and the extra cars on the road would cause significant problems in the area.
PR-B-0946	Sarah	Karatzios		General			Criticism regarding how CDC dealt with the acknowledgement of the comment cards. The main issue relating to the lack of affordable housing lies with the universities, they need to manage the number of students that they can actually cater for. The houses they use are only occupied during term times, if campuses were built just outside Oxford this would free up houses for those of need it. A shuttle bus could bring the students into Oxford. A small part of GB would be lost but not to the extent as shown in their plans. The villages surrounding Oxford should not be affected and become part of Oxford, GB is precious. Flooding would be a concern as houses would be built upon a flood plain, the excess water would run off into the canal which would then flood. Yarnton Road would not be able to cope with the increase in traffic.
PR-B-0946	Sarah	Karatzios		General			Recent developments on the Kidlington side of Bicester, residents from this area would use the A34 heading to and from areas of Oxford increasing the amount of traffic during the rush hours. It can take up to an hour to get into Oxford. All of this is before Bicester is fully developed which will make matters even worse. To consider building anywhere around Kidlington is not sensible. The recent improvements to the two roundabouts hasn't improved traffic flow, it is the sheer volume of traffic which is the issue. CDC do not know what the traffic is like during the rush hours from Kidlington to Woodstock and beyond. Building on GB will only add to this.
PR-B-0947	Norman	Davies		General			Objection to the growth plans for Kidlington. Why put 4,400 homes in one area, spread them into a wider area of Cherwell, having less impact on the struggling infrastructure. We accept growth but not on this scale. GB needs to be kept as agreed in the Kidlington master plan along with the golf course, Oxford City could build on their own at Southfield. Schools, doctors and drains can not cope with the current size of Kidlington. Increased homes would require a larger high street, with extra parking not a reduction with the loss of Co-op site. Land behind The Moors is a narrow lane unable to cope with large and heavy traffic. Access should come out of the main Banbury Road with a bridge over the railway and canal. We do not want to be part of Oxford City, we enjoy Kidlington and CDC should maintain the gap.
PR-B-0950	Mr S and Mrs T	Lloyd and Atley		General			The total number suggested to meet Oxford's unmet need would be an unsustainable level of growth for the social and environmental impacts. Importance for economic growth, needs to be recognition that at some point Oxford and Oxfordshire will become less attractive to business if quality of the landscape, environment and infrastructure deteriorate. In the long term making this area a less desirable place to locate.
PR-B-0950	Mr S and Mrs T	Lloyd and Atley		General			Sad to see coalescence of Oxford with Kidlington, or the loss of the community feeling that Kidlington has. Feel strongly that GB around Kidlington meets the NPPF criteria. GB between these two places provides valid recreational space, a visual gap which protects their individual identities, preventing urban sprawl. The north of Kidlington retains its village character and sense of community, very sad to lose this and become a suburb of Oxford.

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PR-B-0950	Mr S and Mrs T	Lloyd and Atley		General			Concerned with the increased residential pressure that will be put upon wildlife sites, habitats and species. The countryside around Kidlington is valuable for wildlife and recreation. Having good access to the countryside is recognised for physical and mental wellbeing. Development would therefore reduce the accessibility for all residents. Are full ecological impacts on all sites being assessed including indirect impacts on conservation sites. Potential impacts to Oxford Meadows SAC.
PR-B-0950	Mr S and Mrs T	Lloyd and Atley		General			Developers to provide infrastructure and service for the new residents, concerns that such provisions could be delivered in time, which results in insufficient services and facilities for all residents. Roads into Northern Oxford already busy in rush hour, further development in Kidlington would add to this pressure. This impacts car drivers and public transport users as the journeys a=become slower. With Rapid Transit Routes extra congestion would still slow these, causing a bottleneck for residents in other parts of Cherwell trying to access Oxford by bus or car.
PR-B-0951	Dennis	Price		General			The methodology used to obtain the extra housing needs is irregular, taking maximum figures for job growth and housing without due diligence. The dubious figures allow for destruction to Oxford's GB. Any development to GB should be minimal and only in exceptional circumstances, which is the governments policy. Oxford is a unique historic city. The expansion of Kidlington and Islip defies suggestions to maintain GB . GB for these villages acts as a vital green lung for walking, cycling and everyone's wellbeing, if these are destroyed what's been put in place to substitute these? The housing needs to be in the correct place. Oxford need to look within their city boundaries for redeployment of existing sites. There is plenty of scope for Bicester with its excellent transport connections with Oxford. Oxfordshire has an overwhelmed infrastructure with many fatal and serious accidents on these roads. Concerns for health with the increased air pollution as Islip has very narrow streets. Islip has no public transport, its bus service has been withdrawn, there are long waiting times at the railway station. Development should not be accepted in Islip. Has the effect of Brexit been taken into account for these requirements? Once the damage has been done it's impossible to repair.
PR-B-0962	Dr Judith A	Webb		General			Do not agree with the revised Strategic Economic Plan for Oxfordshire. OXLEP needs to review the scale of development proposed for Oxfordshire. The growth targets are inflated and unrealistic. More account should be taken of potential environmental impacts. Growth on the scale suggested will result in great damage to the wildlife of Oxfordshire. Main interest is in the need to ensure the conservation of key environmental sites within Cherwell. The best way to protect sensitive wildlife sites is to keep any development away. and preserve wildlife corridors. Hydrological connectivity needs consideration and the rainwater catchment of Weston Fen SSSI should be calculated before considering development. This rep is a wildlife recorder in the county that submits records to TVERC, a Flora Guardian to rare plant species, and a member of the Floodplain Meadow Study Group within the ANHSO.
PR-B-0963	Mr and Mrs	Shepherd		General			There is a need for additional housing but to increase this to almost 4,500 houses in and around Kidlington in just not acceptable. The scheme needs to be revisited, possibly increasing to no more than 2,000 houses in small areas. However this figure would still require a serious look at the current facilities and amenities in Kidlington, such as schools, healthcare and leisure facilities etc. We are not against development but please reconsider these proposals. Please take into account the needs of the current residents of Kidlington, the existing traffic congestion, the need for open space and the added pressure that would be put upon the existing infrastructure.

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PR-B-0967	Eileen	Bloomer		General			Find it unbelievable that Oxford City can not find and utilise suitable sites around its own perimeter, for example Greater Leys. How much land does the University have that is not utilised this needs to be questioned as they add to the lack of houses in Oxford. They need to build to accommodate the students. Students having to rent rooms in family homes which reduces the number of properties available for local people to buy or rent.
PR-B-0967	Eileen	Bloomer		General			Criticism regarding publicity and that Cherwell should have done more to raise the public awareness of the possible loss of GB. Difficult to find the consultation details and the paperwork is long and challenging. Council has discretion on the timing, and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.
PR-B-0968	Susan D	Stock		General			Objection to the proposal to build 4,400 new houses north of Oxford. The figure is preposterous. This would lead to more traffic problems. Schools and health services would become further stretched. Will the younger generation starting out on the property ladder be able to afford these houses? The waiting times for an appointment to see your GP will increase, it's already taking up to three weeks to a month. The countryside would be sacrificed which is enjoyed by many for walking and the social impact to residents. Wildlife habitats would be lost and destroyed, where will the deer go to that are regular seen in the area. GB is enjoyed by many and it needs to be protected, building on GB is unreasonable and the figures need to be challenged by Cherwell.
PR-B-0970	Ken	Martin	Noke Parish Meeting	General			State that, 'during a village meeting with MP John Howell, were surprised to learn that Oxford City did not have an up to date 'Local Plan' in place, validated by the Planning Inspector. Fail to see why Cherwell has taken on demands of Oxford City at face value whilst it is clear that they have not considered all the options and consulted their own constituents. This is further evidence that Oxford's housing needs have not been fully considered and any proposed numbers are speculative; therefore believe that the work on Partial Review is premature and should be postponed until Oxford have their own plan in place.
PR-B-0974	Belinda	Skinner		General			It seems more logical to develop towns rather than villages, as the village feel of Kidlington would be drastically changed by development. For example Bicester and Banbury. Oppose any development of north eastern Kidlington to the right of Banbury Road. This is a picturesque area used by many residents for walking and running. Building here would increase the traffic on the Banbury Road during rush hour. Support development near the train station as less cars would be on the roads. Also support development near A44 creating less traffic through Kidlington on the Banbury Road.
PR-B-0977	John	Amor		General			Opposed to the building of so many houses on GB around Yarnton, Begbroke and Kidlington. Already the local roads are overcrowded and hospitals are struggling to cope with current demand. GP's are overwhelmed, the schools are full to capacity and the facilities for the young are very limited. Hospitable beds are full of the elderly with nowhere for them to live when they are discharged.
PR-B-0978	JM	Parker		General			Expresses strong concerns with the proposal of building 4,400 houses on GB around Begbroke, Yarnton and Kidlington. Reasons being the loss of GB, walks, rural pathways, scenery and wildlife. Loss of village character and historical settings. A44 is busy already and difficult to cross this will only become worse.

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PR-B-0979	Peter	Finbow		General			Strongly object to the options to develop around Begbroke, Kidlington and Yarnton. 4,400 houses to allegedly help Oxford's unmet housing needs. GB vital asset in keeping Oxford separate from our villages, preventing urban sprawl and maintaining their individual identities. GB used for many recreational activities for promoting physical and mental wellbeing. The area would have increased traffic resulting in congestion, air and noise pollution. No evidence that these houses are needed, Oxford need to rethink its needs. Housing on brown land or building upwards. Would they be occupied by Oxford's residents. Infrastructure in the area is already overstretched, the Chiltern link to London is already crammed. CDC need to be robust and defend our green spaces which once lost are gone forever.
PR-B-0980	John and Pamela	Appleton		General			Object to the proposed developments for Yarnton, Begbroke and Kidlington. The land is designated as GB, why develop when brown sites are available. Oxford need to consider using the large number of empty or unused properties in the city. Oxford and Woodstock would become one large urban sprawl, with insufficient infrastructure like schools and GP surgeries to name a few. Traffic already at a high density in the area particularly at Yarnton along the Cassington Road and Rutten Lane where the schools is situated, this would exacerbate the problem.
PR-B-0981	Joyce	Ruiz		General			Objections to this proposal. There is nothing substantial in the future projections on housing needs and employment to warrant this number of dwellings in and around Kidlington. A casual approach to encroaching on GB to provide for housing to which I strongly object to. GB has provided a long standing protection locally that needs to be upheld.
PR-B-0981	Joyce	Ruiz		General			Objection to the increased traffic flow through and beyond Kidlington. A4165 is already a car park at park at peak times, which adds to increasing air pollution to the area. Good transport links at Water Eaton is causing more vehicles to come into the area. People drive to Parkway Station and P and R to use these facilities, more housing will seriously impact a road that currently cope.
PR-B-0982	Rosa	Cadd		General			As along time resident of Yarnton totally oppose the idea of planning for houses. We are villages not towns and can not turn into small towns. It would be nice if the houses were for locals to keep them in the area, not people from other areas of the country who do not adapt to country life. Leave our village alone.
PR-B-0986	Paul	Robinson		General			Consider it totally inappropriate to build 4,400 houses in Kidlington, Begbroke and Yarnton. The village of Yarnton has over 5,000 years of living history and Begbroke also has its own village character that would be lost for ever if joined to Kidlington. All aware that there's a need for more housing in the county. It is the job of the council to find the appropriate places and to listen to residents. The current proposals have been poorly thought through, only looking at the fields close to Oxford to develop on. Infrastructure shortfalls have been ignored and promises will be forgotten or delayed which causes issues for new residents to travel to Oxford. Oxfordshire already has infrastructure problems, however it's a beautiful place to live with lots of greenery so lets keep it that way.
PR-B-0987	Mr and Mrs	Boyle		General			Are extremely concerned with the proposals to the over development of the area between Kidlington and Cutteslowe roundabout. This goes totally against the efforts to keep spaces around Oxford pleasant and pollution free. The new Parkway Station is already very busy, traffic on the A44 and A40 would become worse and consideration into the roads needs to be taken.
PR-B-0989	Peter	Jeffreys		General			From the public meeting attended on the 4th January the rep. has provided eight specific points that require answering. The rep. however does have concerns regarding Kidlington having another 4,400 houses. There would be extra vehicles on the roads during the rush hour increasing travelling times to places of work. Will the current roads be able to cope. Also concerns with recreation for the young, with safe areas to play, to be able to walk the dog.

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PR-B-0990	Brenda	Purves		General			Objections to the proposed plans to drastically build in Kidlington. There would be a detrimental affect on the demographic of the community. Kidlington is a large village and our community is important and it works. With the large number of houses has there been any thought to schools and doctors, these are already over stretched. There would be a huge increase to traffic in the village and areas to travel to work places, this is being driven by developers for a profit.
PR-B-0992	Martin and Pamela	Palmer		General			Further comments to submission form after attending the meeting at Exeter Hall. The decision seems to of been made that 4,400 homes will be coming to Kidlington, why has this not be included in the consultation and who made this decision. Oxford City continue to create office and business space without consultation with Cherwell and the development for a P & R at Begbroke is alarming, what are Cherwell doing about this. No objections to working together but Oxford need to address their own problems. Can they not build on Southfield Golf club, if they are desperate for land. Not convinced that the number of houses will actually be required.
PR-B-0992	Martin and Pamela	Palmer		General			Cherwell confirmed that GB around Kidlington was incredibly important, Cherwell need to make sure that this is upheld. I have concerns with building in the area off Webb's Way, this is a useful floodplain. The residents of North Oxford are as concerned with the proposals for Kidlington and Oxford. GB land is sacrosanct which is important to the environment, but we are different areas which must retain their own identity for the quality of life of those living in them. Kidlington is already gridlocked so this puts added pressure on the area with public transport and car users.
PR-B-0993	Angela	Kelly		General			Alarmed at the number of houses proposed in the Kidlington area. Already the roads at peak times can not cope with the volume of traffic, it can take over an hour to get to Headington and Cowley. Even using the P and R hundreds of extra people will be on the roads. Infill is huge where I live. Bungalows have been replaced with flats and houses, how can the old drains and sewers cope with the extra housing. Schools and GP's are already overcrowded has consideration been taken to where these extra people will go. Will there be builders and are the houses affordable, these could be snapped up by But to Let landlords and the properties would not be looked after properly.
PR-B-0994	Jamie	Smith		General			Objection to the proposal to build 4,4000 homes around Kidlington and the surrounding GB areas. Kidlington is poorly serviced for the amount of houses it currently has. It can take weeks to get a doctors appointment. Poor amenities for its size compared to Eynsham and Woodstock. Building on GB will cause more localised flooding to which Kidlington is prone. Bottlenecks with increased traffic in and around Oxford at the bridge crossing the A34. Even on a good day getting out of the Kidlington area is difficult due to congestion. The new train station is great but the planning into how it was accessed has not improved the traffic situation, never mind the new road layouts at Wolvercote and Summertown. Road traffic survey was done during the summer holidays when there is less traffic. Need to look at the issues already facing the residents, then perhaps the community would support this.
PR-B-0995	Adam	Brightmore		General			As a young first time buyer want to express my opinion for the younger generation. Criticism that the documents are busy and confusing. Regarding transport and the infrastructure its quicker for me to get to Northampton than to Cumnor Hill in Oxford from Kidlington. People like cars too much and therefore the rapid transit idea is useless, the residents of Oxford will stick with their cars. The A34 needs easing, so take advantage of the adjusted road near to the M40 for building. Why build close to Oxford and Kidlington what about land north of Sturdy's Castle, this would be a new village or town without encroaching onto villages. Build a few in Kidlington but not in a way that GB is lost and that we are joined to Oxford. Build near transport links. House prices in Cherwell are high due to its desirability, this will be lost or have a negative impact if built without infrastructure.

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PR-B-0996	Lucy	Smith		General			Whilst welcoming some very good ideas for the improvement for Kidlington are majorly concerned with issues outlined in our responses to the questions that we have answered. The proposal mentions strengthening the identity of the village, but it seems as if we are all merging into one and just becoming a suburb of Oxford.
PR-B-0998	Lisa	Coulling		General			Having seen new housing developments over the years in Kidlington I understand the need for new homes, but 4,400 is far too many for our village. This would be a 76% increase to the size of the village, the existing amenities and leisure facilities are already small for our community. Will more schools and doctors surgeries be built to cope with the extra demand. Children and teenagers have very little to do here, its great that they can meet at the new village shop the best thing that has happened to our village but more would be needed for them. No evidence that there are exceptional circumstances to build on GB. Strongly oppose Oxfords housing needs being placed on Kidlington and surrounding villages, please reconsider.
PR-B-0999	Steve	McCurdy		General			Objection to building 4,400 homes in the Kidlington, Yarnton and Begbroke areas. Traffic is already saturated and the problems will get worse, causing grid-lock and a rise in air pollution. The local schools and services can accommodate the present population, with an influx of new residents this will not be the case. Strongly object to GB areas being used for development. These areas should be kept to do what they are designed to.
PR-B-1000	Kim and Ann	Martin		General			Strongly object to use of land around Kidlington as this is GB , how is this considered to be very special circumstances. The rep. has objections and questions related to the development. This rep. has referred to points in the 2012 NPPF regarding GB purpose, opportunities and benefits. Is there a requirement for extra affordable housing and housing association houses. Stratfield Break is in a prime location but the houses would not be affordable. Croxford Gardens brought troubles, is there resources for extra police, fire, ambulance, social services, schools and medical centres. Concerned with Stratfield Break it has areas of conservation due to the Great Crested Newt will the council protect this area. Strongly object that Kidlington would lose its village status and identity and we would be controlled by Oxford City.
PR-B-1001	Margaret	Draisey		General			Taking time to consider the plans for the houses around Kidlington, some houses should be built but not the number suggested, as this would double the size of the village and this is not sustainable without new surgeries or schools. There would be a need for better retail outlets in Kidlington to. The Co-op site should be considered for retail spaces underneath the flats. The houses need to be affordable and only for Oxford's unmet housing need, not for London commuters or buy to let. Location is very important, towards Oxford is a no as people want separation from Oxford. Build on Stratfield Farm, behind The Moors but not near the flood plain. Some at Begbroke and Yarnton sider but only a few so that Kidlington remains separate.
PR-B-1002	Chris and Sue	Beach		General			Comments are regarding the Land west of Hook Norton Road Sibford Ferris which has been offered by the landowner with Fisher German as the agent. 50 to 150 is an unworkable number. 50 would change the nature and character of the village. Cropredy and Finmere have turned down developments on this basis already so there is precedent. The main road is already congested, parked cars get damaged. The sewage treatment works are already at capacity. Comments on the submission form - "other supporting information" are misleading. There is only one fee paying school, is this appropriate for affordable housing or any new residents to the village. One small shop is the supermarket, post office and general store and not three separate shops. It has limited post office facilities and a small selection of goods. Limited bus services to Banbury and none direct to Oxford, the nearest train station is Banbury. South side of the field has a badger set which would be destroyed.

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PR-B-1004	Stephen N	Skinner		General			Object in the strongest terms to meet Oxford's unmet housing needs which are based on incorrect assumptions. This would be a gross and pernicious invasion of GB. The existing infrastructure is not fit for its purpose and would be overloaded. The creation of urban sprawl is not addressing the real need for affordable housing in Oxford City or other districts. No serious objections to the previously agreed Cherwell Local Plan Part 1. It is the proposed addendum to the Local Plan that must be critically reviewed.
PR-B-1004	Stephen N	Skinner		General			Objection is based on Oxford's unmet housing need which is driven by the SHMA. Concerned with how and by whom the employment growth has been established. International migrating must be challenged due to Brexit. If the demand is for social housing this needs to be close to places of work. Affordable housing for keyworkers who have no desire to commute through growing bottlenecks. Oxford City needs to give priority to brownfield sites and derelict areas on the east before GB is eradicated forever, rather than offload to other districts. Both the SHMA and the unmet housing needs to be reviewed. the opposition in City Council have concluded that the unmet housing need does not accord with the facts.
PR-B-1004	Stephen N	Skinner		General			Objection is based on infrastructure overload being roads, schools or GP surgeries. Currently the A40, A44 and A34 are grossly overused. The traffic during peak times crawls at Peartree and Wolvercote roundabouts, which are a known areas of congestion. Extra cars will only add to the problems and adding a bus lane is expected to help. The demands on schools and GP surgeries is immense. To get a routine visit from Woodstock is a three week wait which is not unusual. Little wonder A and E Departments are so regularly deluged.
PR-B-1007	Keith	Watson		General			Strong objection to the proposed new housing to be built in Kidlington.
PR-B-1008	Patricia	Watson		General			Strong objection to the proposed new build of housing in Kidlington.
PR-B-1009	Gillian	Forrest		General			Concerned with the scale of the development. The number of houses proposed for North Kidlington are grossly exaggerated. Many new houses are already occupied by London commuters. As a resident of Bladon the proposal next to Woodstock along Upper Campsfield Road is ill placed, this site was rejected only a few months ago for development. The separation between Blandon and Woodstock would erode along with GB and changing the nature of the area. There would be a built up corridor from Wolvercote to Woodstock along the A44. The proposed development in Woodstock by WODC would create massive traffic problems along the A44 and A4096. The required infrastructure like schools, GP surgeries, parking etc. would have a detrimental impact on the rural nature of this area.
PR-B-1010	Richard	Pye		General			Do not agree with the figure of 4,400 houses. This figure was derived from the 2014 'SMHA' and having reviewed this document, it is clear that the methodology used to generate the housing figures for Oxfordshire are highly debateable. The SHMA detailed a number of scenarios that projected the future housing needs of Oxfordshire, yet the final conclusion draws upon only the most optimistic scenario with little evidence to justify this approach. I also have issues with how the methodology to calculate the future housing for Oxfordshire across the districts were used as it is clear these were not applied consistently. This rep goes on to outline in some detail why the methodology is flawed. This includes topics such as economic growth and house prices. In conclusion, the calculations that were used to derive the figure of 4,400 house for the Cherwell District to support the unmet housing need of Oxford are inaccurate and should urgently be re-evaluated.



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PR-B-1010	Richard	Pye		General			Location and relationship to Oxford - With regard to the location of the unmet housing need of Oxford, believe that there is no requirement for these to be located in the Kidlington, Yarnton and Begbroke area of the Cherwell District. It is clear from the options consultation and supporting reports that the majority of jobs and expected growth are located to the east and south of the city. Reference is made to the Interim Transport Assessment and the committed economic growth scenario. The road network around Kidlington is already congested and this would be exacerbated by 4,400 homes. Although Kidlington, Begbroke and Yarnton are well served by public transport, this service relies on the congested roads. Both the bus service and Oxford Parkway offer access to the city centre and not areas of employment. Locating new housing in the Kidlington area is likely to attract London commuters using Oxford Parkway and therefore not the people they are intended for.
PR-B-1010	Richard	Pye		General			Use of the Oxford GB - Object to the possible destruction of GB in Kidlington, Begbroke and Yarnton area. This would contravene Policy ESD14 in CDC's Local Plan and the NPPF. The importance of the GB to the area is evident in the Kidlington Master Plan approved in December 2016. The SHLAA estimated a potential housing land supply for only 320 houses in Kidlington yet there is now an additional 4,400 houses which could only be delivered by destruction of the GB.
PR-B-1010	Richard	Pye		General			Transport and Infrastructure Limitations - Yarnton and Begbroke are close to a major road network which means roads in and around the villages are regularly, heavily congested. Bus services and Oxford Parkway do not provide direct access to areas of employment in the south and east of the city. Greater infrastructure to cope with existing demand is urgently required and additional housing would exacerbate the situation to breaking point. Reference is made to the ITA . Actual detail or timing of transport initiatives is lacking. If new jobs are to be created to the east and south of the city then development should be encouraged here to reduce the burden on the transport system. With regards to journey times in the ITA, I believe a soft target was selected and should be reviewed.
PR-B-1010	Richard	Pye		General			The handling of the consultation has been disgraceful. It was poorly advertised and the timeframe for responding was insufficient and did not take into account the time of year. There was confusion over the deadline that shames the democratic nature of the council. Finally, and also at the Kidlington Parish meeting on 4 January, the representative from CDC publicly stated that the figure of 4,400 was final. Yet this is the first question contained in the Options Consultation document. This contradictory statement calls into question whether Cherwell is truly representing all residents within the district.
PR-B-1010	Richard	Pye		General			In conclusion,vehemently object to the proposals for the various reasons outlined in this letter. Recognise that there will be need for some additional housing in Oxford but believe alternative solutions are open to Oxford City that would prevent the destruction of GB land, the merger of three historically important villages into an urban sprawl, and prevent adding further pressure on already overloaded transport systems, schools and local amenities. Look forward to hearing from CDC on the next steps required to stop these proposals from progressing any further.
PR-B-1012	Calum	Miller		General			The consultation has highlighted that Oxfordshire County Council under the Park and Ride strategy issued in 27th May 2016, has proposed an expansion of the Oxford Park and Ride which is linked to the partial review. There is no proposal to create a slip road from the A34 to access the Park and Ride. There will be considerable congestion, urge you as part of this proposal to engage with Oxfordshire County Council to ensure this is changed. If not considered feasible due to cost, then consider installing a safe cycle route from Islip to North Oxford, allowing cyclist to avoid the additional traffic generated by the Park and Ride.

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PR-B-1018	Jon	Waite	Kemp and Kemp on behalf of Woodstock Town Council	General			There are no specific comments on each question. However, response includes a report which sets out the strong objection to the level of housing proposed in the Plan in the Woodstock area. It questions the need; growth board estimates for housing and employment; SA assessment of the sites. It is also critical of not taking into account already approved 670 homes by West Oxfordshire DC; 2014 planning applications for 1,200 dwellings and their reasons for refusal; importance of World Heritage site and the impact of development on it. Almost doubling the size village, lack of infrastructure facilities, education, health, transport, in particular lack of sustainable transport measures such as buses and cycling.
PR-B-1026	Brian	Simonds		General			As a Begbroke resident object to the plans to build 4,400 houses North of Oxford. Where has Oxford City's figure come from. They can not expand on their GB but propose to build on ours instead. According to the national press Government Ministers are being urged to impose a ban on GB development until we have left the EU. Immigration would account for 37% for the demand for housing, if there is a reduction then the figure could be reduced to 1,600. According to an article in the Oxford Mail in November 4,400 homes are vacant in Oxfordshire. Begbroke, Fern Hill Road, A44 and Spring Hill all suffer with flooding this would be worse if built on the surrounding fields. The approved Eynsham village could have more than 2,000 homes has this been taken into account. This settlement would have a science and business park, so do this reduce the need for Oxford City. Local facilities, amenities, roads and transport are already at full capacity, these can not cope. Uphold the Government's policy and Cherwell's to protect the GB.
PR-B-1028	Amanda and Michael	Roberts and Graham		General			Relating to Islip village. All proposed sites are GB. GB was established to prevent urban sprawl, inappropriate development and destruction of the countryside. Very careful consideration needs to be taken after all other possibilities have been exhausted. Islip has a defined conversation area which is to protect the historical features and buildings. CDC conversation area and appraisals document has Islip described as "special qualities which need to be preserved and enhanced." Section 18 of Management Plan states "The most serious threat to the character and appearance of Islip is the erosion of its rural character and open space." It also states that green space and surrounding fields are vital to the area.
PR-B-1028	Amanda and Michael	Roberts and Graham		General			Islip is a very small village, lacking in infrastructure, services and a significant traffic problem. The village is being used as a rat run to escape the congestion on the ring road or a short cut to the A40 and M40. The village and bridge were not designed to deal with this. The bridge is perilous to use but necessary for those on the south and in the main part of the village and adding more houses will increase the volume of traffic. Quote from CDC conversation area and appraisals document, "Despite road improvements to the north of Oxford, the centre of the village is still subject to an unfortunately high volume of through traffic. Further developments within or outside the conservation area would put pressure on the already congested roads. This detracts greatly from the tranquillity that this rural settlement would otherwise enjoy." The residents have to rely on cars, bus services have been reduced and the trains are very limited. The village shop is a community shop which has limited provisions.
PR-B-1029	Jane	Verdon		General			As a long term resident of Begbroke have grave concerns over the proposed plans to build 4,400 new homes around the village, incorporating Yarnton and Kidlington. Fully understand the need for more housing. If Green belt land is to be developed there must be a way to ensure it is for affordable housing, for local people. Under no circumstances should there be 4-5 bedroom houses for people moving out of London.

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PR-B-1031	JF and MA	Goodwin		General			Concerns regarding the new housing around Begbroke and Yarnton. Living on Spring Hill Road this floods twice a year as the water runs off the fields like a river to where we live, by State Logic and the A44 roundabout. Building here would make matters worse. How will the A44 cope it take ages to cross the road to the bus stop now, this will get worse with the addition of more cars. Doctors are already busy how will they cope with extra patients. The wildlife and views from Spring Hill are exceptional and should not be lost.
PR-B-1040	Robert	Dyson		General			The Cherwell Local Plan 2011 – 2031 (Part 1) Partial Review, has details that are relevant only if the overall plan seemed sensible, and that tweaks were invited. Only know about this consultation because of the Kidlington Development Watch.
PR-B-1041	Debbie	Payne		General			Objection to the building of 4,400 homes on the GB around Begbroke, Yarnton and Kidlington. Living in Enstone the A44 is the regular route taken for Oxford. There is already a serious traffic problem at rush hour like at Peartree which backs up to Yarnton. No alternative routes because Banbury Road through Kidlington and the A40 from Eynsham are the same. Only option is to travel cross country to avoid Yarnton and Woodstock.
PR-B-1041	Debbie	Payne		General			GB threat to Begbroke is significant. Kidlington is nearly a suburb of Oxford, the green spaces need to be maintained between Kidlington, Yarnton and Begbroke to prevent the urban sprawl of Oxford. The population would double with its scale and significantly alter the entire demographic of an historic area. My own business is feeling the effect after two roundabouts were enlarged this has not been an improvement, traffic is still an issue.
PR-B-1041	Debbie	Payne		General			Schools and medical centres are already at their capacity and the added influx in population will put an enormous strain on them. What proposals have been put in place to accommodate these children. Parking at the John Radcliffe is already an issue and there are long appointment times. Natural habitats are being destroyed pushing animals onto the A44. This area of Oxfordshire has already been developed enough, what with the new solar farm at the bottom of the A44, the Begbroke Science Park, the Airport and Motor Park all arriving in the last few years. There is no need for this many dwellings in this area.
PR-B-1042	Peter	Robbins		General			Objection to build houses on GB in and around Kidlington. GB designations were put in place for a reason, to precisely protect development that is being proposed now. The reasons for protecting GB are still valid, to merge Kidlington and Oxford into one large urban sprawl is not attractive. Roads, schools and supermarkets in and around Kidlington and Oxford currently can not cope. Access and parking at the John Radcliffe is already an issue and adds to stress that is not needed. This major piece of infrastructure is trying to cope with a far greater population than it was designed for, how will it cope with the influx of population to the area, it must not be subjected to this.
PR-B-1043	Ruth	Matthews		General			Objection to the building of 4,400 homes on the GB around Begbroke, Yarnton and Kidlington. Living in Enstone the A44 is the regular route taken for Oxford. There is already a serious traffic problem at rush hour like at Peartree which backs up to Yarnton. No alternative routes because Banbury Road through Kidlington and the A40 from Eynsham are the same. Only option is to travel cross country to avoid Yarnton and Woodstock.
PR-B-1043	Ruth	Matthews		General			GB threat to Begbroke is significant. Kidlington is nearly a suburb of Oxford, the green spaces need to be maintained between Kidlington, Yarnton and Begbroke to prevent the urban sprawl of Oxford. The population would double with its scale and significantly alter the entire demographic of an historic area. Own business is feeling the effect after two roundabouts were enlarged this has not been an improvement, traffic is still an issue.
PR-B-1043	Ruth	Matthews		General			Schools and medical centres are already at their capacity and the added influx in population will put an enormous strain on them. What proposal have been put in place to accommodate these children. Parking at the John Radcliffe is already an issue and there are long appointment times. Natural habitats are being destroyed pushing animals onto the A44. This area of Oxfordshire has already been developed enough, what with the new solar farm at the bottom of the A44, the Begbroke Science Park, the Airport and Motor Park all arriving in the last few years. There is no need for this many dwellings in this area.

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PR-B-1045	Nicole	Evans		General			Strongly object to the consultation and the proposal for the large development(s) in and around Kidlington. The village can not sustain an influx of new residents and cars that it will inevitably bring. The current infrastructure can not support this growth. The GP surgery already struggles with appointments. This will add more stress to public services, including already over subscribed schools which are at capacity.
PR-B-1048	Wasim	Mohammad		General			Strongly oppose the application to build 4,400 new homes around the Kidlington area. The current infrastructure can not cope, the A34 is blocked every working day. It would take years to build this number of houses, resulting in misery for local residents and communities. Investment and people would be driven away from the local businesses and towns.
PR-B-1049	Maria	Page		General			Object wholeheartedly against the Cherwell Local Plan 2011-2031 where it shows intent to build its "whole" apportioned 4,400 new homes in the village of Kidlington. Have lived in the city of Oxford all my life and the past 17 years in Kidlington and have enjoyed the "atmosphere" of a village surrounded by open countryside protected by the green belt.
PR-B-1050	James	Wright		General			Wish to object to the provision of 4,400 houses to meet Oxford's unmet housing needs. We enjoy access to the open countryside. House and village borders GB and wish for this to be preserved in accordance with the five principals that the GB serves. To check unrestricted sprawl of large built-up areas. Prevent towns merging. Assist in safeguarding the countryside from encroachment. Preserve the setting and special character of historic towns. Assist in urban regeneration, by encouraging the recycling of derelict and other urban land. The roads are too busy and schools already over stretched with lack of places in Kidlington. Oxford's figure of 550 is inadequate. Oxford need to explore other options, like the speedway stadium at Crowley. Oxford has 300 empty properties, 59 of which have been empty for a number of years. Oxfordshire has 4,400 empty homes why build more. The homes will attract London commuters or from elsewhere, not meeting the local needs.
PR-B-1052	Andrew	Mundy		General			Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. CDC have agreed to protect GB to renege this decision in unjust. Property is adjacent to a large field that regularly floods for up to half a mile. This land is unacceptable for development.
PR-B-1053	David	Hemingway		General			Criticism regarding publicity and that Cherwell should of done more to raise the public awareness of the possible loss of GB. Council has discretion on the timing and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.
PR-B-1054	Bharat and Jankee	Badiani		General			Strongly object to the housing proposals in Kidlington.
PR-B-1056	Simon	Parker		General			Criticism on the timing and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable. The website is confusing and it is difficult to find the relevant information on how to respond. Poor publicity. Cherwell should have done more to raise the public awareness, rather than keep it from the public.

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PR-B-1056	Simon	Parker		General			As a long time resident of Yarnton am absolutely appalled at the proposed development, which would join our village to others with the use of GB. It would take away paths and bridleways that have been used greatly over the years . Some have already been lost due to Yarnton Manor, have had to submit evidence forms to get these restored. Will these houses be affordable or suitable for the locals with children, who have had to move away due to house prices in the area. Seems that Oxford City would be the ones to benefit. Problems have already occurred with additional housing, drainage, excess water and blocked drains. The current infrastructure, road and transport needs to be sorted and improved. Rush hour traffic is an issue moving at a snails pace in and out of the city. On the A44 there's only one bus, while Kidlington has many that are not full. Divert some of these to the A44, so that Yarnton residents can access the shops, Oxford Parkway or Water Eaton P and R. Please carefully consider the terrible and detrimental effect this will have on the villagers who chose to live here.
PR-B-1057	Julie	Walters		General			Criticism regarding the complicated process to object to the plans. Very difficult to find information as the plans on the website and the documents are very lengthy. This could put a lot of people off objecting.
PR-B-1058	Kim	Bennell		General			Criticism regarding the complicated process to object to the plans. Very difficult to find information as the plans on the website and the documents are very lengthy. This could put a lot of people off objecting.
PR-B-1059	Allan	Anderson		General			Object to the proposal for 4,400 new houses to the north of Oxford. It will unacceptably destroy the GB which CDC had committed to protect and which most Oxfordshire residents wish to retain. It will create urban sprawl with Oxford effectively joining with Woodstock and villages losing their ancient historical settings and identities. Adjoining countryside, scenery and rural pathways will be lost along with trees, hedgerows, ponds and the associated wildlife. There was a negative impact on Bats and Badgers with the creation of Begbroke science park. Local education and health services are already overstretched and roads congested. With the recent introduction of the rail link to Marylebone the new houses are likely to attract London commuters and so unlikely to meet local housing needs.
PR-B-1061	Eileen	Anderson		General			Object to the proposal of 4,400 new houses to the north of Oxford. It will unacceptably destroy the GB which CDC had committed to protect and which most Oxfordshire residents wish to retain. It will create urban sprawl with Oxford effectively joining with Woodstock and villages losing their ancient historical settings and identities. Adjoining countryside, scenery and rural pathways will be lost along with trees, hedgerows, ponds and the associated wildlife. There was a negative impact on Bats and Badgers with the creation of Begbroke science park. Local education and health services are already overstretched and roads congested. With the recent introduction of the rail link to Marylebone the new houses are likely to attract London commuters and so unlikely to meet local housing needs.
PR-B-1062	Danielle	Greenspan		General			Strongly object to the development of GB around Kidlington, Begbroke and Yarnton which is purposefully allocated to minimise urban sprawl and allow the preservation and integration of natural environments and habitats. Am aware of badger setts, bat colonies, Red Kites and lesser Spotted Woodpeckers, species of conservation concern. If the development of land is to make it financially productive then environmental technologies such as a wind or solar farm should be considered. The current infrastructure is barely sufficient despite recent improvements in North Oxford, and before the addition of 4,400 new houses.
PR-B-1063	Jeptha John Hammond James	Rowan-Hull		General			Strongly object to the housing proposal for Yarnton and Begbroke which will damage the beautiful English landscape. It will destroy our forefathers ridge and furrow landscape which has lasted for generations. It will also destroy an environment which is inhabited by a number of animals

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PR-B-1066	AR	Currell		General			Object to the proposed development around Kidlington which has had little publicity considering it will potentially have a big impact on our everyday living. Traffic will increase along with pollution, and health services and schools stretched further. GB with its walks will be lost and quality of life will suffer as air, light and noise pollution increases. A large village will become a town and question where the employment is coming from. CDC's existing policy along with the government's to protect the GB must be upheld.
PR-B-1067	A	Ioannides		General			Object to the proposed plans for commercial and residential development on the GB between Yarnton and Begbroke. It would destroy the very little countryside left between these two villages already under stress due to lack of flood defences, health services and policing and the increasing pollution and traffic issues.
PR-B-1069	JP	Lyes		General			Strongly object to a consultation process that takes place after the key decisions have been made. The project is of profound importance to Kidlington and to be presented with a fait accompli in such a peremptory manner is insulting and indicative of unprofessional haste. The meeting appeared to be more about political ambition than resolving the pressing issue of affordable housing. No explanation has been offered as to why CDC is willing to solve Oxford City's unmet housing needs with a hefty cost to Cherwell ratepayers. The consultation is the least user friendly of any project I've seen and has all the hallmarks of ticking a box.
PR-B-1070	Darren	Rea		General			Object to the plans to develop on GB around Kidlington, Yarnton and Begbroke and the five purposes that the GB serves should not be taken lightly by the council or disregarded. CDC have previously guaranteed to protect the GB. The preservation of the setting and special character of historic importance is being ignored. Spring Hill in Yarnton is of particular importance regarding King Charles removal from Oxford by Cromwell. There are pockets of GB that flood regularly and if at any point it affects us will hold CDC accountable. The road system is already stretched and adding 5800 more cars is unsustainable. Gaining entry to a nearby school is very difficult and there appears to be no forward planning with regards to school provision. There are many empty properties within Oxford, as many as 4,400 reported by the Oxford Mail, which should be used. Oxford City has forced the development needs onto CDC who should refuse its demands as SODC has done.
PR-B-1071	Rachel	Rea		General			Object to the proposals to develop on land around Kidlington, Yarnton and Begbroke. The GB is one of the main reasons for choosing to live in the area and have concerns regarding flooding as a result of over-development. It cannot be feasible to create 4,400 new homes without infrastructure to support it. The roads are already congested and the introduction of another train station or tramline will impact on residential parking. There needs to be plans to accommodate all the additional children generated by these houses as schools are already at capacity.
PR-B-1072	Peter	Gaskell		General			Object to the proposed 4,400 homes around Kidlington, it is not sustainable and will increase pressure on local amenities and threaten the environment. Although new housing is needed in the UK thought needs to be given to the size and location. The local roads are already overcrowded and schools and health services insufficient to meet increased demand. GB designation is a permanent protection and government guidance states that unmet housing is not a reason to use GB. The government's manifesto promise and CDC's policy to protect GB must be upheld.
PR-B-1074	Donna	Resek		General			Object to plans to build 4,400 new houses in the Yarnton, Begbroke and Kidlington area. It would destroy walks, nature and wildlife. The roads are already congested and local flooding is a problem. The doctors are currently overstretched and the school in Yarnton oversubscribed.

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PR-B-1075	Judith	Kleinman		General			How can Oxford City have less land available for development than Cherwell Council? Cherwell have spent years on their Local Plan and now have to accommodate 4,000 more houses. Bicester and the surrounding villages have already provided large amounts of farm and GB land. Oxford seem to prefer that other councils deal with the issue rather than use their own GB or brownfield sites. Bicester and Caversfield already suffer with the growing population and rapid expansion. Schools are over subscribed, there is a shortage of Doctors and medical facilities just to name a few.
PR-B-1077	Alyson	Bateman		General			Object strongly to the proposed building on GB surrounding Begbroke, Yarnton and Kidlington. The road infrastructure would be overloaded as even now the A44 cannot cope when there are events at Blenheim Palace. There are fragile bat colonies around Begbroke Lane and a wide range of flora and fauna, typical of older land, Begbroke is mentioned in the Domesday book. CDC stated that 'Through our commitment to the Environmental Strategy and Local agenda 21 we aim to minimise the impact our activities have on the environment'. These aims cannot be achieved by adding 4,400 homes to a village of 345 houses. Begbroke Lane bridleway is used by many allowing access to the countryside. The three villages concerned do not want to become a suburb of Oxford but wish to maintain their own identities.
PR-B-1080	Mr and Mrs	Horne		General			The consultation has been poorly publicised and possible loss of GB should have been highlighted. It is difficult to find the consultation details on the website and they are long and difficult to read. Holding the public exhibition in Kidlington over the Christmas period was unreasonable.
PR-B-1081	Lynn	Pilgrim		General			The consultation has been poorly publicised and the possible loss of GB should have been highlighted. It is difficult to find the consultation details on the website and they are long and difficult to read. Holding the public exhibition in Kidlington over the Christmas period was unreasonable. CDC appears to be more concerned with following the process of consultation than considering the views of local residents and acting on what people are telling them.
PR-B-1083	Susan	Knox		General			Am opposed to plans to build 4,400 homes on GB around Begbroke, Yarnton and Kidlington. The government and CDC have both promised to maintain GB and the purpose it serves of checking urban sprawl, towns merging and preserving countryside and historic sites. Understand the need for more houses but are told there are 4,400 empty house within Oxford. These could be renovated and brownfield sites examined before encroaching on GB. Any development should follow the CDC plan, if South Oxfordshire can challenge the allocation so should CDC. This amount of houses would change the character of the village with its open spaces, birdsong, historical places and pathways. Local infrastructure is under extreme pressure with roads congested and doctors at capacity. Oxford Parkway is good but could create a big expensive dormitory town for London.
PR-B-1086	Clare	Boddington		General			Strongly object to the building of 4,400 homes in GB to the north of Oxford, it will swamp Kidlington which will become an urban sprawl annexed to Oxford. The roads will not be able to cope with the increased traffic as they are already at capacity as are the schools and other services. There needs to be infrastructure plans in place. There appears to be no exceptional circumstances to justify developing on GB and the government and CDC's policy promises to protect it. The consultation process was inadequate as it was not well publicised and held over the Christmas period. At a meeting in January in Kidlington we were told the figure of 4,400 is final and likely to go ahead regardless of objections received.

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PR-B-1086	Clare	Boddington		General			Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Do not destroy the GB which is of great importance and the government promised to protect.
PR-B-1087	Colin	Homans		General			Object to the building of 4,400 houses in the area of North Oxford and the villages of Kidlington, Yarnton and Begbroke. There has been no explanation for the numbers required or an indication that all brownfield sites have been fully examined. What housing numbers have been allocated to greenfield sites within the city and other districts? Consideration needs to be given to the impact of the UK leaving the EU and how affordable housing will be achieved. Why have Plans for the Northern Gateway and scientific and industrial parks been granted if housing is required? The GB is an amenity for all, designed to prevent urban sprawl and preserve communities, it should only be built on in exceptional circumstances. The roads are very busy and Oxford Parkway has added to this. Any increase in traffic will increase levels of air pollution. What has happened to the plans for the new station for Kidlington at Flatford Place? Extra land will need allocating for the additional services and facilities that will be required for such a development. A plan as significant as this should not have been presented to local people in the month leading up to Christmas allowing little time for consideration and comment.
PR-B-1088	Bryan	Rugg		General			The consultation has been poorly publicised and that possible loss of GB should have been highlighted. It is difficult to find the consultation details on the website and they are long and difficult to read. Holding the public exhibition in Kidlington over the Christmas period was unreasonable.
PR-B-1090	Richard and Karen	Walecki		General			Object to the development of 4,400 homes being proposed for Kidlington, Yarnton and Begbroke. These are areas of natural beauty and historical countryside enjoyed by many for recreation. The scheme goes against the GB policy that CDC agreed to in 2015. The local roads would not be able to cope with an increase in traffic and the bus services have been reduced. The local school and doctors surgeries are already at capacity and there is a flood risk in Begbroke. The proposed houses will create a dormitory town for London commuters as house prices are not balanced against wages.
PR-B-1091	Mark	Bailey		General			Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. The main roads A34, A40 and A44 are already heavily congested and could not cope with additional traffic. The valuable countryside used for recreation should not be lost.



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PR-B-1093	Christine	Arthur		General			Serious concerns regarding the proposed development around Begbroke and Yarnton in GB. The perceived housing needs are questionable and it's doubtful that developers would deliver houses for those who need it most, in particular key workers. Encroachment on GB contradicts CDC's own policy agreed in 2015 and the wishes of 76% of residents. Access to the sites would increase traffic considerably though the village and the A44 is already congested at peak times. The impact on local infrastructure would be negative, doctors and schools are already at capacity. Begbroke would lose its identity and become part of one sprawling expensive dormitory town for London commuters.
PR-B-1093	Christine	Arthur		General			Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. There will be increased traffic on an already congested A44, threat to wildlife and loss of recreational facilities. The fields are unsuitable for development due to the flood risk.
PR-B-1098	Michael	Bott		General			Criticism regarding publicity and that Cherwell should have done more to raise the public awareness of the possible loss of GB. Difficult to find the consultation details on the website and the paperwork is long and challenging. The Council has discretion on the timing and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable. This rep. has sent a letter to his local MP Nicola Blackwood after attending the Kidlington Development Watch meeting at Exeter Hall. Object to the use of GB. The representatives from CDC were unable to address why they have accepted to look at Oxford City's shortfall. Criticism with the original survey and developers.
PR-B-1102	James and Kate	Hamilton		General			There appears to be a lack of empathy for Kidlington from CDC. While other districts had time to reflect on the proposals, the exhibition at Kidlington was poorly timed at Christmas.
PR-B-1103	Margaret	Homans		General			Object to the plans to build on the GB around Kidlington which should only be built on in exceptional circumstances.
PR-B-1105	Norman and Janet	Bates		General			Object to the timing and conduct of the consultation which was poorly publicised. It is difficult to find the consultation details on the website and they are long and difficult to read. Holding the public exhibition in Kidlington over the Christmas period was unreasonable.
PR-B-1106	Dr Anne	Johnson		General			Two heritage related objections to the proposal to build at the top of Noke Hill. The first on archaeological grounds as the whole area is an important historic landscape. It includes a Romano-Celtic temple complex and the site of Islip Roman villa and later prehistoric settlement. Both have been afforded protection by Historic England and until now the GB. My second objection is on literary and landscape grounds. Much has been written on the celebrated view from Noke Hill which probably inspired William Shakespeare and Lewis Carroll. Shakespeare may well have travelled through this area as the shortest route to London. It is also said that Carroll took inspiration from Noke Hill in his writing of Alice In Wonderland.
PR-B-1107	Susi	Peace		General			The impact of 100 houses in a small village such as Islip would be devastating. Small developments should be encouraged which have less impact, in particular the burden of additional traffic crossing the bridge.

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PR-B-1111	Pat	Clissold		General			Would like to make comments on CDC's local plan that identifies potential development sites in and around Weston on the Green, Wendlebury and Heathfield to assist Oxford's unmet housing need. The need for affordable housing is a concern for all however only where employment is a priority. Excessive development of GB will detract from the attractiveness of Oxford which currently attracts millions of tourists. Good planning should preserve the identity, beauty and peace of villages such as Weston on the Green, accommodating modest developments that don't require infrastructure changes or destroy their character. Traffic in and around Oxford is already a problem and the proposed developments will increase congestion and potential for accidents.
PR-B-1117	Georgina	Tibbs	Barton Wilmore on behalf of Bellway Homes Ltd and Archstone Projects Ltd	General			Bellway Homes Ltd and Archstone Projects Ltd submitted a full planning application (ref:16/02370/F) for 85 homes on land at Church Leys Farm, Blackthorn Road, Ambrosden in November 2016. We remain of the view that Ambrosden, and this site is a sustainable location to accommodate new housing to meeting the needs of the District, and the wider needs of the County.
PR-B-1118	Susan	Doucas		General			Have concerns over the local plans and invasion of GB. A lot of the houses would be sold to people from outside due to the railway link to London. The protection of agricultural land is essential to grow food. It provides clean air and is an asset to the city and surrounding villages. In the case of Spring Hill it is important historically and acts as a 'soak' during heavy rain. The roads cannot take any more traffic, Cassington Road is narrow and main roads are gridlocked in the mornings. Oxford should use every available space first including land for future commercial development.
PR-B-1120	Dr Ben	Knighton		General			Support Yarnton PC's response to the consultation which makes clear some of the environmental consequences, particularly for flooding and destruction of the GB. Development would create an Oxford suburb and along with the Northern Gateway would create gridlock on the already congested roads. Take particular exception to the Sustainability Appraisal 8.22f. The plan would leave the three villages with little open space and there are not sufficient medical facilities. Schools provision also needs to be taken into consideration. If there is going to be a large development there needs to be a huge investment in infrastructure, funded by the profitable housing developers and Oxford City, not the taxpayers of CDC. Development is much more needed in other parts of England and Wales.
PR-B-1120	Dr Ben	Knighton		General			If Oxford's housing needs have to be met then transport needs to be addressed. There must be a light railway system connecting North and South Oxford and two by-passes.
PR-B-1125	Bruce	Cummings		General			Object to the building of 4,400 houses in and around Begbroke. The CDC consultation process has been woefully inadequate, the papers were lengthy and difficult to read and the loss of GB around Yarnton, Begbroke and Kidlington should have been highlighted. Holding the public exhibition in Kidlington over the Christmas period was unreasonable. GB land was designed to prevent erosion of the countryside and a space between villages and in 2015 CDC committed to preserve this. These villages are rich in history, culture and are part of the fabric of the county of Oxford. The proposals will create urban sprawl from Oxford to Woodstock, and do not want to live in a dormitory town for London or extension of Oxford. Land at the rear of Fernhill Road is prone to flooding. There would be an impact on residential roads that are quiet and narrow and could not cope with any significant increase. Oxford City should review its forecast following Brexit and review their contribution by looking at brownfield sites within their boundaries.
PR-B-1127	David	Betts		General			Understand that the % of affordable housing required in Kidlington is 35% but in Oxford is 50%. Assume if sites are allocated in Cherwell for Oxford then the 50% figure will be adopted. Any development should be infrastructure led.

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PR-B-1128	Tim	Edgington		General			Object to the building of 4,400 houses around the GB area of Kidlington. Am not against new housing but the numbers need to reflect the present size of the village to prevent it from becoming a suburb of Oxford. The road network is already busy and will not be able to cope with any increase, neither will the school and doctors. GB should not be built on according to the NPPF unless there are exceptional circumstances.
PR-B-1129	Michael and Jo	Collett		General			Infrastructure in this area could not cope as the A34 and A44 are regularly gridlocked even with the new traffic system at Wolvercote roundabout. Schools are already under pressure and doctors at capacity. Feel strongly that use should be made of previously developed land in Oxford and some of the proposed employment sites. There is plenty of space at Osney, perhaps the old Blue Circle Cement works could be developed to make a new Garden Village. CDC should uphold its existing policy to protect GB and not succumb to pressure form Oxford City.
PR-B-1131	Gillian	Hopcroft		General			Object strongly to Kidlington meeting Oxford's unmet housing and believe CDC should have contested the amount allocated. Not enough consultation or flexibility has been used to consider the impact on Kidlington with regards to infrastructure and additional pressure on already congested roads. The GB must be protected as well as 'the gap' which has been well documented in the recently agreed adopted master plan. It was never the vision for Oxford to sprawl into Kidlington. It is disturbing that North Oxford Golf Club is a site being considered when Oxford City haven't considered Southfield Golf Course within the city. It is a recreational facility used by many and would not be easy to replace. Oxford City needs to look at providing more housing before employment for example the Northern Gateway. Pear tree Park and Ride would be a perfect site for housing if it is relocated as planned.
PR-B-1134	Neil	McKendrick		General			The consultation has been poorly publicised and the possible loss of GB should have been highlighted. Given the importance of the partial review there should have been a summary leaflet to all residents potentially affected. It is difficult to find the consultation details on the website and they are long and difficult to read. Holding the public exhibition in Kidlington over the Christmas period was unreasonable.
PR-B-1135	Terence and Patricia	Moss		General			Object strongly to the proposed building of 4,400 houses on GB around Kidlington. This goes against the government's manifesto and exceptional circumstances have not been demonstrated to use GB.
PR-B-1137	Jill	Drake		General			Strongly object to the proposals to help Oxford meet its housing needs. Traffic is already congested and there will be increased pressure on the schools and health service. The loss of GB with natural habitats and recreational space would be irrevocable to current residents and future generations. The land was deemed to be GB and protected for a reason. Realise there is a housing crisis and some development is inevitable. The government has announced a £1.2 bn fund aimed at building starter homes on brownfield sites so this could be a vital way forward. Residents are likely to accept a small increase in council tax if this was to develop brownfield sites and protect the GB. If the GB and village identities are to be sacrificed it must be for affordable houses for local people and key workers and not London commuters. This is a situation being played out across the country, it must be possible to find a model which maintains a reasonable balance.
PR-B-1138	Rhian	Pye		General			Strongly object to the proposals to help Oxford meet its housing needs. Traffic is already congested and there will be increased pressure on the schools and health service. The loss of GB with natural habitats and recreational space would be irrevocable to current residents and future generations. The land was deemed to be GB and protected for a reason. Realise there is a housing crisis and some development is inevitable. The government has announced a £1.2 bn fund aimed at building starter homes on brownfield sites so this could be a vital way forward. Residents are likely to accept a small increase in council tax if this was to develop brownfield sites and protect the GB.

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PR-B-1139	Ken	Martin		General			Object to the plans to build 4,400 homes around Kidlington, Begbroke and Yarnton. The figure is based on flawed and biased analysis that was influenced by property developers. CDC should challenge the figure as SODC have done or demand an independent review. Oxford City should look within its own boundaries and use available land for housing rather than business. Appreciate some houses are needed and the number proposed in Cherwell Local Plan 2015 was reasonable. The GB is rich in wildlife, highly valued by residents and prevents urban sprawl. It is clear this proposal will contravene the government's manifesto promise, CDC's 2015 policy and there is no exceptional circumstance to justify it. The local and main roads are already congested and have to support the local bus service. Local schools and health services are under pressure and will not be able to cope with the expansion.
PR-B-1141	Christopher	Villiers		General			Object to the proposals which encroach on GB for the needs of Oxford. The consultation and publicity within Oxford was inadequate. The housing shortage in Oxford is of their own making as land that is available is allocated to employment exacerbating the problem. If the GB has prevented Oxford city from expanding then why does the same not apply to Cherwell. In CDC's Local Plan adopted in 2015 GB was designated to restrain development pressures and exceptional circumstances to override this have not been demonstrated. If development were to go ahead around Kidlington it would not solve the housing problem as they will attract London commuters.
PR-B-1142	Alan	Lodwick		General			While it is appreciated the time and resource constraints the Council may be under, these are not acceptable reasons to produce an unsatisfactory and damaging plan. The Council appears to be obsessed with process rather than substance and to be sacrificing the Green Belt in the interests of getting a plan submitted quickly. Holding the consultation over the Christmas period with little publicity was unacceptable. There is a lack of strategic coordination of planning in Oxfordshire. Employment generating developments are encouraged in different districts without any reference to each other or to their overall consequences. What strategic planning exists is being imposed on the local Councils without consultation by unelected bodies such as the LEP and its unrealistic Strategic Economic Plan while the consultants undertaking analysis are not independent and their work is not subject to independent verification. There is a need for an overarching and fully democratically accountable body to take responsibility for strategic planning and truly independent and thorough analysis of future needs. This might best be done by the restoration of strategic planning powers to the County Council or by a new Unitary Oxfordshire Authority. Only through properly resourced and co-ordinated strategic planning can a sound plan be established and delivered and sustainable development achieved.
PR-B-1143	Dr Pamela	Roberts		General			CDC's policies ESD 10 Protection and Enhancement of Biodiversity and the Natural Environment and ESD13 Local Landscape Protection and Enhancement should both be protecting such places from development. Building on many of the sites will contravene these policies.
PR-B-1147	Joan	Tossell		General			This decision is too important to be rushed, the priority is to get it right.
PR-B-1148	Terry	Tossell		General			This decision is too important to be rushed, the priority is to get it right.
PR-B-1149	Charles	King		General			Object to building 4,400 homes in and around Kidlington. Main roads into Oxford and through Kidlington are already congested with no space to increase capacity, and services and amenities overloaded. GB provides the green space that makes life pleasant for all ages. If GB is to be compromised, to provide housing for Oxford, it would be better to build a new Garden Town close to the existing main roads with the necessary infrastructure. Land on each side of the M40 between junctions 8a and 9 would have good access.

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PR-B-1150	Rob	Ellis		General			Object strongly to the proposals and the number of issues not addressed by the document. The unmet housing needs are based on assumption and unfounded assessments on jobs that currently don't exist. There is no definition of exceptional circumstances with regards to GB or justification of how the current situation could be classified as exceptional. There will be an impact on wildlife, traffic noise, congestion and pollution. Local facilities and services are not mentioned and need addressing, and the sites are prone to flooding. The characters of historic Yarnton, Begbroke and Kidlington will change as the merge together. Increasing Yarnton to the north will mean residents crossing the A44 to access services and amenities. There are many brownfield sites which should be considered i.e. upper Heyford. Transport infrastructure is already overloaded in and around Oxford so there should be no development until a rapid green transport system is in place.
PR-B-1153	Roger	Carter		General			Object to the building of 4,400 new homes around Kidlington. GB is intended to prevent urban sprawl, stop towns merging together and preserve the setting and special character of historic towns and villages. An application to build a football stadium on GB by Water Eaton Park was rejected two years ago. This number of houses would almost double the size of Kidlington which is prone to flooding. The roads couldn't cope with the increase in traffic and doctors and schools are at capacity. Journey times would become unrealistic and houses would attract London commuters.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	General			The Consultation has been poorly publicised. Cherwell should have done more - especially via a Cherwell Link article and all other means to raise public awareness of possible loss of Green Belt with this revised local plan. State that, it was very difficult to find consultation details on the council website. The information has to be carefully sought in order to challenge findings - not easy for any people. The hand-out information at the Consultation was very limited in scope. Strongly feel that the Council failed to hold consultation meetings in parishes such as Begbroke, which could be very affected by these plans.
PR-B-1159	Tamsin	Leckie		General			Am concerned at how badly publicised the consultation has been in Gosford and Water Eaton. Unlike Kidlington had no separate, dedicated planning meeting and were given little opportunity to voice our concerns at the Kidlington meeting. There might be fewer residents in our parish but our rights and concerns are just as relevant and our area stands to be much more radically changed.
PR-B-1161	Janet	Warren		General			Do not believe that Cherwell should be expected to provide 4,400 houses for Oxford. It is unacceptable that Oxford is planning for more jobs when it's unable to provide housing to go with it, and this in itself causes house prices to rise. The number should be reduced for current need and not projected need. It would make sense to create jobs elsewhere in the country where employment opportunities are scarce and there is unoccupied housing. The impact of Brexit needs considering as it may affect university research funding and therefore jobs. GB should be retained in line with current legislation. Do not support SO18 as the starting point for transport. As carbon-based transport becomes less sustainable the development of jobs and homes together to reduce transport will make more sense and become more attractive, for employers and businesses alike.

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PR-B-1162	Roger	Bellamy	Hornton Parish Council	General			Conclusion: The Parish Council opposes the plan. Assumptions are individually flawed and cumulatively undermine the presumption of both the need and desirability for continued heavy development in the county. Question whether the current level of housing targets are customer and not developer led. Moving more and more medical facilities from Banbury to Oxford and building additional housing which will travel to Oxford doesn't make sense. If Oxford is not capable of meeting its housing need then investment in the Horton Hospital should be included in the infrastructure requirements to create necessary first class medical facility for increased population numbers. A guarantee should be written into the plan that the Oxford University Trust increase spending on this site rather the current plan of a reduction in the Horton's facilities and capacity. Cherwell should not accept additional housing development.
PR-B-1164	Ian	Drury		General			Object to the proposal that CDC should assist Oxford with 4,400 homes. Am not totally opposed to giving help but am opposed to the extent particularly when Oxford's contribution is 550 homes. Not convinced that sufficient scrutiny has been given to identifying areas within Oxford's boundaries. The proposal would be catastrophic for Kidlington and Begbroke, increasing the population by 9,000 with no infrastructure proposals. Services are already stretched including schools and traffic problems would be increased. Also concerned that at some point CDC may have additional housing needs.
PR-B-1168	Gwyn	Bevan		General			Object to the plans to build an extra 4,400 houses on GB north of Oxford. It is unacceptable to build on this scale, not only will it destroy the countryside as a buffer against the city but also the infrastructure and services are currently overstretched. The road system is on the edge of chaos and schools, doctors and hospitals are at capacity. This development would not ease the housing pressure as Oxford Parkway has made North Oxford an attractive place for London commuters.
PR-B-1169	Simon	Clark		General			Strongly object to the planning proposal to build 4,400 new homes in Begbroke, Yarnton and Kidlington. Appreciate the pressure from the government to meet housing targets but this needs to be instigated in a manner that is supported by existing residents. An area needs to be found that will allow for the new infrastructure of roads, schools and health services that will be needed. Brownfields sites should be considered as they meet this requirement. The open countryside with its wealth of GB land provides walks and makes this area attractive.
PR-B-1171	Mark	Rowan-Hull		General			Object strongly to any plans to develop on land surrounding the village of Begbroke, especially the western side. It would have a disastrous impact on the beautiful ancient countryside with its rare and historic ridge and furrow landscape and species such as rare butterflies as identified by BBONT 2012. It would ruin the identity of the community and increase congestion and pressure on transport around the local area. The GB has been strongly protected by the council and government thus far.
PR-B-1171	Mark	Rowan-Hull		General			This second rep provides a more lengthy and detailed objection to development around Begbroke with regards to ecological concerns and a BBONT survey. Begbroke has ancient fields and trees which house a great variety of flora and fauna and its easy access from Oxford means it is regularly used and enjoyed by many. To build on this ancient ridge and furrow landscape around Western Begbroke would be disastrous both aesthetically and ecologically. I understand the dire need for housing and sympathetic to the need for affordable housing but believe there are far more suitable and less fragile areas that could accommodate houses..

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PR-B-1172	Atul K	Patel		General			Strongly object to the planning proposal to build 4,400 new homes around Kidlington which would be swallowed up by Oxford city. Suggest spreading the load more widely rather than concentrating in such a small area. Yarnton school is oversubscribed and the surgery under resourced with long waiting times, more homes would make this worse. The A34 and A44 are congested and journey times getting longer, more housing will exacerbate the problem. Traffic jams in housing areas increases pollution which has health implications. Land around the A44/A34 junction is consistently flooded and building could have an impact on communities further downstream.
PR-B-1174	Ellis	Davies		General			CDC failed to give enough prior notice or publicity to the consultation. There was no exhibition in Begbroke and Yarnton despite the villages being potentially most affected. The documents are lengthy and complex so need considerable time to read. The consultation period should therefore have been longer and not presented before Christmas. The Cherwell Link failed to give any communication to the real issues including loss of GB. The Cherwell website is complicated and poor in giving details of the consultation process. The Cherwell representative at the Kidlington office was not well versed about the consultation.
PR-B-1174	Ellis	Davies		General			Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. There hasn't been any convincing evidence for GB to be used for housing. Property developers and agents appear to have more say than the general public. Oxford should develop sites by increasing heights of buildings.
PR-B-1175	Clare	Cooper		General			Consideration needs to be given to schools, doctors, traffic and recreation facilities if Kidlington is doubled in size.
PR-B-1176	Laura	Pritchard		General			The consultation has been poorly publicised and that possible loss of GB should have been highlighted. It is difficult to find the consultation details on the website and they are long and difficult to read. Holding the public exhibition in Kidlington over the Christmas period was unreasonable. Consideration needs to be given to providing school places and improving the infrastructure including shops.
PR-B-1178	Bryony	Thomas		General			Am concerned over the planned additional housing in the Kidlington area which will almost double the number of houses. The infrastructure cannot withstand any additional traffic as despite work on the roundabouts at Cutteslowe and the Woodstock Road there is still congestion. There has been an increasing number of fatal accidents. Development would be better within the city where office blocks and industrial sites are planned or to the South with access to Cowley. Banbury could also be considered as a centre for employment. The proposed areas include GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. The government's promise and CDC's existing policy to protect the Green Belt should be upheld. The many footpaths are well used for leisure and health.

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PR-B-1179	Andrew	Clark		General			Object to the proposal to build 4,000 houses in North Oxford particularly around Yarnton. The infrastructure around North Oxford even with recent renovations to Cutteslowe and Wolvercote roundabouts is not sufficient to cope with the increase from such a big development. Most of the predicted growth is around the Science Vale to the South and roads will not cope with this. Pollution will increase and road safety decrease. GB is meant to be protected it allows wildlife to thrive and move, stops urban sprawl and retains the identity of communities. Brownfield sites need to be considered, as is being done elsewhere.
PR-B-1183	Annie	Kotak		General			Am opposed to the plans to build 4,400 houses on the GB around Begbroke, Yarnton and Kidlington. A plan is needed to recycle, reuse and renew existing buildings to create new, environmentally efficient homes to meet demand. GB should not be destroyed, it prevents urban sprawl and is a natural habitat for wildlife. It provides walks and scenery for our well being and retains the character and identities of Yarnton, Begbroke and Kidlington villages. Development would put us in danger of flooding and increase pollution which will have an impact on health, wildlife and the environment. There is insufficient infrastructure in place with roads already congested and medical facilities overloaded.
PR-B-1184	Noresh	Kotak		General			Am opposed to the plans to build 4,400 houses on the GB around Begbroke, Yarnton and Kidlington. A plan is needed to recycle, reuse and renew existing buildings to create new, environmentally efficient homes to meet demand. GB should not be destroyed, it prevents urban sprawl and is a natural habitat for wildlife. It provides walks and scenery for our well being and retains the character and identities of Yarnton, Begbroke and Kidlington villages. Development would put us in danger of flooding and increase pollution which will have an impact on health, wildlife and the environment. There is insufficient infrastructure in place with roads already congested and medical facilities overloaded.
PR-B-1186	Christina	Miskin		General			Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Object to the destruction of open countryside and damage to the environment, flora and fauna. The scale of the proposals will lead to the complete loss of all village identities.
PR-B-1187	Nigel	Homent		General			Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.



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PR-B-1189	Bella	Kotak		General			Am opposed to the plans to build 4,400 houses on the GB around Begbroke, Yarnton and Kidlington. A plan is needed to recycle, reuse and renew existing buildings to create new, environmentally efficient homes to meet demand. GB should not be destroyed, it prevents urban sprawl and is a natural habitat for wildlife. It provides walks and scenery for our well being and retains the character and identities of Yarnton, Begbroke and Kidlington villages. Development would put us in danger of flooding and increase pollution which will have an impact on health, wildlife and the environment. There is insufficient infrastructure in place with roads already congested and medical facilities overloaded.
PR-B-1190	Fiona	Thomas		General			Objection to the proposed building of 4,400 houses around Kidlington, Yarnton and Begbroke. Speculative job creation, in an area which does not have an unemployment problem and will increase demand for housing does not justify building on GB. Infrastructure of roads, hospitals and schools will be stretched and there is criticism of the planning abilities to deliver a solution to this, based on the proposals. GB is a permanent designation and unmet housing needs is not a reason to destroy it, the government's manifesto promise and CDC's policy to protect it should be upheld. Oxford City should not be building business parks and shopping centres if they need houses. Concerns regarding existing road congestion and health issues linked to pollution. The green space with its flora and fauna, ancient meadows and beautiful walks needs protecting.
PR-B-1191	Simon	Eaton		General			Oxford has failed to manage its transport, economic development and housing stock. It has failed to redevelop its housing resources by working with the university and landowners and this should not be shouldered by the GB around Oxford. Building additional houses on the GB will increase the numbers commuting resulting in longer delays which impacts on costs for local and non-local business. Oxford needs to build more medium rise accommodation within the city for students and other residents. There needs to be consideration given to creating economical growth and jobs outside Oxford and a plan for education and transport.
PR-B-1193	Lucy	McCurdy		General			Object to the proposed building around Kidlington, particularly to the loss of GB. Additional houses would increase traffic and pollution and overstretch schools and doctors. GB, which is a place of beauty, is used and enjoyed by many and a habitat for wildlife. It also provides a safe place for horse riding. The development is based on the possibility that housing will be required and not an immediate need.
PR-B-1194	John	Woodward		General			The planning consultation appears to contradict the local plan which stated that Begbroke and Yarnton should remain separated from Kidlington and Oxford. Understand the need for more houses but can't understand why GB around our villages should be destroyed. The Shipton-on-Cherwell cement works and quarry north of Kidlington should be considered. It is a brownfield site that is next to the main railway line which would reduce the impact on road traffic. The traffic on the A44 is busy and crossing to the bus stop almost impossible. Car speeds make the road dangerous as does the roundabout no longer fit for purpose.
PR-B-1196	Elaine	Fullard MBE		General			Council urged to reconsider destroying the GB and instead focus on denser housing on brownfield sites. The thick hedges that are a habitat for smaller birds are non-existent with new houses.
PR-B-1197	George	Purves		General			Objection to the proposed plans to use the GB which would not benefit Kidlington as it has very few green spaces.
PR-B-1197	George	Purves		General			Kidlington should not make up the short fall for Oxford's housing plans and be turned into a suburb. Colleges should be forced to build student accommodation within their grounds thus releasing rented properties in the city. Colleges also own vast amount of lands in and around the city. Oxford's need is questionable given the statistics and houses would not be generally affordable but provide developers with huge profits. The new development at Barton may mean there is no housing need

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PR-B-1197	George	Purves		General			Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Kidlington should not take Oxford's overspill when there is vacant land and properties within its boundaries at Botley, Cowley and Headington.
PR-B-1199	Nick	King		General			Whilst appreciating the need for new housing there are numerous possibilities for brownfield development that won't cause such catastrophic and irreparable damage to the environment. Plans to build on land between Cutteslowe Park and the A34 will spoil the views, the GB, and impact on recreational facilities. There is insufficient infrastructure to support the homes proposed in particular roads.
PR-B-1204	Ruth	Smith		General			Objection to 4,400 homes being built in the GB around Kidlington and the surrounding area. Kidlington at present is poorly serviced with regards to infrastructure and facilities and if these were addressed the local community may be more receptive to proposals. The new road layouts at Wolvercote and Summertown have added to the congestion in Kidlington and the access to the new train station has not improved the traffic situation. Building on GB land will cause localised flooding as Kidlington is prone to flood.
PR-B-1205	Karen	Jackson		General			Strong objection to the proposal to build 4,400 houses in Yarnton and Begbroke over and above the already agreed building plans. The identity of the villages and GB would be lost to urban sprawl which CDC had promised to protect in 2015. The infrastructure cannot cope at present with roads heavily congested and a proposed bus lane unlikely to alleviate problems. Additional traffic will increase pollution affecting the wildlife and villagers health. House prices in Kidlington have increased since the completion of Oxford Parkway so the development is likely to create a dormitory town for London and unlikely to solve Oxford's housing needs.
PR-B-1206	Carol	Broadbent		General			Object to the proposal to build on GB around Yarnton which would be unsustainable without more infrastructure. Doctors are at capacity and parking around the primary school is limited and dangerous at present. The village provides access to the countryside to get the exercise the government is encouraging to stay fit and healthy. It does not want to become part of Oxford and provide homes to London commuters. Appreciate there is a need for development which would be better as a new village with its own infrastructure.
PR-B-1207	Douglas and Louise	Lloyd		General			The consultation has been poorly publicised and the possible loss of GB should have been highlighted. It was difficult to find the consultation details on the website and they were long and difficult to read. Holding the public exhibition in Kidlington over the Christmas period was unreasonable.
PR-B-1208	Hilary	Hastings		General			Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Whilst understand the need for development it would create an urban sprawl and take away GB which protects the character of villages. Local infrastructure is already struggling, as are schools, health services and wildlife.

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PR-B-1209	Rupert	Page		General			Strongly disagree to building 4,000 houses in and around Kidlington which are not required. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-1209	Rupert	Page		General			Strongly object to further development of Kidlington and the surrounding GB. The infrastructure is not available as schools, doctors and roads are already at capacity. The land is used for many leisure activities.
PR-B-1210	Tina	Merry		General			Object to the proposals to build 4,400 homes around Kidlington with little consultation and what appears to be little chance to review the plan. It is not viable for Kidlington to sustain this development as roads are congested, shops inadequate and schools and doctors full. The village of Kidlington surrounded by spectacular countryside will be turned into an overpopulated, under resourced concrete jungle with traffic congestion, air, noise and light pollution.
PR-B-1210	Tina	Merry		General			Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-1211	Natasha	Smith		General			Strongly object to the proposed development of GB around Begbroke, Yarnton and Kidlington where infrastructure is already overloaded. The A44 is unable to cope with traffic volumes despite recent improvements and more housing would bring more pollution and environmental damage. Pressure would increase on GP's and schools and the service they offer would inevitably suffer. There would be an impact on the wildlife that can be seen in the surrounding fields. The proposed development goes against every promise made by CDC and the government regarding GB. All three villages would ultimately lose their individuality. This rep provides details taken from the government site that states the aims of GB, paragraphs 79 to 92. Attention is drawn to paragraph 89 that states the exceptions to building on GB.
PR-B-1212	Penelope	Henderson		General			Object to building 4,400 new homes in Kidlington and taking away the green space that makes the village an attractive place to live. The green space provides the fresh air and exercise that keeps people healthy and is home to many species of wildlife. The land is also prone to flooding when the river level is high and has reached gardens at The Moors.
PR-B-1215	Malini	Perera		General			Am distressed to learn CDC is considering a large housing scheme close to Gosford. This small GB area is valuable for leisure and exercise. Any increase in the population will add to the traffic congestion and noise pollution. Water Eaton Lane and the adjacent field is water logged during heavy rain and would get worse with any development. The newly built railway station attracts people from outside so most local people will not be able to afford the new houses.
PR-B-1218	Maureen	Rosenberg		General			As a Lakeside resident have concerns about this project in particular the access to it from Linkside Avenue/Lakeside. Access from this area would increase noise pollution to an area that is already suffering from increased noise from the new train line. These quiet roads will no longer be safe areas of play and it will have a detrimental affect on the environment which needs protecting.
PR-B-1219	SP	Weston		General			Concerns regarding the proposed building under review for Kidlington and the surrounding area. The greenfield site at The Moors is well used by many for recreation and to enjoy the abundance of wildlife. Concerns for the school class sizes generated by the increase in numbers.

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PR-B-1220	Heddwen	Hewis		General			Strongly oppose the development proposals at Spring Hill, Yarnton, which has the potential to cause serious flooding in the village. As the name suggests it is a source of numerous springs, and after heavy rain water rushes down the hill often flooding the road and some of the properties below. It is also an area of nature beauty with historic pathways and in the GB. Local roads are already congested, schools oversubscribed and the health service struggling.
PR-B-1237	Deborah	Wright		General			Wish to object to the provision of 4400 houses to meet Oxford's unmet housing needs. The Green Belt should be preserved, access to countryside should be enjoyed and do not wish to be joined to other settlements or to Oxford. Infrastructure is already overloaded, roads are too busy. Oxford could do far more to provide housing by exploring other options such as building on the old greyhound stadium. There are 4400 empty homes why build more? Oxford's own provision is inadequate, homes will be for commuters, consultation period was deliberately at a time of year when some people are away. Information has been difficult to find.
PR-B-1246	Christine	Kennell		General			Object to proposals to build 4,400 new houses north of Oxford based on assumptions of growth. Oxford City should make better use of existing areas within the city boundaries, particularly in the area of Cowley and Blackbird Leys where there are large employers. The site of Southfield golf course should be considered for houses and land around Pear Tree Park and Ride. Strongly object to development within the GB around Kidlington, which is pleasant and unspoilt, with footpaths and walks by the canal and river used and enjoyed by many. Developing north of Oxford will increase traffic problems and air, light and noise pollution. Public services will be overstretched resulting in increased crime rates.
PR-B-1247	Mark	Turner		General			Object to the number of houses being proposed for Kidlington village and the surrounding area. The infrastructure is not sufficient enough to meet the traffic needs and lacks the shops and amenities to cope with such a large housing development.
PR-B-1248	Christine	Clark		General			As residents of Yarnton are bewildered why Oxford City are being allowed to consider destroying our village. Yarnton and Begbroke have been here for centuries and our GB, history and way of life are precious. Our walks and historical settings are there to share with anyone who wants to enjoy the open spaces and beautiful scenery to get away from towns. There are many empty houses in and around Oxfordshire which should be refurbished as the infrastructure is already in place and would be quicker and cheaper. Most of any new houses are likely to be sold to people in London due to the proximity of Oxford Parkway creating an unwanted dormitory town. People should have choices how they live.
PR-B-1249	Andy	Cove		General			Strongly object to plans to build a significant number of houses around Begbroke and Yarnton. This land is GB, used by local people to enjoy the village environment and take advantage of the countryside for walks, discover the ancient history and local community activities. It is not acceptable to create one large urban sprawl joining Oxford to Woodstock. The roads are busy and the hospitals and surgeries are overwhelmed and cannot accommodate any more people.
PR-B-1254	Philip	Redpath		General			The figure of 4,400 is an addition to those recently adopted by the Cherwell Local Plan. The figures are based on an assumed requirement and are disproportionate to the actual needs of the area. The country is already over populated and cannot sustain the housing numbers that are set by the government. The areas favour developers, however increase pollution, a loss of landscape which causes concern for all local communities.
PR-B-1255	Kezia	Sheppard		General			Criticism that it was difficult to understand the documentation, it was lengthy, confusing and full of jargon. This makes it very difficult to respond to what is an important issue. Will favour the developers in deterring people from expressing their views.

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PR-B-1260	Elizabeth	Sheppard		General			You have made it extremely difficult for the public to respond to this consultation. The paperwork is long, confusing and the language is challenging. Due to this have not had the time or ability to respond to all of the questions. Am sure that many will be deterred from providing their views. Such an unfair advantage for the developers and other interested parties who will have the knowledge and resources to deal with this sort of obfuscation.
PR-B-1264	Drs	Slater and Harrison		General			Criticism regarding publicity and that Cherwell should have done more to raise the public awareness of the possible loss of GB. The timing and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable. Many concerned residents of Kidlington and the local area remain unaware of the plans. It was not reasonable to give such a short notice period for people to respond, considering that CDC have time to produce this. It is difficult to find the consultation details on the website and the paperwork is long and challenging.
PR-B-1265	Kathleen	Hayes		General			There has been no communication in Yarnton with regards to the proposals and residents have therefore been denied the opportunity to take part in the consultation. The time to respond was short and the documents difficult to access and understand. Am surprised that households in Yarnton and Begbroke were not informed of such a major development that will change the character of the villages and put pressure on local infrastructure, amenities and services. Acknowledge the need for affordable housing in Oxford and the need for county assistance where possible, but not the allocation. Priority should be given to approved Local Plan for Cherwell's needs before the additional 4,400 for Oxford's needs.
PR-B-1265	Kathleen	Hayes		General			Destruction of the GB would be detrimental to the residents of both the city and district and CDC had undertaken to protect it. Development should only take place if it is beneficial to all parties and when there is no other option. The GB retains Begbroke and Yarnton's character and identity and provides walks and leisure for all to enjoy. The GB is largely farmed providing food and employment, both of which would be lost
PR-B-1265	Kathleen	Hayes		General			There is already considerable pressure on local services in the area which would be made worse by the proposals. Medical services are stretched in Yarnton and all other amenities are in Kidlington which are only accessible by car since the bus service was withdrawn. Any new development around the A44 would increase traffic problems and noise and air pollution. There is no bus service to Oxford Parkway or Water Eaton Park and Ride facility. If there were any benefits to implementing the current proposals they would be far outweighed by the devastation of the local area and reduced quality of life for all residents.
PR-B-1266	Linda	Ward		General			As a general point, the consideration of an extra 4,400 houses around the villages closest to Oxford's GB represents a major change of Cherwell strategic planning policy as set out in the current Local Plan. This was to focus growth in the towns, protect GB and spare villages from being swamped. Do not think it is reasonable to treat this as a partial review. This, in normal sane times would require a full review to consider sustainability / feasibility impacts across the District.
PR-B-1266	Linda	Ward		General			Object to the timing and conduct of the consultation process. Criticism regarding the procedure for consultation to destroy GB. Also criticism over the publicity and that Cherwell should have done more to raise the public awareness of the possible loss of GB. Difficult to find the consultation details on the website and the paperwork is long and challenging. The Council has discretion on the timing and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable. The district and City Council need to co-ordinate a full public consultation on the retention of GB since this impacts us all.

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PR-B-1267	Ian	Hudspeth		General			The key issue is that the demand is for Oxford City, therefore the houses should be located near there along with commercial developments to provide jobs. Acknowledge there is a demand for affordable housing especially for the young. The A44 and A4260 corridor has excellent public transport routes into Oxford and London, along with good connections to the A34, M40 and M4. The area is a good choice for development but need to protect individual communities and avoid coalescence of villages.
PR-B-1267	Ian	Hudspeth		General			GB has served us well, but now acts as a constraint which needs to be revised. Do not advocate building on all of the GB, but need to consider the land and see if it is serving its community. Should develop on green corridors which reach out to the countryside, so that we can develop excellent sustainable transport links such as quality cycle and footpaths. If GB land is released areas currently adjacent should be considered for inclusion into a revised GB and corridor, like Woodstock. Development near Woodstock can only be done if the entire required infrastructure is taken into account and is worked with WODC. GB land that isn't fit for purpose is land between the Science Park and the railway line. It is poor quality farmland with little value and would be good for development with no coalescence between Begbroke and Yarnton. Oxford Parkway station has land to the south east on GB which would be good for development of houses or world class sporting and recreational activities. The ice rink and stadium would allow for housing in these areas reducing the demand outside Oxford. To the north of Kidlington would encourage residents to use cars which adds to congestion. Potential in the area is great. A master plan needs to identify the infrastructure along with indications to the phasing of any development. Released GB must be replaced and communities' identities respected.
PR-B-1268	Garry	Lancaster		General			The consultation materials on the CDC website were lacking in brevity and quite difficult to follow. Was unable to find a map of Kidlington with all proposed sites marked. Please improve this aspect for any future consultations.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	General			The Parish Council is extremely concerned by the huge volume of complex new reports issued for consultation. It is also concerned about the tight timescales for the review. It is unreasonable to launch these proposals on the local community so late in the 2 year process. A detailed statement on the Green Belt, Oxfordshire Growth Board, and Kidlington Masterplan SPD is provided in paragraphs 1.01 to 1.18 of the representation.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	General			Conclusions: The expectation that Cherwell has a capacity to provide 4,400 new homes to meet Oxford's needs is not well explained and that this should be urgently provided. The current position is that the principle of accommodating growth in Cherwell, and the scale, remains unconfirmed, and is subject to assessment as to whether it is compatible with other material considerations. The importance of the Green Belt around Oxford is highlighted and that its function is to prevent coalescence with other settlements and to protect the countryside from encroachment. These objectives remain of major importance today and for the future. Concerned about the impact on air quality due to significant new housing in the absence of any realistic funding and delivery of new strategic infrastructure and improvements which cannot/will not be delivered by developers, the substantial growth indicated is not sustainable and should be rejected. Are concerned about the likely adverse impact on the viability of the character, cohesion and individuality of the village, the village centre and planned enhancement of the village (Kidlington Masterplan SPD). Are not convinced by the scores allocated to various factors in the SA. Many of the factors do not show a significant difference between the various search areas. More detailed work is required before any valid conclusions can be demonstrated.

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PR-B-1270	P and H	Stoddart		General			Regarding paragraphs C.247 and C.248 set out in the local plan can areas of search F to I be deleted from this review? What is going to be the impact of the 2,200 dwellings at Eynsham. Will this just impact West Oxfordshire's commitment of 2,750 or will it impact Cherwell's 4,400 commitment? Eynsham is in close proximity to West Oxfordshire's border with Cherwell as well as with Oxford itself and therefore satisfies the principle of housing being as close as possible to where the need arises –see the second bullet point in paragraph 3.31. Housing is being built close to where the requirement is needed. Have CDC given consideration to North Oxford's Golf Club. , which covers 80 acres, thus providing 1,600 dwellings of the 4,400 commitment from Cherwell. This land has good access to the road and public transport. It is close to Oxford Parkway and Water Eaton P and R for easy access to Oxford.
PR-B-1275	Dagmar	Carr		General			Criticism regarding publicity and that Cherwell should have done more to raise the public awareness of the possible loss of GB. The Council has discretion on the timing and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.
PR-B-1276	John	Carr		General			Criticism regarding publicity and that Cherwell should have done more to raise the public awareness of the possible loss of GB. The Council has discretion on the timing and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.
PR-B-1277	Roger and Eileen	Henman		General			Object in the strongest terms to the Council's proposals for residential and other developments between Begbroke, Kidlington and Yarnton. The Oxford GB was created specifically to protect Oxford's setting, to prevent coalescence of villages such as Begbroke, Kidlington and Yarnton and to prevent urban sprawl. The proposal's are completely unacceptable and should be rejected. The short notice for residents to attend the consultation at Kidlington was an attempt to limit the number of objections. This is not acceptable.
PR-B-1278	Helena	Boyce		General			The consultation has been poorly publicised by CDC, they should have done more to inform people of the intentions to revise the local plan. It is potentially putting enormous pressure on the infrastructure of the community, such as traffic, schools and GP's. Along with the destruction of a substantial amount of GB in the area.
PR-B-1279	Neil	Bennett		General			Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-1279	Neil	Bennett		General			After attending Begbroke Village Hall was shocked to discover the extent of the proposed developments. Firmly reject these plans and urge your commitment to preserving GB, which CDC made in 2015. The plans will destroy our village and GB along with some historic walks such as Frogwelldown Lane, which has been documented being used by the King of England during the English Civil War. Infrastructure currently can not cope. The roads are full of potholes and repairs to these are long overdue. Living in Yarnton some of the proposals to build are only half a mile away from my house. Concern is with flooding due to amount of development, where will the water that drains into the ditches go? Schools, NHS and amenities are already over stretched along with the cuts. If struggling now to recruit where do we expect teachers and doctors to come from with the increase in house prices. Where are the new residents expected to work, and how will they travel to the area, by car which will add to the already congested roads.

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PR-B-1282	John	McArthur		General			Residents of Sibford Ferris and directly affected by the two proposed sites. Not in favour of Cherwell Councils Part 1 for these two sites being considered for development of 100+ houses. Also not in favour of Part 2 for these sites as potential for affordable housing of 10-99 homes. Sibford Ferris is an independent village which over 50 years has increased its house numbers from 50 to 100, and have had our fair share of development. It is critical that there is good public transport with new developments. There is only one single bus service in the morning and evening which is very restricting. The rep. has provided a list of recent, current or new developments in and around Banbury that are built or waiting to be built, many still waiting for buyers. It's questionable as to why we need to keep on developing, have these sites been taken into consideration?
PR-B-1282	John	McArthur		General			These are the issues that would like to highlight regarding Sibford Ferris. With the average house prices in Sibford Ferris at £431,000 affordable housing would only be affordable for cash buyers or those on a large incomes as Oxfordshire is expensive and still out of the range of many. The geographical factor seems to have been overlooked or ignored for affordability. When affordable housing has been built the S106 agreement can be lifted after three months if not sold, this could prevent locals being able to buy these properties. The road is very narrow at Little London and on the Main Street the current issues would increase with more traffic. No parking outside the shop. The sewage works will not cope. There is a listed building near to the sites and what would the impact be on the long standing badger set?
PR-B-1282	John	McArthur		General			There is criticism regarding the list of facilities and infrastructure the landowner for these two sites has produced. Sibford Ferris has no Doctor's surgery, primary school, church, public house and no village hall. Broadband is average and there are limited bus services. There is a private fee paying school and the small convenience store also houses the post office.
PR-B-1285	Jeffrey	Wright		General			Object to the provision of 4,400 houses to meet Oxford's unmet housing needs. House and village is within a GB and wish to preserve this in accordance with the five GB purposes. Check the unrestricted sprawl of large built up areas. Prevent the merging of towns. Assist in safeguarding the countryside from encroachment. Assist urban regeneration with the encroachment of recycling derelict and other urban land. Preserve the setting and special character of historic towns. Infrastructure is already overloaded and roads are too busy. We enjoy the open countryside and do not wish to be joined to other settlements. Oxford could do far more, their own provision is not enough. Have they considered building on the old speedway stadium. Oxford has 300 empty properties, 59 have been empty for a number of years. Oxfordshire has 4,400 empty homes why build more. These homes will be destined for London commuters and not meet the local needs.
PR-B-1285	Jeffrey	Wright		General			Criticism at the timing of the consultation over the Christmas period when many people are away and are focused on other issues. Many of the proposals are complex but most know that they want GB to be preserved.
PR-B-1288	Maurice	White		General			Would like to register objection to the proposals on the basis that the potential addition of over 4,000 dwellings is overwhelmingly large and will largely occupy GB. The character of the area would be impacted. Particular concerns with the roads as these already suffer during the rush hours to and from Oxford despite recent improvements. There is a threat to the recreational amenities for the locals and also the wildlife and their habitats. Local services are under stress and new provision for these lags behind adding to that stress. Long waiting times at GP's, schools are already overcrowded.



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PR-B-1288	Maurice	White		General			The value of GB has been clearly underwritten in the NPPF. NPPG states that unmet housing on GB would only be considered under very special circumstances. Locally there is a need for low cost, affordable housing to allow locals and key workers to remain in the area. Private developers would not provide this and evidence of current local building is to cater for well off commuters and private landlords who will buy the cheaper housing. Limiting the number of houses may be considered acceptable and limiting the increase in local employment that has people moving against the peak flow. Not however at the expense of any valuable recreation amenity. The North Oxford Golf Course has land considered for development to which I'm concerned as football, cricket and rugby spaces already under threat, so this needs protecting. Residents require access to open green spaces near to the canal and the River Cherwell as these act as a recreational parkland. Fundamentally, in favour of the original structure plan for Oxfordshire that allowed for the development of towns such as Banbury and Bicester rather than Oxford in order to ease development problems. The proposed plans are a developers dream, properties will be expensive, aimed at commuters and have no impact on house prices. Itsi questionable why Oxford has gone for jobs on it's Northern Gateway site if housing was such a problem.
PR-B-1289	Berwyn	Jones		General			Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Main concern is the destruction of GB. Understanding is GB can only be built on in exceptional circumstances. A recent report claims there are 4,400 homes unoccupied homes across Oxfordshire.You cannot justify the destruction of GB.
PR-B-1289	Berwyn	Jones		General			A number of bus services have been lost over the years and the cycling infrastructure in and around Begbroke, Yarnton and Kidlington needs regenerating. Traffic in and out of Oxford during rush hour is extremely heavy and any new developments will only add this problem. The local health service is already overstretched, it can take up to three weeks for an appointment, this is not good and will only get worse with an increase in the population in the area.
PR-B-1290	John	Perris		General			The Sibford Ferris sites are unsuitable in terms of infrastructure, the rural road network, its rural character, and the impact on the surrounding countryside. The Oxfordshire County Council transport policy aims to reduce pressure on the road network by encouraging housing close to jobs. Sibford Ferris has no train, no taxi and poor bus service the timetable of which would not allow commute to Oxford via Banbury. The road connection to Sibford Ferris is one B road and unclassified roads making it unsuitable for commuting. There is no school or doctors and the sewage system is already overloaded. The sites are close to the Cotswold ANOB and adjoin village conservation areas.
PR-B-1291	Kumudu	Perera		General			Agree to only 600 new houses being built in the Kidlington area. As long as you have the provision to build extra schools or extend Gosford Hill. A lot of the surrounding area could benefit from an upgrade of the street lights to LED lighting as many are old.

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PR-B-1292	Christine	Bower		General			Objection to build 4,400 house on the GB north of Oxford, residents of Kidlington chose to live here to be away from the hustle and bustle of a major city. GB offers residents fresh air less noise and light pollution and enjoyment of the open countryside. To build on GB between Oxford, Kidlington, Begbroke and Yarnton would change the area to one massive urban sprawl. The countryside and nature needs to be protected, not destroyed, keep the open space rather than encourage living in a concrete jungle. The local infrastructure will not be able to cope with the additional houses. Kidlington's high street needs improvement to the shops, not a reduction in the size of a supermarket to make way for flats. Traffic, schools and health services would be far greater stretched. Flooding is an issue in the area, to build on flood plains would lead to disaster. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives to building on GB which would protect historic Oxford. Make better use of previously developed land and using some proposed employment sites in the city for housing instead. There must be an alternative and between Oxford City and CDC hope that you are able to find one.
PR-B-1293	Diane	Perry		General			Strong objection to housing proposal. The roads are already busy and journey times long. Traffic is a hazard in Bladon. There is a lack of facilities to accommodate more people or housing.
PR-B-1296	Graciela Inglesias	Rogers		General			Criticism with holding the consultation over the Christmas period. Having attended the exhibition on Exeter Hall, left more confused and demoralised. Criticism regarding the documentation that was present at the exhibition. A very resilient and patient planning officer did his best to convey the details about the proposals.
PR-B-1299	Clive	Sherriff		General			Am in total opposition to the proposal by Oxford City to build 4,400 houses on the scarce, long designated GB in the Kidlington, Begbroke and Yarnton area, an area already developed beyond its infrastructure, resources and transport capabilities. Oxford City have undeveloped land within the ring road, but have experienced previous opposition. Oxford City have seriously mismanaged their needs over the last 50 years. The university students use a lot of housing which hasn't been provided by the universities who have considerable amounts of land that could be used for accommodation, like Christchurch Meadow and University Park. Look at these options before imposing on the residents of Cherwell. The GB is beneficial to recreation and many varieties of wildlife such as otter, fox and deer. It is the only natural wildlife corridor to the wildlife reserve at Stratfield Brake. To build here would destroy the valuable ecosystem. Does it still remain the case the CDC will commit to preserve and protect GB areas. Will CDC oppose Oxford City's outrageous demands?
PR-B-1306	Frank	Vreede		General			This entire proposal reads like the antithesis of Nelson Mandela's "Long Walk to Freedom". It proposes a policy of economic apartheid under a cloak of equality, where the masses in neighbouring counties sacrifice their identities to protect and enhance the lives of the privileged few.
PR-B-1307	Victoria	Campbell		General			The consultation process has been inadequate and unfit for purpose. Criticism regarding publicity and that Cherwell should have done more to raise the public awareness as many local residents were not aware that this was happening. Difficult to find the consultation details on the website and the paperwork is long and challenging. The timing of the consultation over the Christmas period is not reasonable. Confusion regarding the deadline for responses.
PR-B-1309	Kate	Miklaszewska-Gorczyca		General			Objection to the timing and conduct of the consultation process. Poorly advertised and only knowledge was being informed by local residents. Cherwell should have done more to raise the public awareness of the possible loss of GB. Difficult to find the consultation details on the website and the paperwork is long and challenging. The Council has discretion on the timing and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.

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PR-B-1310	Tara	Prayag		General			Concerns about the timing and consultation process. Criticism regarding publicity and that Cherwell should have done more to raise the public awareness of the possible loss of GB. The Council has discretion on the timing and choosing to hold the consultation and public exhibition in Kidlington and Gosford over the Christmas period is not reasonable and at worst deliberately blocking. Criticism that City Council have had the plans since July 2015 why has it taken so long to consult with the residents, with such a short public consultation process.
PR-B-1311	Keith E	Stratford		General			Criticism to the way that CDC have handled this consultation and the time given to respond. Criticism regarding publicity and that Cherwell should have done more to raise the public awareness of the possible loss of GB. Difficult to find the consultation details on the website , the paperwork is long and challenging. Council has discretion on the timing, and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable and verging on the devious.
PR-B-1312	Carl	Parker		General			Criticism regarding publicity and that Cherwell should have done more to raise the public awareness of the possible loss of GB, so that residents and those directly affected can voice their opinions and concerns. Difficult to find the consultation details on the website The Council has discretion on the timing and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.
PR-B-1313	Helen	Broxap		General			object to the proposal to build 4,400 house in the Kidlington and Cherwell area. overall very disappointed and angry that the council would reassign protected GB for housing for inadequate reasons.
PR-B-1313	Helen	Broxap		General			Criticism regarding publicity and that Cherwell should have done more to raise the public awareness of the possible loss of GB. Difficult to find the consultation details on the website and the paperwork is long and challenging. Choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable. Was away from the area during this time and therefore was not able to attend the consultation at Exeter Hall. Kidlington has a great community spirit, which would change with the extra houses. Did not chose to live in a larger town, the results of this would be hugely detrimental and has been badly thought through.
PR-B-1314	Nicole and Eugene	Brooks and Griffin		General			Criticism regarding publicity and that Cherwell should have done more to raise the public awareness of the possible loss of GB. Difficult to find the consultation details on the website and the paperwork is long and challenging. The Council has discretion on the timing and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.
PR-B-1317	Rachel	Walton		General			To hold such an important consultation over the Christmas period will essentially prevent some interested parties submitting a response and the whole process has had a glaring lack of publicity. Saw no mention of the consultation in the Cherwell Link which is a surprise as this consultation is central to the way housing in the Cherwell District moves forward. The consultation document was also not well designed for the layman which makes submitting a response in the short time available very difficult.
PR-B-1318	Laura	Walton		General			Criticism with the timing of the consultation over the Christmas period, was it to deter people from raising any objections. Poor publicity by the council regarding the developments and the website lacks information. Found about the developments through a campaign group page on Facebook.
PR-B-1319	Mr and Mrs	Unwin		General			The consultation has been poorly publicised and the consultation period too short. It is difficult to find the consultation details on the website and they are long and difficult to read. Holding the public exhibition over the Christmas period was unreasonable.

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PR-B-1320	Vassilis	Athanassoglou		General			Criticism regarding publicity and that Cherwell should of done more via the Cherwell Link and all other means to raise the public awareness of the possible loss of GB. Difficult to find the consultation details on the website and the paperwork is long and challenging. The Council has discretion on the timing and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.
PR-B-1321	Catherine R	Mundell		General			Wish to question and strongly object to the consultation and communication process. Criticism regarding publicity and that Cherwell should have done more to raise the public awareness of the possible loss of GB. Difficult to find the consultation details on the website and via the internet search. The paperwork is long and challenging, without the help of local groups it wasn't clear as to what was being proposed. Council has discretion on the timing and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable. This would have excluded many in being able to participate and comment on these plans.
PR-B-1322	Judy	East		General			Criticism regarding publicity and that Cherwell should have done more via the Cherwell Link and all other means to raise the public awareness of the possible loss of GB.
PR-B-1323	Karen	Suter		General			Objection to the timing and conduct of the consultation process. Poorly advertised and only knowledge was on receipt of a leaflet from Kidlington Development Watch. Choosing to hold the consultation meetings over the Christmas period is not reasonable and impacted the levels of attendance.
PR-B-1324	Katie L	Stratford		General			Criticism to the way that CDC have handled this consultation and the time given to respond. Criticism regarding publicity and that Cherwell should have done more to raise the public awareness of the possible loss of GB. Difficult to find the consultation details on the website , the paperwork is long and challenging. Council has discretion on the timing, and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable and verging on the devious.
PR-B-1326	Jan and Chris	Lacey and Plant		General			Object strongly to the timing and conduct of the consultation process. Criticism regarding publicity and the difficulty in finding information on the website. Gained information from local action groups and Street life. The paperwork is long and challenging. Cherwell should have done more to raise the public awareness of the possible loss of GB. Council has discretion on the timing, and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.
PR-B-1327	John	Pilgrim		General			The consultation has been poorly publicised and the possible loss of GB should have been highlighted. It is difficult to find the consultation details on the website and they are long and difficult to read. Holding the public exhibition in Kidlington over the Christmas period was unreasonable and there was insufficient time allowed for comments.
PR-B-1329	Jaimie	Pattison		General			Strong objection to the plans to develop on farmland and GB around the boundaries of Kidlington, Begbroke and Yarnton. With the significant increase to housing and population this will put an enormous strain on an area that is already densely populated. Noise, air and light pollution from existing roads will increase and impact the residents health and wellbeing. Research has identified that road noise aggravates Dementia and Alzheimer's. It can take up to three weeks to get an appointment at the doctors due to a lack of funding and a staff. The schools are already overstretched with large classes, increasing the population will only make matters worse for these.

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PR-B-1329	Jaimie	Pattison		General			A benefit enjoyed by all the residents is the easy access to the countryside, which will be reduced if built upon. The impact to wildlife and their natural habitats will be considerable. Has any consideration be given to the badger sets or deer that live in these sites. How will trees, streams and hedgerows be protected on the ancient track ways and paths. Concerns that litter will increase in the area. Some of the sites are areas prone to flooding to build here will increase this, with the loss of land, tree's and hedgerows which absorb water. The three villages are a close community. The history and heritage in these areas is traceable and valued, there identities and benefits will be wiped out, they must be protected from intensive development. The Government's Manifesto promise and Cherwell's existing policy to protect GB must be upheld. It is not reasonable to build on GB and farmland when there are alternatives that need investigation.
PR-B-1329	Jaimie	Pattison		General			Objection to the manner in which this consultation has been conducted. Through the work of local residents this is how it has been brought to the attention of many affected by the plans. The timing of this over the Christmas period and general lack of contact from the council indicates a genuine lack of respect for the wishes of the residents of these villages. Have been unable to find anywhere on your website to lodge my objection and it has been extremely difficult to get reliable information
PR-B-1330	N M	O'Mahoney		General			Find it unbelievable that Oxford City can not find and utilise suitable sites around its own perimeter, for example Greater Leys. How much land does the University have that is not utilised. This needs to be questioned as they add to the lack of houses in Oxford. They need to build to accommodate the students. Students having to rent rooms in family homes which reduces the number of properties available for local people to buy or rent.
PR-B-1330	N M	O'Mahoney		General			Criticism regarding publicity and that Cherwell should have done more to raise the public awareness of the possible loss of GB. Difficult to find the consultation details and the paperwork is long and challenging. Council has discretion on the timing, and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.
PR-B-1332	Edward	Bradley		General			Concerned as house is very close to farmland between Oxford and the Sainsbury roundabout and has the North Oxford Golf Club on the other side of Banbury Road. This would result in a significant increase to traffic flows if building was to be approved on either possible site. Development of housing appears to be on the same scale as the Northern Gateway. There has been virtually no publicity unlike that scheme. Any proposed sites would have a major impact on Kidlington and the surrounding areas. Decisions based on limited consultation must be viewed with caution. During the Northern Gateway public meetings, development in South Oxford would be more sensible, as this is were employment is.
PR-B-1333	Zoe	Christodoulou		General			Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Oxford City have approved business expansion at the Science Park and Northern Gateway. Both of which could be used for housing first. More business lead to more housing, if Oxford City want more business they must only allow it if they find areas in Oxford for housing. It is not the responsibility of CDC.

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PR-B-1334	Jenny	Betts		General			Objection to the unsatisfactory way in which the consultation has taken place. The south of Cherwell are the areas most affected, we were last to receive the public exhibition. No publicity in any villages or the Cherwell Link. Only through the Kidlington Development Watch was this brought to the residents attention. It was not helpful to have this over the Christmas period and its feels rushed. CDC have been less fair with the community around Kidlington and there seems to be little concern about ensuring that they have been adequately consulted. It's so important as this relates to the loss of GB.
PR-B-1335	Natalie	Usher		General			This rep. has provided detailed criticism regarding the quality, structure of the documents and the process. The consultation timeframe is too short and fell over the Christmas period. With the amount of documentation that goes with the consultation and the impact on local life more time is required, with more meetings and exhibitions. The whole process was poorly advertised by the council.
PR-B-1335	Natalie	Usher		General			Strongly object to building on GB due to the detrimental impact on the local area, loss of green space and natural habitats. If there is a compelling case made to build, it makes sense to prioritise the sites between the A34 which is a natural boundary and Cutteslowe/ North Oxford as they are close to the city. The gap between Kidlington and Oxford is important, but roads here are not accessible. The transport paper rates these sites as most sustainable and so having fewer adverse effects. Public transport is good in this area and are close to Oxford so cycling is more accessible, if the infrastructure was improved. Housing in this area could be linked and incorporated with Oxford and the Northern Gateway. If GB development was proven, sites should be prioritised as they are more sustainable than those outside the A34, impact on the local area is less adverse.
PR-B-1336	Patricia	Stokes		General			It seems iniquitous that Cherwell has to provide 4,400 homes to meet Oxford City's assessed future requirements. Where and what type of jobs will there be. For key workers such as nurses and teachers where are these workplaces anticipated. It seems that additional pressure for these extra houses to ensure that they are close to Oxford rather than throughout the Cherwell area. No regard has been given to the residents of Kidlington, which already has 6,000 homes, to increase this by 73% is unsustainable with the existing resources of schools, health services, shops, roads and other facilities. Alternatives can be found as a former office building was converted to homes. Find smaller zones. Look at disused and redundant buildings which are close to residential areas, they are already in areas of where people want to live. There would be less impact and remove the need for daily mass commuting from outside Oxford.
PR-B-1336	Patricia	Stokes		General			Traffic will increase during the rush hour, with six mile traffic jams northwards from Oxford City centre. The quality of life would be impacted for Kidlington residents with increased air, noise and light pollution. There will be impacts to wildlife and their natural habitats which enhance the countryside setting. Walks, views, open spaces and areas of unpolluted air have been protected through the designated GB. Strongly object to development in the GB. Thought GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for grabbing GB for development. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Its important to avoid urban sprawl and ribbon development from Oxford to Kidlington, to prevent merging of a village to a city.

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PR-B-1336	Patricia	Stokes		General			Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Protecting GB for our future generations. Use brownfield or re-develop unused offices and warehouses. The scale and scope is too much for Kidlington to absorb.
PR-B-1337	Marcus	Lloyd		General			Criticism regarding publicity and the lack of communication. It was only brought to attention through posts on street life social network. Criticism regarding the timing which was over the Christmas period, was this intentionally done to prevent residents from having the opportunity to respond in time.
PR-B-1341	Olga Lascano	Choperena		General			Criticism regarding publicity and the lack of communication. It was only brought to attention through posts on street life social network. Criticism regarding the timing which was over the Christmas period, was this intentionally done to prevent residents from having the opportunity to respond in time.
PR-B-1348	Prof Ephrat	Tseëlon		General			Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-1350	Dr Autumn	Rowan-Hull		General			Strongly oppose and register objections to the new developments around Begbroke (west) and Yarnton. This would destroy the countryside's flora and fauna. The area is home to rare butterflies and has a unique grasses due to the natural wet spring (Spring Hill Road). The area would lose its natural outstanding beauty and development would create unacceptable congestion in the area.
PR-B-1356	Mrs Dee	Bailey		General			Totally against this new plan, especially since S Oxfordshire has refused their extra houses. Assumed that CDC will have to take more because of this. Options C or E would amount to Bicester expanding down to Weston on the Green and incorporating Launton, Chesterton and Wendlebury in to one built up area, all with virtually no facilities. Rep goes on to heavily criticise existing and proposed developments at Bicester and the changes to rail services in the Town. Housing for Oxford should be as near to the City as possible - not anywhere near Bicester. We need facilities in Bicester, not more housing.
PR-B-1357	Dianne	Jones		General			Object to the proposed development around Begbroke because of the impact it will have on the A44, flooding and the wildlife. Rowel Brook regularly floods and more development will make this worse. Also a huge impact on the A44 which has existing highway safety problems. Loss of green belt will have a huge impact on the wildlife. Green Belt should not be built on. People will not be able to walk the footpaths like they do now.
PR-B-1359	Kate	Berney		General			Object to the proposal to build 4,400 new houses to the north of Oxford because it would lead to: unacceptable destruction of the GB, impossible pressure on local infrastructure, roads, schools and health services, loss of village character, identities and ancient historical settings, loss of countryside, local walks, scenery, fresh air. Do not believe that local villages and GB should be expected to meet the enormous unmet housing need of Oxford City.

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PR-B-1360	Alexandra	Berney-Stewart		General			Object to the proposal to build 4,400 new homes to the north of Oxford. Do not agree the estimated number of houses required by Oxford and from what source it is from. Do not believe that GB should be sacrificed. Option I and Bicester Garden Town would be better locations than north Oxford. Road connections between Kidlington and Oxford are not adequate. Is CDC's contributed from existing numbers of residents and does it include data in trends in the Cherwell area?
PR-B-1361	Margaret and Alan	Crick and Trump		General			Object to the plan for a huge number of houses to be built in areas A and B around Kidlington and Cutteslowe. Houses will not be affordable, would be on green belt, would affect Cutteslowe Park. The scale is completely disproportionate and would have an enormous impact on the area. Traffic congestion would be worse. CDC consultation has been minimal, especially for Oxford City residents. The email in the summary leaflet does not work.
PR-B-1362	Mary	Whitby		General			Specifically in relation to development in and around Weston on the Green, Wendlebury and Heathfield; 1) affordable housing needs to be located where employment and the need for employment is a priority; 2) Excessive development of green areas around Oxford will detract irremediably and irrevocably from the attractiveness of the city; 3) good planning should preserve the identity, beauty and peace of villages close to the city 4) large developments on the edge of villages will destroy their character; 5) large developments require appropriate infrastructure; 6) traffic around Oxford is a particular problem.
PR-B-1363	Nick	Southern		General			Building yet more houses around Kidlington suggests reckless disregard for GB, vital agricultural land and the pressure on floodplains. CDC should resist pressure from Central Government and the private sector.
PR-B-1364	Elaine	Boswell	North Newington Parish Council	General			What evidence has been seen to show that Oxford is unable to meet its housing needs? Should be asking Oxford to revisit it's own ability to deliver required number of new dwellings. The housing, if needed, should be within areas of search A and B and coming out to Heyford and Bicester. There is already good transport and road infrastructure in to Oxford from these areas.
PR-B-1365	John	Wass		General			Whilst not necessarily objecting to small developments the development of 100 houses is wholly inappropriate for the village of Sibford Ferris. It would completely dwarf the village. The infrastructure is inadequate. There is no state school, pub or GP in the village, only a small shop.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	General			The Parish Council has provided detailed comments in its representation on the assumptions in the Cherwell Plan; they are: 1) National Net Migration; 2) Equal Levels of Population Growth; 3) Realistic Housing Targets; 4) Oxford cannot meet its allocated targets; 5) Oxford can be quickly and easily provided with adequate transport; and 6) The other councils can take higher building targets (6a) Declining facilities (6b) Sustainability. The Parish Council suggests that Oxford (and the four District Councils) provides its own allotted total of new housing, subject to five yearly reviews.
PR-B-0730	Katherine	Jones	Savills on behalf of Thames Water plc	General - Waste Water Network			Currently undertaking a Growth Study in the Bicester area. To ensure that the study is accurate we require as much detail on sites as possible. Have concerns at Launton. The current pumping station is at capacity therefore we will need to undertake further assessments. Banbury, Kidlington and Lower Heyford - need further information on location, scale and phasing to assess the capability of the network. Have Sewage Pumping Station and network capacity constraints at M40 Junction 9. Concerns about the network and pumping station at Adderbury.



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PR-B-0730	Katherine	Jones	Savills on behalf of Thames Water plc	General - Waste Water Treatment			Banbury has the most capacity to accommodate the most amount of growth. Bicester - There is already a lot of growth here, as such we would discourage any further growth in this area. Kidlington - Is in the Oxford STW catchment. The further growth of Kidlington would have a lesser impact given the size of the receiving STW. Development around Junctions 9 and 10 of M40 would cause concerns as they would drain to small STW's with less capacity and would require upgrades. Growth in Upper Heyford would cause concern as would likely drain to a small STW which would require upgrades.
PR-B-0730	Katherine	Jones	Savills on behalf of Thames Water plc	General - Water Supply			Our Water Supply team has been unable to make an assessment of the water supply issues in the proposed areas. Once further information is received on specific locations and sizes of sites the Asset Planners will be able to provide the required information.
PR-B-0639	Diane	Downie		General			Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. The local GB should be retained and protected.
PR-B-0725	Andrew	Cove		General			Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Extra housing on GB is a disgrace. More cars, ever increasing traffic delays and disruption. Increased hospital and doctor waiting times.
PR-B-0194	Philip	Hine		PR32			Some of the proposed sites in Kidlington are heading toward the flood plain and area of SSI. Oxford City gives a high level of protection to such areas. In addition PR32 is similar to previous applications in 2011 and 2013 which had strong objections due to badger setts. The planning inspectorate refused planning even under appeal in 2012.
PR-B-0237	J A	Burt		PR74, PR20, PR24,			Sites PR74, PR20 and PR24 are of specific concern. PR74 is a haven for wildlife with many species of birds and animals and access to this site is potentially dangerous. There is a much used, enjoyed and accessible byway between sites PR20 and PR24. East Begbroke is a small peaceful safe village and the prospect of losing this small community is terrifying for some residents. It is wrong that Oxford can retain its own green spaces but destroy ours. This rep provides a list of Cherwell's policies that would be contravened.
PR-B-1242	G	Thompson			A	PR126	Objection to this site as it is in the Green Belt. Policy ESD14 seeks to safeguard the countryside from development and prevent urban sprawl. Yarnton is a Cat A Village. Thus only minor development, infilling or conversion is allowed. Access to and from the A44 is restrictive and almost impossible at this location. This site includes an important watercourse. Development would exacerbate existing flooding problems in the village.
PR-B-1242	G	Thompson			A	PR20	Site PR20 lies within the GB and exceptional circumstances for development cannot be demonstrated in this area. Local plan policy ESD 14 has a strong role in preventing the coalescence of Yarnton, Begbroke and Kidlington and ESD 13 in securing the appearance of the urban fringes. Policy Villages 1 categorises Yarnton and Begbroke as Category A villages which restricts development.

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PR-B-1242	G	Thompson			A	PR34	Site PR34 lies completely within the GB and is protected by Local plan policy ESD 14. It is poorly served by a narrow class C road and adjacent to a well used railway line. Any development would affect the setting of the Oxford Canal Conservation area.
PR-B-1242	G	Thompson			A	PR51	Site PR51 lies within the GB . Local plan policy ESD 14 has a strong role in preventing the coalescence of Yarnton, Begbroke and Kidlington and ESD 13 in securing the appearance of the urban fringes. Policy Villages 1 categorises Yarnton and Begbroke as Category A villages which restricts development. Surface water run-off from this elevated site frequently causes significant flooding in Yarnton, a problem that will be made worse by any development.
PR-B-1242	G	Thompson			A	PR75	Site PR75 lies within the GB. Local plan policy ESD14 seeks to prevent urban sprawl and safeguard the countryside form encroachment. Policy Villages 1 categorises Yarnton as category A village which restricts development. Access to this site would be poorly serviced by a single track lane.
PR-B-1242	G	Thompson			A	PR92	This site lies wholly within the Green Belt, although part of it is considered brownfield. Policy ESD14 seeks to encourage the recycling of derelict and other urban land. However, access to the A44 from this site is totally inadequate, highly dangerous and can only be exacerbated if further development was allowed.
PR-B-0738	Martin	Smail			H, A	PR43, PR58, PR13, PR146	Search option H and A sites PR43, PR58 PR13 and PR146 have been identified as unsuitable for these reasons. Increased traffic congestion at Broughton Road adds to congestion of many other streets. Direct and indirect impact on Crouch Hill, Banbury's most valued historic and natural landmarks. The area should be considered a designated Landscape Protection Area. West side of town away from employment and main transport hubs. Negative impact on schools, shops, water supply, sewers etc.
PR-B-0021	Kenneth	Porter	Cropredy Parish Council		I		Road system in and around Cropredy is under strain. This is a rural village with no immediate relationship with Oxford. Any major development would inevitable impact to the detriment of the surrounding countryside.
PR-B-1144	Martin	Lipson	Mid-Cherwell Neighbourhood Plan Forum		I, F	General	Supports the findings and recommendation of the Partial Review. Although express doubts about the 4,400 consider that the methodology and general approach is sound and clearly presented. The areas of search have been thoroughly carried out with supporting evidence. MCNP area is essentially rural and in area of search I, with the exception of Heyford Park, a strategic site in area F. Both these areas scores show negative effects when analysed for the sustainability of potential development in such rural location, on this basis these areas of search should be eliminated from the process for Oxford's unmet needs. Suggest that search areas I and F should be removed from any future consideration for sites associated with Oxford's housing need, to retain its rural values in the District as set out in paragraphs C240 to C250 on the Cherwell Local Plan.
PR-B-0798	Sue	Holmes	Oxford Brookes University			General	Have provided a detailed representation to this consultation on housing, transport, public transport infrastructure, Cycle network, and private transport. Housing and transport are their main issues. With regards to housing it is accommodation for students and affordability. Would support any policies that provide housing for their students. With regards to transport it is wider and their main concern is that adequate transport infrastructure and public transport is provided with the proposed growth.
PR-B-0875	Gavin and Sarah	Smith				General	Oxford City has developed a plan where it is using its own space to develop more employment but does not have the space to house the workers for the employment it is creating. This means that people have to travel in to the City for work. This is unsustainable, their plans for employment should be matched to the amount of space they have to house those workers.

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PR-B-0875	Gavin and Sarah	Smith				General	Assuming there is a need for the housing to support expanding business in Oxford then it should be located in areas that meet with the current planning policy guidelines. In order to justify building homes close to employment this should be backed up with evidence including both the distance current workers travel and also where the people living in that area travel to work.
PR-B-0875	Gavin and Sarah	Smith				General	Cherwell has been very good at protecting the green belt. This protection needs to be maintained to protect the individuality of villages like Yarnton, Begbroke and Kidlington. Failure to maintain a gap between the villages would allow a large settlement to develop to the north of Oxford. Towns would be a better and more sustainable locations for additional development.
PR-B-0875	Gavin and Sarah	Smith				General	The rep explains in some detail why there should be no development in the green belt in the vicinity of Yarnton. However, does state that if there is to be development in the Green Belt around Yarnton the best location would be to the south and south west of the village, making the church more of the centre of the village. It would also provide opportunities for transport improvements. Concludes by stating that Oxford should not be allowed to expand to the north to join up with Oxford Parkway as this would erode the gap between Kidlington and Oxford. Kidlington should not expand south of Stratfield Brake as it would also erode the gap between Kidlington and Oxford, particularly as Oxford could extend up to the A34. There should not be any development east of the A44 at Yarnton due to the A44 splitting the village.
PR-B-0876	David	Heathfield	Chiltern Railways			General	<p>The Chiltern Railway Company operates a franchised passenger train service between London Marylebone and Oxford Parkway. Welcome the opportunity to respond to this consultation and are pleased to see an emphasis on locating development in sustainable locations in transportation terms and managing patterns of growth to make the fullest possible use of public transport. Support the policy of building houses within walking distance of their railway station in Cherwell. Support the findings of the ITP that land around Kidlington holds the best opportunity for sustainable transport options for new residents. Support carefully considered around Oxford Parkway and Kidlington. With the existing connection to London and the completion of East West Rail will provide future connectivity to Reading, Milton Keynes, Bedford, Cambridge and Norwich making Oxford Parkway one of the best connected stations of its size in the country. The station and its capacity can be constructed with sufficient capacity to support growth in the local area.</p> <p>CIL - they believe that proper expansion of the facilities at stations adjacent to housing developments is vital to ensure that the railway is able to meet the needs of future customers. Investing in passenger facilities at railway stations will contribute to ensuring that the residents of new developments are not solely dependent on private vehicles. Would encourage the CIL process to be transparent and accessible to transport operators. Are keen to understand how they can interact with the process and ensure that the Council is aware of the opportunities for development at their stations.</p>
PR-B-0877	David	Flavin	Oxfordshire County Council			General	<p>Have provided a detailed response on Drainage, Education, Transport, and Public Health with a very detailed comments on each area including specific comments on each site with rag rating for each response on Transport DC, Transport Strategy, Public Transport, Archaeology, Minerals and Waste, and Education.</p> <p>The key issues are that additional growth should be planned in such a way as to facilitate the delivery of services and infrastructure, either by being located where existing services/infrastructure would benefit from additional population, or are capable of being expanded in a cost effective manner, or by being clustered in such a way as to make the creation of new infrastructure viable. Preferred areas of search should relate well to Oxford with new developments along the transport corridors.</p>

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PR-B-0936	Tim	del Nevo	Friends of Cutteslowe and Sunnymead Park			General	Are very concerned with the development of the site, in particular the sites around Cutteslowe Park. The statement that Cutteslowe Park "seems underutilised" is unsubstantiated and is in fact completely untrue and inaccurate. Cutteslowe Park is a "Destination Park" meaning that people travel many miles to visit it. It has a wide range of facilities and is a very well used facility. Have provided details of facilities and uses in their representation. Have summarised the comments from the exhibition at Cutteslowe Park in detail in their representation, in particular their strong objections regarding the loss of the Green Belt. Strongly recommend that Cherwell does NOT accept Oxford's attempt to offload its so called unmet housing 'need' on Cherwell onto Green Belt land. Instead recommends that Oxford City is forced to cater for its own unmet housing need and build houses as opposed to businesses on itsexisting brownfield sites, within its own boundaries!
PR-B-1035	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford and Blenheim Palace			General	Promoting Land at Pear Tree on behalf of Merton College and Blenheim Palace
PR-B-1115	Vicky	Aston	Sport England			General	Sport England is currently working with Cherwell and its consultants to prepare a Playing Pitch Strategy. Before progressing to the next stage of the Local Plan, the Council should complete its playing pitch strategy and undertake an assessment covering indoor sport and any relevant outdoor sports. Without this important part of the evidence Sport England requires Cherwell to protect any existing sports facilities (indoor and outdoor). Sport England object to the loss of any existing sites that are identified for housing sites within this options paper if they have a sporting use, in accordance with paragraph 74 of the NPPF. It is also considered important that this work is undertaken to inform any new sporting provision that is required to meet the needs of the additional population. They believe that it is possible for the planning system to shape existing and proposed physical environments to promote physical activity. If the achievements of healthy lifestyles in an inclusive aspiration, they recommend their 'Active Design' design guidance . There is a model (local plan) policy within Sport England's document that could be used by Local Authorities. They have provided a link to their design guide.
PR-B-1132	Linda	Ward	Kidlington Development Watch			General	Kidlington Development Watch have provided a response to the consultation on behalf of the community, whose strength of feeling has been expressed in their support of KDW's objections to the proposed developments around Kidlington and surrounding villages. They have provided a detailed statement as part of their representation.
PR-B-1156	Robert	de Newtown	ENGAGE Oxford			General	ENGAGE Oxford have provided a brief response to the consultation. Strongly endorse the responses provided by CPRE and support their representation.

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PR-B-1195	Laurence	Clark				General	<p>Objects to the 4,400 homes in North Oxford and particularly around Yarnton. His reasons are: 1. The infrastructure around North Oxford even when this includes recent renovations to Cutteslowe and Wolvercote roundabouts isn't sufficient to cope with the huge increase in traffic from such a big development. 2. Most of the predicted job growth is around the Science Vale on the South side of Oxford and the roads will not cope with more traffic from North travelling South. It can already take up to 60 mins in peak traffic just to reach Oxford. This would also increase pollution and decrease safety etc. 3. Greenbelt land is meant to be protected and is a link to the Cotswolds and allows wildlife to thrive and move. It also stops urban sprawl which means villages become towns and lose their identity and community, and crime can increase. 4. The government should be looking at Brownfield sites as they are doing elsewhere in the country. In addition, is opposed to development in the Green Belt, as it will cause one congested urban sprawl in an already heavily congested area. It will cause the loss of a beautiful village and its character. There will be a provision for people to have a work life balance. To use the GB areas as intended there are many unused buildings in Oxford City some 4000 which are uninhabited. Surely, these must be renovated before any proposal to use the Green Belt. Is concerned that this will inevitably lead to unacceptable destruction of the GB, which CDC has undertaken to protect. Most Oxfordshire residents have said they wish to retain it. Even more pressure on local infrastructure: local roads, schools and health services are already overstretched. Creation of one congested, urban sprawl, joining Oxford to Woodstock. This is unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Loss of their village' characters, identities and ancient historical settings.</p> <p>Loss, for ever, of their adjoining countryside, the local walks, scenery and rural pathways.</p>
PR-B-1342	Laura	Precious	Quod on behalf of Albion Land			General	<p>CDC has not considered the suitability of sites within Area E and have failed to explore development options located outside the GB and in these circumstances cannot show that there are no alternative sites that would deliver sustainable development. Area E Bicester and surroundings is the third most sustainable location for growth to meet Oxford's needs only after areas A and B, both of which are located in the GB. They are promoting the Site on behalf of the landowners, who are actively seeking to promote the site for development over the plan period via an allocation for residential development in the Partial Review. The Site is therefore available for development now, and is "deliverable" within the meaning set out in the NPPF (Footnote 11). By virtue of its location outside of the GB, it would not abuse any harm to the purposes of the OGB. They have provided a detailed statement in their representation.</p>
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates			General	<p>Pegasus Group are representing Richborough Estates regarding Land at Grange Farm, Station Road, Launton, Bicester. Have provided an addendum to the Vision Document, which was submitted in response to our Call for Sites in March 2016.</p>
PR-B-0762	Elizabeth	Moore				General	<p>Makes a strong protest about the consultation process itself. Considers the consultation process as complex, lengthy, not easy to access on the website, etc. Has provided a detailed list of concerns. Has also provided a summary statement the adverse effects on the quality of life in the representation</p>
PR-B-0788	Tom	McCulloch	Community First Oxfordshire			General	<p>Concerns over the overall numbers of homes proposed in the Cherwell area up to 2031. Feel that more consideration should be paid to housing density and thereby to the provision of more homes within Oxford City boundaries. Consider that all districts should take a share of Oxford's need. The area around Kidlington would appear to be the most logical location for Cherwell contribution. Have provided more detailed comments on Infrastructure, the building of communities and not just houses in the representation.</p>

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0870	Stewart	Patience	Anglian Water Services Ltd			General	Anglian Water Services Limited is the sewerage undertaker for the parishes of Ardley, Cottisford, Finmere, Fringford, Fritwell, Godington, Hardwick with Tusmore, Hethe, Mixbury, Newton Purcell with Shelswell, Somerton, Stoke Lyne and Stratton Audley within Cherwell District. All sites will require a local connection to the existing sewerage network which may include network upgrades. Have provided a spreadsheet identifying where improvements are needed. These are in Ardley and Finmere. The highlighting of these potential upgrades should not be seen as an objection to the allocation of these sites as we can work with the District Council to ensure development is brought online at the correct time. Upgrades are to be expected as sewers are not designed to have capacity for all future growth. Consider that appropriate management of flood risk and the consideration if climate change is critical for long term resilience. Suggest that all development should seek to reduce flood risk and incorporate (SuDS) and expect that developers should adhere to the surface water management hierarchy outlined in Part H of Building Regulations with the disposal to a surface water sewer seen as a last resort. Have provided an site assessment of the site PR114 with their representation.
PR-B-0923	Keerpa	Patel	South Oxfordshire District Council			General	Acknowledges the approach in meeting Oxford's unmet need in the latter part of the plan period and potentially having a stepped trajectory would be useful in terms of delivering Oxford's unmet need. Any over delivery in the earlier part of the plan period could have counted towards Oxford's unmet need. Further clarity is needed in that respect. Support the 4,400 homes apportionment, and note that in paras 8.9 to 8.11 of the options paper that the idea of 'ring-fencing' Oxford's unmet need is undecided at present and that this approach will be clarified in the Proposed Submission document due later in 2017. State that more clarity is required on 'ring-fencing'. Regarding SA, are not clear what exactly has been tested, in terms of the 4,400 homes apportionment. Note the three scenarios which have been tested in terms of the 4,400 homes apportionment and significantly less and significantly more than this. However, would like more clarity on what is 'significant' as it is not clear at present? The testing of the higher and lower numbers also does not appear to relate to any spatial strategy so the implication of this are also unclear.
PR-B-0928	Stephanie	White				General	Deeply concerned about the proposed development around Begbroke, Yarnton and Kidlington. The scale and scope of this development would have a huge and negative impact on the quality of life of the residents of these three villages. Particularly concerned about the destruction of countryside: loss of footpaths and wildlife, development within the Green Belt, increased pressure on local services, particularly roads, risk of flooding, lack of affordable housing in detail in her representation. Does not object in principle to development and realises that new development has to be built somewhere. However, objects in the strongest terms to the scale of this proposed development around Begbroke, Yarnton and Kidlington, which will destroy precious countryside. Refers to an article in Oxford Mail about 4,400 homes vacant in Oxfordshire, which should be utilised rather than building in the Green Belt.
PR-B-0952	Cllr Carmen	Griffiths				General	Endorses the views expressed by Kidlington PC. In addition, nothing should be built before infrastructure is in place. S106 monies would be insufficient and not available until after the houses are built, further the Growth Board does not offer any guarantees, which would not be acceptable as our Schools, health centres, and roads are at full capacity, and more houses will add pressure to our already stretched resources. Does not consider it acceptable to build new schools for houses in Water Eaton when West Kidlington School is in a poor state and desperately in need of cash injection for the existing residents. Discusses the issues of land and opportunity within Oxford City and the Green Belt in more detail in his submission. Refers to Kidlington Masterplan stating that sites such as north of the Moors, Stratfield Farm and Gosford Farm should be out of the question for development and the GB should be retained for the purposes that it was formed in 1947.

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PR-B-0958	Richard	Meadows	Easington Sports Football Club			General	Proposing their grounds at Addison Road as a potential site for housing. Are actively looking for a larger and more suitable site and are considering some options. Would use proceeds from the sale of this site towards a new site in Banbury. Are working very closely with the Council on the Playing Pitch Strategy and sports provisions. Have provided a detailed statement in their representation.
PR-B-0960	M	O'Mahoney				General	The consultation details published on the website were very difficult to access. They were long and difficult to understand. Consultation held over Christmas was not reasonable.
PR-B-1121	Rebecca	Micklem	Natural England			General	Natural England is a non-departmental public body. Its statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Natural England expects sufficient evidence to be provided, through the SA and HRA, to justify the site selection process and to ensure sites of least environmental value are selected, e.g. land allocations should avoid designated sites and landscapes and should consider the direct and indirect effects of development on land within the setting of designated landscapes. Areas A and B are the closest to the Oxford Meadows Special Area of Conservation; therefore the Local Plan should be screened under Regulation 102 of the Conservation of Habitats and Species Regulations 2010 at an early stage so that outcomes of the assessments can inform key decision making on strategic options and development sites. It may be necessary to outline avoidance and/or mitigation measures at the plan level, including a clear direction for project level HRA work to ensure no adverse effect on the integrity of internationally designated sites. It may also be necessary for plans to provide policies for strategic or cross boundary approaches, particularly in areas where designated sites cover more than one Local Planning Authority boundary. They have provided detailed comments on Landscape, Priority habitats, ecological networks and priorities and/or legally protected species populations; Soils; Air Pollution; and comments on each area of search in their representation
PR-B-1121	Rebecca	Micklem	Natural England			General	Have provided detailed comments on Landscape, priority habitats, ecological networks and priorities and/or legally protected species populations, soils and air pollution. Detailed site specific comments have also been made for each area of search.
PR-B-1160	Christopher	Hardman				General	Have made a detailed response setting out their concerns. These are mainly on the importance of the Green Belt which seems to have been almost entirely disregarded, contrary to both National policy and strong local feeling. There is an over reliance on assumed future developments in transport infrastructure that are by no means guaranteed to happen. Routes from and around the selected sites for development (e.g. 38 and 50) are already congested and unsuitable for further traffic. Developments in areas close to major routes are unsuitable for housing, with young children and the elderly particularly at risk. A major development at PR19, Shipton-on-Cherwell Quarry, should be considered. This would be an opportunity for a self-contained community to be created, rather than merely increasing population density in existing areas. Have provided detailed comments on the Consultation, Housing Allocation, Other Issues to be Considered, Transport, Areas of Search and Identified Sites. Have also listed the Effects Of Site Options On Oxford, and Evidence Base in their representations.
PR-B-1240	Suzanne	Willson-Higgins				General	Concerned by the huge volume of complex new reports issued for consultation and her family did not have sufficient time to respond. Has provided a long statement in response to this consultation in the representation, which discusses the importance of the GB and the Kidlington/ Gosford / Oxford gap.
PR-B-1353	P	White				General	Fully supports the 4,400 new homes in Cherwell area to meet Oxford's unmet need. It is high time that this was done as desperately need more homes to cater for the young and new talented people moving into the area. When can you start! However, CDC needs to ensure that there are good cycle routes to and from all areas. The roads within the Oxford ring road are somewhat to be desired.

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PR-B-0769	Debbie	Jones	Bidwells on behalf of City of Oxford Charity			Land adjacent to Bicester Road, Gosford, Kidlington	Wish to promote its site located off Bicester Road, Gosford, Kidlington. It owns the whole 4.44ha site and it is available with no constraints that could preclude development. It could deliver around 140 dwellings. A detailed justification for the allocation is provided and the Charity advises that it will be undertaking further technical studies to support the allocation.
PR-B-0964	Vickesh	Rathod	Carter Jones LLP on behalf of Mr Henry Teare			Land at Middleton Stoney	3.75ha site at Middleton Stoney proposed. A site plan is provided. Access can be achieved off Bicester Road. Residential development of this site would make a significant contribution to meeting both CDC's and Oxford City's unmet housing need. The site is well defined and well related to the built up area of Middleton Stoney. The site is also well connected to Bicester and Oxford via the public transport network.
PR-B-0158	Jon	Waite	Kemp and Kemp on behalf of Mewslade (Eastern) Ltd			Land south of Springfield Road, Caversfield	This site is a sustainable location for residential development. It forms vacant, informal private space. The site forms a natural and logical addition to Caversfield and will integrate well with the existing settlement pattern and density. An indicative layout is provided. Access can be taken from Springfield Road. Heritage, landscape, environment and ecology issues are also briefly addressed in the representation.
PR-B-0784	Rosie	Cotterill	Turley on behalf of Bovis Homes			PR 54	Bovis Homes Limited has an interest in land east of Warwick Road, Banbury. A site plan is provided.
PR-B-0158	Jon	Waite	Kemp and Kemp on behalf of Mewslade (Eastern) Ltd			PR105	This is an appropriate location for a housing allocation. The site sits naturally within the built up settlement limits of Caversfield and can be successfully integrated with the existing pattern and scale of surrounding development. An indicative layout plan is provided. Access would be via Rau Court. Heritage, landscape, environment and ecology issues are also briefly addressed in the representation.
PR-B-0791	Elizabeth	Platts				PR123	Objection and concern to site PR123. Concerned with access to the site. Long walk to the buses on Banbury and Woodstock roads from the site, traffic would increase through the residential areas increasing the risk to cyclist's. Air and noise pollution would increase. Another development on GB, GB are important for health and well being for the community.
PR-B-0622	Ian	James				PR125	Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. House purchased due to its semi-rural location. If the development goes ahead on site PR125, the house will be in the middle of an estate.
PR-B-1034	Anita	Spencer	Sibford Ferris Parish Council			PR125	Concerned that the site submission is incorrect and provides the following information: * There are badger setts along the southern hedge boundary; * Sibford Ferris has a private fee paying school; * It has one shop and a post office counter; * There is a short, isolated, section of pedestrian footway on the northern side of Woodway Road; * There are four buses each way in a week between Stratford-on-Avon and Banbury, not to Oxford and the last bus leaves Banbury at 5.22pm; Sibford Ferris on its own would not have the amenities to be a Category A village.
PR-B-0173	Janet	Persson				PR125, PR178	These sites are a possibility for housing but the noise of the A34 would be restrictive as reported by residents in Hampton Poyle.



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PR-B-0606	P	Merrill				PR125, PR178	Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Sites PR125 and PR178 are both subject to flooding. They have standing water a number of months during the year. If the sites are built on the risk of flooding to residents will greatly be increased. These sites are also a AONB enjoyed by many residents due to the abundance of wildlife that can be seen.
PR-B-0163	Wendy and John	Castle				PR14, PR27	It is unclear where vehicular access to sites 14 and 27 will be, but access to The Moors is already congested and lack of allocated spaces has resulted in on road parking which restricts emergency vehicle access. The sites are in the Thames Valley Floodplain and are home to a wide variety of wildlife. The GB is essential for recreational purposes and the government and medical profession are encouraging people to take exercise to stay healthy.
PR-B-0529	Karen	Brading				PR14, PR27	Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Strongly object to sites PR27 and PR14. These are areas of outstanding beauty and importance to wildlife and enjoyed by many. Building on these sites would destroy that and will have an effect on flooding, due to the proximity to the Cherwell.
PR-B-0785	David	Orman				PR14, PR27	The rep has provided views why site PR14 and PR27 should not be built upon. Concerns regarding GB being sacrificed, there are other areas that could be used. Its not acceptable to destroy the villages identity. GB shouldn't be used according to the Conservative Manifesto, this needs to be upheld. Traffic will increase, along with air, light and noise pollution the quality of life will suffer.
PR-B-0918	Casey	Orman				PR14, PR27	Object strongly to site PR14 and PR27 as it's GB which surrounds Kidlington. It would destroy the abundant wildlife, natural habitats and the open countryside which is used and enjoyed by residents of Kidlington and the surrounding villages. The area is prone to flooding, the impact on residents in the area of The Moors and Mill Street would be disastrous as the countryside is concreted over. The excess water would flow into the river and gardens that back onto GB and in the surrounding area. Quality of life will deteriorate due to increased traffic, noise, air and light pollution.
PR-B-0010	Tina	Davies				PR148	This rep provides a detailed and lengthy objection to PR148, Land at Blackthorn Road, Launton. The primary reasons are that it has previously been rejected by CDC, does not meet the minimum requirement for a strategic development site and would include development of flood zone 3 and the River Ray Conservation Target area. Photo provided to illustrate the point.
PR-B-0013	Bernadette	Evans				PR148	Has farmed near Launton since 1963, has extensive knowledge of this parcel of land and knows it floods every year. The flat area of land on this side of Launton has ancient ridge and furrow and established hedgerows which should be preserved.

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PR-B-0034	Mark	Ashe				PR148	This rep provides a detailed and lengthy objection to PR148, Land at Blackthorn Road, Launton. The primary reasons are that it has previously been rejected by CDC, does not meet the minimum requirement for a strategic development site and would include development of flood zone 3 and the Ray conservation Target area. Photo provided to illustrate the point. Congestion and safety of the roads is also a concern.
PR-B-0182	Jon	Spinage				PR148	This rep provides a detailed and lengthy objection to PR148, Land at Blackthorn Road, Launton. The primary reasons are that it has previously been rejected by CDC, does not meet the minimum requirement for a strategic development site and would include development of flood zone 3 and the Ray conservation Target area. Photo provided to illustrate the point. Additional concern with regards to the size of the site in comparison to the village which would change the nature of the community. Noted that large amount of houses being built less than 2 miles away in Bicester.
PR-B-0183	Cathy	Spinage				PR148	This rep provides a detailed and lengthy objection to PR148, Land at Blackthorn Road, Launton. The primary reasons are that it has previously been rejected by CDC, does not meet the minimum requirement for a strategic development site and would include development of flood zone 3 and the Ray conservation Target area. Photo provided to illustrate the point. Additional concern that a development this size would jeopardise the village community and increase pressure on local services such a schools. The very real risk of flooding and inadequate drainage system must not be overlooked.
PR-B-0845	David	Stalder				PR148	Object to the inclusion Site PR148 Land at Blackthorn Road. Unsuitable as consists of green field land. The site also falls within Flood Zone 3 and the Ray Conversation Target Area, any development would be out of character with the village of Launton. Disproportionate level of growth unsupported by local service and facilities. Launton village already has a high level of traffic more development would exacerbate the current situation. CDC has already rejected, which is too small to be considered as a strategic development site. Flooding is also a risk at this site. The development of this site would fail to deliver sustainable development and therefore be contrary to the golden thread of national policy.
PR-B-0854	Jan	Stalder				PR148	Object to the inclusion of Site PR 148 in Launton. Site is not suitable as it has green field land that stretches outside the limits for building in the area which consists of open countryside. I believe that the site is on a flood zone too. But more importantly than this any more development in Launton would detract from the village feel. We already have a huge problem with traffic using the village as a rat run in the mornings and evenings. There is a fatality waiting to happen
PR-B-1019	Jon	Waite	Kemp and Kemp on behalf of Manor Oak Homes			PR148	Details are provided in support of this site. They cover urban form, access/transport links, heritage and ecology, landscape, flooding. Confirm that the site is available immediately. An indicative layout is provided.
PR-B-1020	Jon	Waite	Kemp and Kemp on behalf of Manor Oak Homes			PR149	Details are provided in support of this site. They cover urban form, access/transport links, heritage and ecology, landscape, flooding. Confirm that the site is available immediately. An indicative layout is provided.
PR-B-0059	Celia	Walton				PR157	At site PR157 the proposed siting of the access road in to new houses is dangerous. Driving uphill into the sun also gives little visibility. The village of Noke lacks facilities, no shops, no bus and no mains gas. Fast broadband is only available through Gigaclear and the mobile signal is erratic.

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PR-B-0167	Francis	Josephs				PR157	Object to the housing proposals at Upper Noke. The CDC's need "to ensure people have convenient, affordable and sustainable travel opportunities to the city" could not happen at PR157 due to traffic congestion. 100 homes would be highly detrimental to Noke, tripling the population. GB is sacrosanct and CDC's table 16 admits there are some key strategic constraints for building there. Noke hill is one of the last remaining unspoilt hills in the area, enjoyed by many and a bird migration route. Otmoor RSPB reserve is 1 km away and PR157 is close to breeding sites for bitterns, marsh harriers, buzzards and ravens. I accept the need for more housing but it needs to be in an area with existing public transport links and infrastructure, such as Bicester and Kidlington.
PR-B-0165	Stuart	Dunlop				PR164	The access issues seem to be very substantially misunderstood in the proposal. The Barford Road, the ingress/egress point of Sands Lane is narrow, with limited visibility at the junction and will not support the amount of traffic in the proposal. The junction with A361 is hazardous due to very limited visibility of traffic coming at speed from the direction of Chipping Norton. Increased traffic at this junction is likely to be very hazardous. A 50% increase in the size of a small village with Conservation status is completely out of proportion and would destroy the character of a long-established and stable settlement. Infrastructure in the village is inadequate for the proposal and access to infrastructure in neighbouring locations is effectively impossible by public transport. The number of new homes in Bloxham (the only realistic location for necessary services) renders any further pressure on services by a development in South Newington an impossible burden. The assertion that 'We do not consider that any infrastructure would be necessary for this development' is untenable.
PR-B-0737	Paul	Clarke				PR164	The rep has raises concerns as to why Site PR164 Land East of Sands Lane South Newington is unacceptable for development. Building within the village boundaries. Protection of important open spaces and views, referring to The 2014 South Newington Conservation Area appraisal. Traffic impact on Sands Lane. Physical impact on Sands Lane. Access to Sands Lane. Public transport and the facilities.
PR-B-1181	Heidi	Lancaster				PR178, PR39, PR122, PR38	Building on sites PR178, PR39, PR122 and PR38 to the south of Kidlington will mean there is no distinction between Oxford and Kidlington. They will lose their individual character which will impact on tourism.
PR-B-0938	H John	East				PR183	Confirm that Gladman Developments no longer have an interest in this site. Would be willing to offer the whole site of 5.8has for development and would give a site for a new village school within the development if required.
PR-B-0701	Ray and Janet	Phipps				PR186	Site PR186 objections to this site due to flooding. Site is not the most accessible. Increased traffic through the village and Water Lane is not a proper road, it is a lane and bridleway. It could be a precursor to more development in the area. Major traffic issues already in the area, especially for our village. LTP4 and Master plan where will funding for infrastructure come from?
PR-B-0035	Victoria	Sayell				PR186, PR199	Objects strongly to the proposed sites that are already congested with traffic. The infrastructure cannot cope, air pollution would become worse and quality of life reduced. Services are already under threat i.e. the Horton Hospital.
PR-B-0701	Ray and Janet	Phipps				PR199	Site PR199 objection to this site due to traffic being the major problem. Wykham Lane is a narrow and winding, which is already in poor condition. Subject to near misses, therefore its not appropriate to build here and use this lane to enter and exit the site.
PR-B-0921	Paul	Weston				PR199	Object strongly to site PR199 with the impact that this would have on Bloxham and Wykham. It is totally inequitable in the terms of distribution of housing around Banbury, even it if was for Banbury. The land on this site has been sold therefore is there a need as many properties are going to be developed just up to the North up to Salt Way. This is a step closer to bring together Bloxham and Banbury, despite the policy to prevent coalescence. Wykham has been in longer existence than Banbury, site PR199 would completely obliterate it.

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PR-B-0173	Janet	Persson				PR20	Part of this area could be suitable for housing, between Begbroke science park and A44, south of Begbroke, with access from the science park road. The land by Rowel Brook is subject to flooding and would mean Begbroke and Yarnton would lose their separate identities.
PR-B-0079	David and Susan	Cantwell				PR20, PR24, PR74, PR23, PR28, PR51	Whilst understanding the need for housing have concern over these sites. The small, quiet, safe community of Begbroke will be lost. The countryside brings health benefits to its users, Begbroke school is oversubscribed and doctors are at capacity. Roads are already congested and commute times into Oxford increasing. Question how the roads will be and what provision will be made for cyclists as not all areas have safe cycling lanes.
PR-B-0846	James C	Bridon				PR21	Statutory criteria for GB protection MUST be adhered to. Around Begbroke Science Park further development should be blocked because of its fatal effect on maintaining separate identity of Begbroke relative to Kidlington.
PR-B-0846	James C	Bridon				PR23	Statutory criteria for GB protection MUST be adhered to development would be disproportionately damaging, destroying the rural separation of Begbroke from Woodstock
PR-B-0080	Lee	Hewlett				PR24	Have grave concerns that fields surrounding Begbroke are subject to proposed development plans. These include GB that both Oxfordshire County Council and CDC had vowed to protect. The impact on the environment, nature and substandard roads around Begbroke is incomprehensible. Whilst understand the need for development sites, don't like the way PR24 has been selected and strongly believe this is as a direct retaliation to the failed bid to build a substantial amount of new houses in Woodstock, which was rejected. These plans will erode the village heritage, privacy and community. They are poorly constructed and in breach of all community values. The timeframe is short for such a huge decision, with far-reaching ramifications.
PR-B-1022	Jon	Waite	Kemp and Kemp on behalf of W Lucy and Co.			PR24	The rep provides a detailed assessment and justification for strategic growth west of Kidlington. In addition there is support for the Begbroke Science Park site (PR20). It is submitted that site PR24 is a logical addition to the land the Tripartite is promoting.
PR-B-0285	Michael	De Selincourt				PR27	Many allotment holders were moved to site 27 when the site on the other side of the railway tracks was allocated for the building of the new care facility in 2015.
PR-B-0922	Sarah	Smith	Rapleys LLP on behalf of Pandora Trading Ltd			PR28	Client is the sole owner of a 17.79ha site on the northern edge of Banbury. Approx. 6ha of the land benefits from an extant outline planning permission. The same area of land also forms part of Policy Banbury 2 : Hardwick Farm. It is suggested that the remaining 11.5ha of our clients land is a suitable location for further growth (potentially approx. 150 dwellings) A site location plan is provided. The rep goes on to provide a detailed justification for the development of this site.
PR-B-1033	Matthew	Symons	Hollins Strategic Land			PR3	Are promoting site PR3 - Land adjoining Graven Hill. Have provided a detailed analysis and the benefits of the access to transport and all facilities and services due to its location. A detailed report has been submitted as part of the representation.
PR-B-0157	Jon	Waite	Kemp and Kemp on behalf of Newcore Capital Management LLP			PR30	A detailed Land Quality Assessment together with a Detailed Landscape and Visual Appraisal have been submitted in support of this site. The LVA states that there are no overriding landscape constraints to development of part of the site. In addition the site is not currently 'open' due to the existing built development. As such this site does not currently serve its GB purpose making development acceptable.
PR-B-0157	Jon	Waite	Kemp and Kemp on behalf of Newcore Capital Management LLP			PR30	If this site were to be developed, Newcore would commit to providing traffic calming measures and a new footbridge over the River Ray. This is over and above the standard affordable housing/Section 106 requirements.
PR-B-0016	Anne	Hine				PR32	I object to the development of land behind Webb Way, Kidlington as the land acts as a flood plain for the river Cherwell. Any building could result in the river bursting its banks and flooding the Webb Way area.

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PR-B-0285	Michael	De Selincourt				PR32, PR125, PR178	Sites to the east of the village, in particular site PR32, PR125 and PR178 become waterlogged in the winter and any building would result in flooding. Some of the sites are also important wildlife habitats where enormous effort has been made to keep them as natural as possible
PR-B-0173	Janet	Persson				PR34, PR91	Both of these site are unsuitable for development because they are difficult to access. PR91 is very wet and would be better used for a recreation area with improved access to the canal.
PR-B-0765	Layla	Vidal-Martin	NLP Nathaniel Lichfield and Partners on behalf of Taylor Wimpey			PR35	Additional information has been provided which include plans showing site features and constraints, opportunities and an illustrative masterplan. A comprehensive Sustainability Analysis prepared by Calibro has also been provided.
PR-B-0533	Sara	Buck				PR38, PR50	Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Sites PR38 and PR50 are green spaces used by local people. Cutteslowe Park, where will sport and fund raising events be held. Kidlington will lose its identity and become part of the commuter belt. Need to help the current residents.
PR-B-0173	Janet	Persson				PR49	Stratfield Farm would be good for a maximum of 300 houses, provided there is access from the south end of Garden City and not Kidlington roundabout.
PR-B-0173	Janet	Persson				PR49	Stratfield Farm would be good for a maximum of 300 houses, provided there is access from the south end of Garden City and not Kidlington roundabout.
PR-B-1021	Jon	Waite	Kemp and Kemp on behalf of Manor Oak Homes			PR49	Details are provided in support of this site. They cover urban form, access/transport links, heritage and ecology, landscape, flooding. Confirm that the site is available immediately. An indicative layout is provided.
PR-B-0587	P	Bennett				PR50, PR38, PR91, PR122, PR118, PR92, PR23, PR124, PR167, PR168, PR34	Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. The council are making stupid, provocative statements designed to deliberately annoy the residents as areas are obviously impractical. Why can not CDC be sensible about this, objection to sites PR50, PR38, PR91, PR122, PR118, PR92, PR23, PR124, PR167, PR168 and PR34.
PR-B-0472	Harry	Carrier				PR51	Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Site PR51 not economical to build on Spring Hill. Collecting run off water during heavy downpours will be prohibitive to the whole proposal. One site leading onto a main road, otherwise the disruption and costs will be horrendous.

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PR-B-0822	Nikki	Lewis				PR51	Spring Hill site PR51 is a precious local amenity. Popular in both Begbroke and Yarnton for its access to nature, with its view across to Oxford, Whytham Forest and the ridgeway beyond Wantage. Ancient pathways from Begbroke to Cassington; along Shakespeare's Way; and up Frogwelldown Lane from Yarnton meadows, along which Charles 1 fled from Oxford to Bladon in 1642. Is it really worth sacrificing this, with its hundreds of years of history, to short term economic gain?
PR-B-0846	James C	Bridon				PR51	Statutory criteria for GB protection MUST be adhered to. Spring Hill, vital open space comparable to Wytham and Boars Hill, with fine views in the Oxford area. Development would urbanise Yarnton, Begbroke and Kidlington area.
PR-B-1354	James	Macnamara	Lower Heyford Parish Council			PR52	Strong objection to Site PR52. Reasons for objecting are: development size; impact on settlements of Lower Heyford, Caulcott and Upper Heyford; Impact on Conservation Areas of Rousham, Oxford Canal, and RAF Upper Heyford; Lack of road capacity on all roads in the area; lack of railway capacity; unsustainable location; too far from Oxford and unlikely to meet Oxford's needs; concern about cumulative impact; developer's inability to deliver, and conflict with Mid-Cherwell Neighbourhood Plan.
PR-B-0004	Cathy	Fleet	Lower Heyford Parish Council			PR52 and PR53	Strong objection due to development size; impact on settlements of Lower Heyford, Caulcott and Upper Heyford; Impact on Conservation Areas of Rousham, Oxford Canal, and RAF Upper Heyford; Lack of road capacity on all roads in the area; lack of railway capacity; unsustainable location; too far from Oxford and unlikely to meet Oxford's needs; concern about cumulative impact; developer's inability to deliver, and conflict with Mid-Cherwell Neighbourhood Plan.
PR-B-1034	Anita	Spencer	Sibford Ferris Parish Council			PR66	Concerned that the site submission is incorrect and provides the following information regarding Brown and Co Land at Folly Farm - Regarding good range of facilities * Sibford Ferris has a private School and no church; * Limited public transport links; * Regarding 'Pasture', corrections is 'arable'; * Planning History 'none'. Ref 03/00716/F - Refused access on the grounds of detrimental impact on the visual amenities and rural character of the area; * 'Housing to the West' - correction - ignores house in the centre of the site and on its eastern boundary; * 'Site of amenity value' - 'N/A' - correction - the site contains both a well used public footpath and bridleway; * 'Conservation Area - N/A' - comment - the site is directly adjacent to the conservation area; * 'Listed Building' - 'N/A' - correction - adjacent to a Grade II listed cottage; * 'Safe access available' - comment - pre-application advise for a proposal for housing behind the listed cottage - refusal.
PR-B-0488	Martin James	Hastings				PR74, PR92, PR34, PR126	Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Understand GB was only supposed to be built on in exceptional circumstances. Do not believe this gross expansion plan to merge three villages into a massive dormitory town where the houses will be snapped up by Oxford/London commuters meet the criteria as exceptional. Am not opposed to small tasteful developments sites such as PR74, PR92, PR34 and PR126. Believe that we need affordable local housing for local people.

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PR-B-0159	Jon	Waite	Kemp and Kemp on behalf of Sheehan Group of Companies			PR92	The site is well related to Yarnton. There is an existing access to the site from A44. Site is not within a conservation area nor does it contain any listed buildings. There are no environmental or landscape policy designations constraining the site. The site can be developed in isolation or could be considered as a wider strategic allocation at Yarnton. The site is of sufficient size to make a meaningful contribution to Oxford's unmet housing need as well as providing the necessary local facilities and infrastructure.
PR-B-0009	Colin and Gillian	Watts				PR92, PR95	This rep provides a detailed and lengthy objection to development around the Sibford villages beyond that envisioned in the local community plan. The conservation areas are of concern along with the road structures limited capacity. Photos provided to illustrate the point.
PR-B-0829	Fergus	Campbell	Oxfordshire Clinical Commissioning Group			SA	Have provided a detailed statement in response to this question in their representation.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire			SA	Agree with Para 3.98 of the Initial SA Report part 2, which states, "Oxford is a world-renowned historic city, with over 1,500 listed buildings and 16 conservation areas, which cover 17.3% of the total area of the city. The built-up area extends to the administrative boundary around much of the eastern side of the city, and the river corridors of the Thames to the west and Cherwell to the east have created extensive green wedges running north south through the city. This gives Oxford a distinctive physical form. "Although these assets have limited development within Oxford city, they are a large part of what makes the City a major tourist destination." In scoping for any development, in particular those covered by Options A and B, these issues must be paramount if the City centre and the large number of those working in services there are to thrive. If Oxford is to retain its attractiveness to visitors, road access cannot be allowed to be adversely affected by developments outside, with the look and feel of the City and its access to open countryside preserved.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council			SA	It is not clear that the impacts on West Oxfordshire have been considered even though some sites adjoin or a very close to West Oxfordshire. Do not agree with the mixed assessment given to site PR22 against the sustainability appraisal heritage objective. Although the fact that there is a scheduled ancient monument on site is Item No. , Page 8 of 8 referenced there is no acknowledgement that it is next to a World Heritage site within West Oxfordshire. The significance of these heritage assets is very high and this should be addressed in the appraisal and reflected in the subsequent scoring. There is no evidence in the appraisal to back up the conclusion that that there may be instances where a site allocation on site PR22 could enhance heritage assets. The impact of urbanisation on the currently rural setting of the Blenheim Palace World Heritage site and on the setting of the buried Roman Villa would be significant and negative. The assessment of site PR22 on this aspect does not appear consistent with the assessment of site PR92.
PR-B-0003	Robert	Armstrong					This rep provides a detailed and lengthy objection to PR148, Land at Blackthorn Road, Launton. The primary reasons are that it has previously been rejected by CDC, does not meet the minimum requirement for a strategic development site and would include development on Flood Zone 3 and the River Ray Conservation Target area.
PR-B-0005	Peter	Jay					These changes proposed by WODC and CDC will obliterate acre upon acre of pristine greenfield sites with the wrong houses ,in the wrong places for the wrong people at the wrong prices. This kind of developer-driven cynical opportunism, exploiting temporary loopholes in the broken-down NPPF system, catering for weekenders bankers and mansion-seeking Mayfair retirees, does less than nothing for the homeless or even the 'barely coping'. The districts must rebel full-frontally against the intolerable abuse of the broken NPPF.

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PR-B-0006	Ian	East					Many of the sites identified encroach on GB and will saturate villages. Option B proposal for Islip would more than double its size, destroying an ancient villages identity and community. It is acceptable for a village to absorb an extra 10-15% houses but not 100-150%. Once the GB is denied, protection loses credibility. Distributing development widely will lighten the additional burden on roads and offer real choice over living environments. Talks on 'rapid transport' must include rail links and safe cycle ways as roads are heavily congested and car journeys slow. The need for affordable houses has to be addressed. I suggest that a roof tax, similar to that proposed by builders in Milton Keynes, be levied to pay for the construction of that network (to come out of profit, not purchase price, of which there is plenty, given the disconnection between price and cost).
PR-B-0007	James	Philpott					The last government manifesto confirmed that GB would not be considered for housing. I object to Kidlington being used to provide Oxford City housing for commuters into the city and London. Kidlington is already oversized, has insufficient shops and its infrastructure is stretched.
PR-B-0008	Bilham	Woods					The proposed development at Kidlington should be confined to the area west of Kidlington and bounded on the east by the canal, on the south by Sandy lane, on the west by the A44 and the north by Langford Lane. This is not open country but already developed on the north by and Industrial estate and Campsfield detention centre, on the west by Begbroke village and the Science park to the south. Transport links are good with a main line railway to the east and a trunk road to the west. It would be sensible to provide housing near to the Science Park and the industrial estate to reduce commuting times.
PR-B-0012	Alan	Joy					Support the proposed development for Kidlington and Yarnton, as it will provide housing for the younger generation. Supports 4,400 homes to the north of Oxford and considers that moving forward with the expansion for today's needs and more so tomorrow's demands. Pleased that action is now being taken to provide much needed homes whilst improving the travel network. Need to double or more, as trying to tempt talent into Oxford area is proving difficult for both small and large employers, let alone providing homes for the future generations. The new Oxford Parkway Station is wonderful and would approve plans to re-open the northern Kidlington Brunelian station (closed in 1964) along with further links from the former Woodstock town line.
PR-B-0014	Rev George	Fryer					A village is a semi-urban entity in its own right and that character and atmosphere should not be changed
PR-B-0017	Fay	Plumb					Find the building of housing estates all around our villages a blight on the landscape and they look such heartless places to live. As someone who deals with tenants, find a lot of people don't want the responsibility of a garden and maintenance of a building. It would be a far more efficient use of land to build some attractive, landscaped low rise apartment blocks, less land would be required, more people housed and lower priced accommodation achieved. It is common in Switzerland, France, and Germany.
PR-B-0018	Anumod	Gujral					This rep provides a detailed objection to the planning decisions made at Blenheim Estates. Shipton-on-Cherwell quarry is suggested for housing development, and questions the need for more houses in the Woodstock/Bladon/Upper Campsfield area before 2031 as sited in an Oxfordshire plan. Didcot/Witney and Abingdon would be better suited for large developments.
PR-B-0020	Dr Bridget and Mr Richard	Atkins and Clarke					This rep provides a detailed and lengthy objection to development on GB land and open countryside at Kidlington. It also has concerns for the roads and public services with the high number of houses proposed.



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PR-B-0022	L	Brennan					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0023	Frances	Cotton					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0024	Carolyn and Benjamin	Capel					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0025	P F	Green					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0026	Mr and Mrs A	Drury					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0027	Shirley	Steventon					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0030	Mr and Mrs M	Pearce					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over-development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0031	Todd	Huffman					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0032	Damian and Sharon	Hill					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0038	Ernest	Edgar					When are you going to stop ruining the countryside of our beautiful island to satisfy mass immigration?
PR-B-0040	Karl	Bushell					The building of 4,400 homes is not sustainable as the roads are already at capacity due to the proximity of the A34 and Oxford Parkway. The school at Yarnton is at capacity as is the doctors. The greenfield sites are an important corridor for wildlife, and mass building would destroy Yarnton and Begbroke.
PR-B-0047	Steve and Julia	Cross and Taylor					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0048	C L	Goldsworthy					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0049	John	Mildenhall					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0050	Anne	Prince					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0051	A M	George					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0052	S	Kerry					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0053	Joan	Arthur					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Wrong to develop wild areas around Kidlington and North Oxford. Houses will be bought by London commuters and will be unaffordable for locals. Concern over impact on wildlife. People with spare bedrooms should accommodate others in them
PR-B-0054	John	Penny					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0056	S	Virrill					4,400 homes is not an appropriate requirement and unrealistically high. Local infrastructure and services are already stretched, in particular schools and the health services. GB which is enjoyed by many for its walks and views will be sacrificed. It's habitats are of great local importance and it protects the historic city of Oxford from overdevelopment. The government's promise and Cherwell's policy to protect GB should be upheld.
PR-B-0061	Mr and Mrs R	Gynes					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0062	S	Fisher					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0063	Mr and Mrs P	Duffy					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0064	Mrs P S	Rice					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0065	Kathryn	Gould					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0066	Ros	Avery					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0067	M	Beesley					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0068	Anne	Pearce					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Concerned regarding the effect of development on the services provided by the Churchill Hospital
PR-B-0069	Richard L	Eddy					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0070	Sheila	Nichols					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0071	Norma	Stallard					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0072	G	Tasker					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0073	Mrs M	Sammons					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0074	Dr S	Bhandare					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0084	Mrs B	Wright					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0085	Denise	Greenspan					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0086	Richard and Stephen	Danbury					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0087	Danby and Sandy	Bloch					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0088	Dr M A	Fraser					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0089	John and Sue	Jenkins					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0090	Louise	Gregory					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0091	Eleanor	Mace					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0092	Allen	Souch					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0093	Mr and Mrs	Guest					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0094	Tatiana	Iseborn					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0095	Rachael	McTegart					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0096	Philip P	Skipp					Strongly oppose the proposed building around Begbroke and Kidlington. GB must be maintained to protect open space and stop urban sprawl. The villages of Yarnton, Kidlington and Begbroke will lose their identity as ancient villages, as they are swallowed up by roads and houses. Local schools and doctors already struggle to cope with demand. Congestion, pollution and accidents would increase. Open space isn't dormant land, it is farmed or grazed and provides open space for all ages to enjoy. Woods provide valuable habitat and corridors for wildlife. I appreciate the need for housing especially affordable housing for key workers. Smart thinking by planners and architects is required for housing that doesn't impact heavily on the environment.
PR-B-0097	M	Eastley					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0098	Mr and Mrs D M	Steffens					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.



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PR-B-0099	Jane	Wilson					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0101	A	Pigram					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0102	Lucy	Moore					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0103	Kelly	Williams					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0104	Terence G	Denton					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0105	Mr and Mrs	Grant					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0106	Vassilis	Karatzios					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0108	Nikrouz	Soheili					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0109	Edwin	Southern					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0110	Drs Victoria and Guy	Slater and Harrison					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0111	Mrs J	Hall					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0114	Sandra	Whitfield					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0115	Helen and David	Allen					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0116	D	Ives					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0117	Mrs L	Ives					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0118	A J	Cooper					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0123	Alison	Ingram					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0124	Mary and Paul	Layland					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0125	Mr and Mrs	Dixon					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0126	Michael	Gardner					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0127	D	Richens					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0128	Mr and Mrs A	McMullen					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0129	R and J	Morgan					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0130	James	Walton					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0131	S	Mason					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0132	D J and M J	Pretty and Brind					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0133	Miss L E	Jackson					Strongly opposed to the efforts of Oxford City to over-ride our council and attempt to build in Kidlington, Yarnton and Begbroke. These villages are already full, and their characters will be destroyed if they become a suburb of Oxford. Traffic and parking is already a problem.
PR-B-0135	CG and RW	Lewis					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0136	Matthew and Anne	McNeile					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0137	Katie	Butler					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0138	Mrs Denise	Buick					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0139	K and P	McCarthy					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0140	Jan and Andy	Hodgson					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0141	A	Hadaway					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0142	Michael C	Warmington					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0143	Mrs C	Wilkins					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0144	M and J	Dabney					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0145	Jo and Giles	Charrington					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0146	Craig	Williams					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0160	Dr Matthew	Cheetham	Summertown Health Centre				Development would have a significant impact on general practice in the area.Has any thought been given to a new Health Care facility?
PR-B-0163	Wendy and John	Castle					Concerned that Kidlington would merge with Yarnton and Begbroke and become a suburb of Oxford. The majority of employment within Oxford is not in the northern section. Kidlington will not alleviate the housing needs for Oxford as Oxford Parkway will expand London's commuter belt, and it's unlikely that affordable houses will be available due to buy to let landlords. Kidlington already has congested roads and stretched services and facilities.
PR-B-0187	Christine	Brooks					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0188	Hilary and Gordon	Lord					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0189	Sarah	Baughan					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0190	Mr and Mrs	Dowler					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0191	Xiaohui	Wu					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0192	Christopher and Shirle	Jarvis					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0193	D J	Wintersgill					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0214	Dr Michael and Mrs Margaret	Foster					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.



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PR-B-0215	Neil	Roberts					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0216	Mrs Patricia	Yendle					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0217	Synetta	Robinson					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0218	Mrs Barbara	Sharlott					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0219	V	Masey					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0220	Joy	Barrett					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0221	J V	Barber					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0226	Melanie	Dempster					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0227	M J	Moore					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0228	S	Newell					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0229	Julia	Long					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0230	Colin	Goodgame					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0243	Michael	Harris					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0244	Steve	Taberner					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0245	Mr R	Sawala					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0246	Fiona	Gibson					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0247	E	Lewis					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0248	Liam	King					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0249	S	Jones					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0250	Mr and Mrs R	Wheeler					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0251	Kevin	Bezant					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0252	Amanda	Platt					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0253	Harry	Platt					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0254	Samantha	Keates					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0255	Andrew	Platt					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0256	Mrs Anne	Sharp					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0257	J C	Webb					Object to the proposed building of 4,400 new houses north of Oxford, these figures are unrealistically high and should be challenged by CDC. It is unsustainable, traffic problems would become worse and schools and health services would be overstretched. Walks and views would be lost, and natural habitats of local importance destroyed. Object strongly to development on GB which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-0268	Mrs Margaret Gwynneth	Seume					Am pleading with you not to accept the housing development around Begbroke, Yarnton and Kidlington along with those around Woodstock, the Airport, Langford Lane and the A4095. The area along the A44 would become a huge suburb for Oxford, joining Woodstock to Kidlington, with the villages losing their character and boundaries. The villages do not have the infrastructure to cope and traffic congestion would increase. Our schools and doctors are already at capacity and developers promises of new schools rarely happens. Please join with WODC to fight this grossly unfair development.
PR-B-0270	Patricia	Cove					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0271	Katrin	Magorrian					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.

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PR-B-0272	Charlotte	Evans					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0273	Julia	Middleton					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0274	Rob	Chambers					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0275	Mr and Mrs PB	Jeffreys					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0276	D	Bloomer					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0277	Alison	Weston					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0278	Colin	Fisher					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0279	Anne	Todd					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0280	John	Weston					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0281	Sandra A	Taylor					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0282	Richard	Taylor					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0287	Peggy	Edgington					This rep has questions and concerns about the sewers, the access road and construction traffic at the Moors. Would like to know if the houses will be affordable and if a school and medical centre will be built. Suggests that Oxford City build on North Oxford Golf Course as this will affect less people and the wildlife.

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PR-B-0292	Kim Wah	Lee					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0293	N	Blake					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0294	KP	Lloyd					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0296	Patricia	Campbell-Meikle John					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0297	SJ	Wickson					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0298	John	Wakefield					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.



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PR-B-0299	John	Sullivan					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0300	B	Eastgate					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0301	B	Pickard					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0302	Beth	Morgan					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0303	Mark	Butler					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0304	Sherene	Butler					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0305	A	Eastgate					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0306	C	Mills					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0307	L	Brooks					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0308	Kasey	Butler					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0309	Simon and Sue	Parker					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0310	David	Surman					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0311	John	Edwards					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0312	Imran	Rahman					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0313	Paul	Davies					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0314	Claire	Brandon					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0315	LP	Passant					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0316		Holt					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0317	Tom	Daggitt					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0318	S	Ward					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0319	AC	Marchant					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0320	E	Holdak					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0321	Adrian	White					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0322	Amy	White					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0323	Martin	Long					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0324	Kim	Taplin					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0325	Arthur Jeremy	Hilton					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0326	D	Nolan					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0327	June	Hackney					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0329	E	Mason					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0330	Wendy	Manners					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0331	Margaret	Duffield					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0332	SG	Warburton					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0333	David and Joanne	Phillips					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0334	J	Watts					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0335	June	Simnett					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0336	JB	Weston					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0337	P	Abraham					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0338	Susan	Hooker					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0339	David E	Sawyer					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0340	Susan	Booker					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0341	S and P	Cranfield					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0342	E	Hughes					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0343	RC	Brown					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0344	Mr and Mrs Anthony	Stewart					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0345	R	Norrie					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0346	Grace	Sim					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0347	Peter	Mackintosh					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.



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PR-B-0348	Rosalind	Franklin					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0349	C	Ripps					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0350	Malcolm	Cook					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0351	Barbara	Cook					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0352	Alan A	Green					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0354	Kieran	Brooks					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0355	John	Warland					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0356	M	Sims					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0357	Mrs Y	Amner					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0358	GP	Goddard					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0359	JE	Goddard					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0360	Philippa	Burrell					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0361	M and V	Pratley					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0362	Maura	Cordell					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0363	Mr and Mrs BV	Port					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0364	LG	Kennell					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0365	Gillian	Thurling					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0366	J	Franklin					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0367	Jennifer	Colegrove					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0368	S	Willoughby					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0369	B	May					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0370	Robin and Wendy	Cowley					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0371	David	Thurling					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0372	Joanne	Collett					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0373	Michael	Crowther					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0374	Mr and Mrs E	Varney					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0375	Mr and Mrs C	Hodgkins					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0376	Christine	Howard					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0377	MJ	Kelly					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0378	Karen	Keene					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0379	George	Wakefield					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0380	C	Shenton					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0382	S	Shenton					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0383	Mrs M G	Kibby					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0384	AJ	Andrews					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0385	N	Payne					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0386	Annabel	Kastiek					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0387	Heather	Bishop					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0388	PW	Harvey					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0389	Paul	Mackilligin					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0390	Lee	Pickard					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0391	L	Boodell					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.

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PR-B-0392	MR	Ryan					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0393	R	Quinnell					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0394	Marie	Griffin					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0396	Annabelle	Mundy					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0398	Michael	Darke					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.



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PR-B-0399	Harry	Mundy					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0401	Chris	Digweed					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0402	Alison	Digweed					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0403	Lindsay	Gregory					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0404	Caroline	Gregory					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.

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PR-B-0405	Philip	Kilby					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0406	FA	Williams					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0407	Helen	Newman					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0408	Ian	Howdill					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0409	Emma	Mundy					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0412	Stephen	Youngman					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0413	Mary	Merrills					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0418	HW	Mitchell					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0419	BM	Brown					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0420	B	Haxton					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0422	Ruth	Davies					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.

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PR-B-0423	J	Davies					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0424	Danny	Griffin					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0425	L	Sullivan					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0426	Ash V	Smith					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0427	Philip A	Rawlins					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0428	Yvonne	Bunn					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0429	C	Andrews					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0430	Peter	Clayton					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0431	Gary	Bateman					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0432	I	Andrews					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0434	R	Hardwick					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0435	PB	Johnson					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0436	Elaine	Simonds					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0437	AP	Applegarth					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Local infrastructure already stretched, can not cope at peak times. To build homes without first addressing the impact to the A44, A40 and A43 corridors is irresponsible. Development would further harm Oxford's poor transport network and real productivity (too much time in the traffic jams).
PR-B-0440	N	Carr					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. The GB is a designated area protected (by government) to ensure independence of villages, protecting them from urban sprawl. It should not be used to fill areas between villages and towns. This proposal will have a huge impact on the countryside and local services.
PR-B-0441	Roy	Furniss					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Have lived on the Cassington Road for 30 years, every year the road floods. Just can't believe anyone is thinking of building on Spring Hill. Repairing the existing road and remove all the hump would be more productive. Strongly object to this proposal.

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PR-B-0442	Irina	Bystron					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0443	Mr P J	Ibson					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. More GB being used.
PR-B-0444	David	Norris					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Have lived in Water Eaton Lane for 66 years and do not want to see it surrounded by houses. It would destroy the lane completely. Please do not do this.
PR-B-0448	Mr and Mrs A	Thompson					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Agree Kidlington is being spoilt. Too many properties being pulled down, flats being built resulting in not enough parking places. Building on the Co-op car park, that's why we are leaving here.
PR-B-0449	E and N	Morris					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Objection to these proposals of Oxford City becoming joint to Kidlington.

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PR-B-0450	R and B	Davies and Fenemore					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. The Moors is already a rat run because Banbury and Oxford roads are unable to cope as it is.
PR-B-0451	M and C	Orr					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Sheer vandalism of our countryside. Expanding Kidlington either in areas A or B will have a terrible impact. Creating more and more urban sprawl. Kidlington is already outgrown its facilities and roads.
PR-B-0452	MI	Reed					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. It is currently very difficult to obtain GP appointments or access an NHS dentist in Kidlington. The proposed development will significantly exacerbate the problem.
PR-B-0453	Marion J	Wakeling					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Extra homes will put too much pressure on clinics, schools, houses, parking and traffic flow etc.
PR-B-0454	Roger	Panaman					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. In desperate need of fewer people not more housing.



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PR-B-0455	Michael John	Wilton					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Area between The Moors and the river is not suitable because of risk to flooding each year. Area between Kidlington and Yarnton should be totally developed because access from Kidlington is totally inadequate.
PR-B-0456	DJC	Lyke					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Wish to stay with CDC, do not wish to lose every green field and be joined to Oxford. Nicola Blackwood does not do anything for Kidlington only North Oxford and Abingdon which have no connections with us. The main road through Kidlington is already congested with traffic, same applies to the A34.
PR-B-0458	Laurance and Faith	McKeever					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Making better use of previously developed land in Oxford. Using some proposed employment sites in the city for housing more appropriate. Rather than swallowing Kidlington and melting to a suburb of the city instead of a village with its individual characters and community.
PR-B-0459	H and C	Wardrop					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. No further developments, not enough schools, doctors etc. Also encounter more road problems. More shops needed and more parking in the centre.

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PR-B-0460	Paul	Spokes					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. This area is GB you can not keep destroying this county. No money will be able to bring this back so that we have a countryside. This is wrong.
PR-B-0461	Mr and Mrs J S	Holland					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. 27 days waiting time for doctors appointment. Streets already clogged with parked cars. Where is the infrastructure in these plans. Green spaces are needed in and around Kidlington, they are the lungs of the community, decent air to breath, not further pollution. Kidlington is a village Oxford City should sort this. GB was put in place by our predecessors to protect us all.
PR-B-0462	Mr and Mrs R	Bullock					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Co-op redevelopment with flats must stop. Proposed fever spaces for car parking, causing problems for existing Kidlington residents and people coming to the facilities from local villages. Proposed additional housing with the current infrastructure in Kidlington would totally destroy the character and community.
PR-B-0463	Mary	Lunn					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Low lying floodplains are involved. Protection of GB is vital for wild life including birds, mammals and insects.

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PR-B-0464	Simon	Hedges					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Kidlington's roads over capacity, posing a significant health risk to children in particular when walking to school due to the high concentration of exhaust fumes. Doubling the housing in Kidlington will be completely irresponsible, further increasing the severe problems, other options must be considered.
PR-B-0465	Howard and Joan	James					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. This land is also water logged at times, concerned about flooding.
PR-B-0466	David	Smith					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Objections and reasons have been made clear in this circular. Kidlington would become a residential sprawl, with little or no identity. Oxford City need to have a rethink.
PR-B-0467	NT and R	Simpson					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Kidlington is a village and should remain a village, it has had its fair share of development over the last 50 years. More houses would invalidate all the recent road improvements and lead to greater delays to traffic, stretching our infrastructure which is to breaking point. GB and local parks are precious and should not be destroyed further.

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PR-B-0469	Paula	Hastings					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Under the impression that GB should not be built on unless it is an exceptional circumstance, which this is not. Our local schools and doctors are already struggling with demand let alone adding 1,000 or 4,000 houses.
PR-B-0471	N	Carrier					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Currently suffer many hundreds of cars rat racing on Cassington Road during peak hours. This would be made more unbearable and dangerous for walkers and cyclists along Cassington Road if we increase Yarntons housing.
PR-B-0473	Ken	Marsland					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. My views are really covered by the comments on the postcard. Emphasis in particular referring to page 5 in the options consultation summary leaflet on the GB. Also query how this mysterious figure of the requirement for 4,400 new homes has been arrived at.
PR-B-0474	John	Grain					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. I have lived in Kidlington since 1950, enjoying walking the many areas of green fields and wooded areas. I am amazed that anyone would want to ruin the green areas, other than to make money.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0475	Keith	Nicholson					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. S3 bus service already overstretched/inadequate for the areas transport needs. Proper public transport links need to be in place before any developments occurs. The proposals place an intolerable burden on the lives of people already living in Begbroke and Yarnton. Impossible to see a doctor in an emergency due to the inadequate resources.
PR-B-0477	RP	Nicholson					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Development would cause ribbon development from Oxford to Woodstock. Increased likelihood of more GB being later developed. Increased congestion, pollution and reduced quality of life.
PR-B-0479	M	Beaker					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Traffic is already horrendous, there is no capacity to build these houses within our community. The GB is irreplaceable.
PR-B-0480	MC	Seymour					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0481	KI	Fong					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0482	DP	Hamill					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Health services are overstretched as it is, resulting in time spent in hospital due to not getting an appointment with a GP. Three to four weeks is the usual waiting time.
PR-B-0483	Peter	Venables					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Consideration to the effects of the present residents have not been considered in anyway.
PR-B-0484	Graham	Clark					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. The proposed destruction of the GB is not acceptable, please support the common sense view by retaining the original GB. For the benefit of future generations and ourselves, nature and wild life.
PR-B-0486	Andrew and Jane	Coggins					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Agree with the comments on the postcard. GB is sacrosanct and should be preserved to prevent urban sprawl. CDC and Oxford City should concentrate on brown field developments implementing low cost and high new building methods.

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PR-B-0487	Lisa	Barnwell					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Object due to our Doctors always being full at the moment, without more houses. What about schools. GB should only be built on in exceptional circumstances and what about the extra traffic.
PR-B-0489	Brett	Barnwell					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Traffic already congested on the A34, A44 and A40. Doctors appointments hard to get already. Hard to get placements at schools.
PR-B-0490	E A	Kane					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0491	Stephen	Hewer					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0492	Mr and Mrs B	Higgins					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0494	Ross	Poulter					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0495	S	Kenny					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0496	Robert	Bruce					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0497	A	Womack					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0498	Ora	Sapir					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0499	KD and ML	Cooke					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.



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PR-B-0500	David	Callicott					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Yarnton has had a number of houses built over the last 5 years, with nothing being done to the infrastructure. Can not take more houses until this is addressed.
PR-B-0501	Fiona	Garratt					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Agree with the comments made on the postcard and object to Oxford City's proposal to build 4,400 houses on the GB for the reasons stated.
PR-B-0502	Robert B	Sim					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Land west of Water Eaton Lane is low lying. Building here would increase flooding of the lower lying houses in the south end of Water Eaton Lane. It would also effect the water levels at Kidlington cemetery. Building on east side of Water Eaton Lane should not be undertaken until a decision is made on the widening of the A43.
PR-B-0503	Edith	Sim					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. The proposal to build adjacent to Water Eaton Lane increases the possibility of flooding in an already high risk area. This would also have adverse effect on Kidlington cemetery.

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PR-B-0504	Ann	Martin					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. New schools needed. Healthcare and transport all strapped for cash now. What about the wildlife and the Great Crested Newt at Croxford Gardens.
PR-B-0505	Kim	Martin					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. How many are going to be social houses. Who is going to pay for the additional police in the area of Croxford Gardens. What about the Great Crested Newt in the proposed wildlife areas of Croxford Gardens.
PR-B-0506	J	Nelson					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Proposed massive developments in an existing village with traffic and parking problems. Building in areas of natural beauty and wildlife. Flooding already exists in the fields.
PR-B-0507	WLH	Horlick					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. I would like to be informed of any local meetings for the residents of Kidlington in the near future.
PR-B-0508	Tina	Callicott					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Have lived in Yarnton for 30 years and it has already doubled in size. There has been enough development already. The infrastructure and roads have not been increased or updated to reflect this. Our schools, doctors and road can not cope sufficiently now.

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PR-B-0509	Clr Emilie	Walton					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. There are hundreds of empty houses in Oxford City. Many are owned by companies and greedy landlords. What's to stop the new houses being snapped up by them and not those who need it.
PR-B-0510	VJ	Goodall					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Kidlington is becoming an ugly sprawling mess, is the objective to make us a suburb of Oxford. Please save the GB. When is it going to stop. Is it going to go on forever.
PR-B-0511	Patricia	Shaw					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Its vital to provide residents space to relax by walking, running, cycling etc. Children must have space to roam and explore natural habitats. Must have GB to keep housing developments in check. Doctors surgeries can not cope now. Kidlington lacks leisure facilities for all ages, which should be addressed.
PR-B-0512	Alan and Sylvia	Osborn					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Have already lost our local bus along The Moors. If properties were built adjacent to The Moors they would definitely need to be a bus again, otherwise the traffic will increase.

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PR-B-0513	Joan	Davies					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Planned number of houses will almost double the population of Kidlington, causing unacceptable road congestion of planned area west of St Mary's Church. Unacceptable congestion on Church Street and Mill Street. All of this will cause unrest amongst existing residents and crime rates could rise.
PR-B-0514	MR	Cooper					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Having lived in Kidlington for 36 years, have been a lover of the GB by using the many footpaths that go to make the area so beautiful and enjoyable. Would hope that the estimate extra 4,400 residences would not impinge on the area due to the infrastructure to accommodate the extra need for the amenities.
PR-B-0515	P	Foyle					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Object strongly to all the houses being built on and around Kidlington, taking over our GB areas and joining up with Oxford City. There isn't much green area to enjoy for walking in the areas of Kidlington. Being a pensioner don't want to travel far to enjoy the fresh air and to get away from traffic. Want Kidlington to remain as a village and not become part of Oxford.
PR-B-0516	Douglas	Roberts					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Along side the need of additional 4,400 residences in the Kidlington area, it is important for the necessary infrastructure, schools, surgeries, shops and transport requirements. These amenities are at full stretch at the moment. It would be nice to know what is intended.

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PR-B-0517	Pamela M	Cooper					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Have lived in Kidlington for 54 years and loved every minute. Have seen a lot of changes but these proposals are excessive for all the reasons mentioned. The Government's promise to protect the GB should be upheld.
PR-B-0518	Anthony	Morris					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Feel strongly that the GB should not be built on, both to preserve the environment and to prevent Kidlington becoming non-stop urban sprawl from here to Oxford.
PR-B-0519	Lucy	Loveridge					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Proposals to build on The Co-op and Ghurkha Village car park in Kidlington will be a nightmare even without any extra house building, let alone thousands more.
PR-B-0520	Dawn	Glatz					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Extremely concerned about the abuse this will inflict on the GB, brown field sites should be pitched. Excessive number of housing for this area. Affordable housing for locals is imperative but not at such volumes. The present infrastructure can not cope.

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PR-B-0521	LJ	Holstead					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. GB should not be built on to allow for the overspill of Oxford. The area requires a major alteration to the road network, there is already bad congestion at the moment with the A34, A40 and A44 at capacity.
PR-B-0522	F	Lambert					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Concerns over flooding.
PR-B-0523	Peter	Druce					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. The numbers and areas of development clearly show no regard for GB policy. Kidlington amenities, Schools, Doctors etc. already stretched. The proposal will mean Oxford expanding to consume Kidlington, Begbroke and Yarnton and should be resisted at all costs to preserve their identities.
PR-B-0525	Ronald	Phipps					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. On the CDC we have many conservative members, who should be voting against building on the GB and also including farm land.
PR-B-0526	MD	McLean					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. A number of empty houses due to the owner abandoning them. Complaints have been made to the local council about this.

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PR-B-0527	H	Steele					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Really going to reduce the green and pleasant land to concrete. Over development of the worst possible kind, this should be rejected. Our future generations will never forgive us for spoiling our countryside.
PR-B-0528	Anthony F	Bennell					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. The infrastructure in our area does not allow for additional traffic. Our village is already at saturation point. Important now and for future generations that green fields and GB are protected.
PR-B-0530	T	Blake					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Risk of losing village status by becoming an overspill of Oxford. The houses being built will end up as rental properties, charging high rents, people will still not be able to become home owners.
PR-B-0531	D	Burridge					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. GB needs preserving for nature and a place for body and mind. Between the church and Thrupp is especially precious which needs protection.
PR-B-0532	Pat	Hawtin					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. John Prescott over ruled all local councils on the Water - Eaton P and R. The same will happen with 4,000 homes in Kidlington. Government will overrule any objections.

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PR-B-0535	Maureen	Gale					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Schools, health services would not be able to cope. Getting a Doctors appointment is difficult now. More houses would stretch the services. Affordable houses never enough.
PR-B-0536	Jane, Elizabeth, Kate	Rendle					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0537	Margaret	Holstead					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. As a walk leader we encourage more people to walk. The loss of the GB around Kidlington would discourage walking by limiting the local countryside in which to walk. Once built on GB you can never get it back. For future generations please keep GB.
PR-B-0538	J	Fossey					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Consultation process by DC has been inadequate, if had not been for development watch poster, Would not have known about it. GB land is essential to maintain health and well being, contributing to public health. What consideration has been given to health and education infrastructure? How were the figures arrived at and what impact does Brexit have?
PR-B-0540	Linda	Nicholls					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. There is no exceptional need to build in this GB area.



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PR-B-0541	Sheila	Churchill					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Concerned about the addition of more than 4,000 houses. Upset about the plan to develop on GB, which is meant to restrict urban sprawl. Kidlington will lose its unique character with this proposed development, it should not be allowed.
PR-B-0542	Helen	Bristow					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Destruction of the GB is a major consideration. The infrastructure, especially travel would not be able to cope. The village would lose its identity.
PR-B-0543	Benito	Wainwright					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. GB were intended to be permanent, so should be immune to development. The countryside North of the Moors is of high scenic value, enjoyed buy locals and provides vital habitats for wildlife, like the protected badger. The Moors would be ruined and Benmead Road would become very busy. 4,400 extra houses would double Kidlington's population, the figure for housing needs are widely exaggerated. The lack of infrastructure would be disastrous.
PR-B-0544	Sally	Markham					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. GB land surrounding Kidlington should be protected and not sacrificed. Its use for recreational space and habitat for wildlife is of utmost importance. The scale of the proposed development is alarming and seems unjustified.

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PR-B-0545	Kelvin	Markham					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. The loss of GB land is not justified. The loss of valuable and irreplaceable recreational space which is heavily used and enjoyed by local residents.
PR-B-0546	Trevor	Campbell					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. GB development should only take place when justified. It is not feasible to remove open spaces that is valued by Kidlington and Yarnton residents, to satisfy the housing needs for Oxford. The need is driven by the University who own large amounts of undeveloped land, within the walls of the city.
PR-B-0547	Gwen	Young					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Strongly object to the possible terms of this proposal. Owe it to our children and future generations to preserve open green spaces. This would destroy Kidlington's character and be to the significant detriment of the health and wellbeing of local residents. Question the justification for this scale of development.
PR-B-0549	William C	Gills					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Concerned about increased risk of flooding.

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PR-B-0550	Dawn	Williams					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. It is Oxford's problem, if they need houses stop building student accommodation and build houses instead. There is no clarification of house types for these proposals. The sites are waterlogged and flooding is already a problem in Kidlington. No indications of where or if schools, shops, pubs and other amenities would be sited. Oxford has been trying to turn Kidlington into a suburb for yeas and we do not want it.
PR-B-0552	Mary-Louise	Riley					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0553	P	Blackman					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0554	H	Williams					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0555	P	Wyatt					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0556	F	Salter					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0557	Mr and Mrs	Bushnell					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0558	Mr and Mrs D	Stuart					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0559	Nicholas	Kubat					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0560	Mr and Mrs	Nash					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0561	Margaret	Bishop					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0562	Mr and Mrs	Fennymore					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0563	Susan	Rivers					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0564	Maxine and Seamus	Ryan					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0565	Amanda	Roberts					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0566	J	Cook					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Proposal for extra dwellings is an environmental disaster on GB sites. Concrete, tarmac in huge proportions equals flooding. In Yarnton, Spring Hill, springs frequently burst and pour down into the village, where would these springs be diverted if possible. Oxford known as a pit of carbon monoxide fumes, with the increase of vehicles the breathing green spaces will be lost.

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PR-B-0567	Gerald	Hunt					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Unhappy with the proposal careful consideration needed.
PR-B-0568	Malcolm	Blackshaw					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Agree that we need extra housing but not 4,000+ in our area. Equating to 6,000+ more cars on local roads, which are already overloaded. Any agreed amount of housing should included more affordable housing.
PR-B-0569	C	Williams					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Chose to live in a quiet village 45 years ago and would not like to see all these changes happen.
PR-B-0570	Roberta J	Lailey					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Concerns about the extra housing are around health and if the health services are able to provide a service. Moving to a village that could lose its character would be upsetting.

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PR-B-0571	Carla	Skinner					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. The loss of the GB especially on Spring Hill, which is a spot of beauty on the Shakespearian Way. Would be terrible and detrimental to all.
PR-B-0572	Christina	Bailey					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Roads are already congested. Need substantial improvements to roads, bus lanes and cycle lanes before additional housing could be considered. Our GB is precious and an essential green lung for Oxford we should not destroy it.
PR-B-0573	George A	Lailey					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Want to object on many grounds but mainly the roads. Congestion is growing and adding more houses will not help. Thought that this area was GB, does that mean nothing nowadays?
PR-B-0574	Julia	Wiseman					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0575	Matthew	Keates					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Object due to the roads already being regularly jammed with traffic. The land that has been outlined was marked as GB, which is partly the reason to live in Yarnton to enjoy the local countryside.
PR-B-0576	M	Jackson					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Quality of life matters.
PR-B-0578	J	Cooper					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Have a lovely countryside why spoil it by building houses.
PR-B-0580	GM	Waddle					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. This takes away Kidlington village identity. It will become a suburb of Oxford. Traffic is a nightmare now so travelling in and out of Oxford will be awful with our infrastructure improvements before building starts. Building on a floodplain is nonsense.
PR-B-0581	C	Fenn					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.



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PR-B-0582	Lee and Dawn	Palmer and Young					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0583	Marion	Jones					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Strongly object to the building of these houses in the North of Oxford. The roads can not cope as it is and the schools and Doctors surgeries also. Both Yarnton and Rutten Lane flood badly.
PR-B-0584	Rita	White					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Please save the Oxford GB, thank you.
PR-B-0585	CD	Millward					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Appalled that this amount of houses could be built, agree with everything printed on the card. Understand some housing is required, build on brown sites that are there. Imagine trying to get into Oxford or in an emergency to the hospital in the morning.
PR-B-0586	Roger	Pounds					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Feel strongly that the GB should be protected, rather than expand villages, small towns etc. Would it not be wiser or time to build new cities.

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PR-B-0589	EA	Bristow					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. To put the majority of the housing requirement in one area would put too much strain on the infrastructure. You need to reconsider.
PR-B-0590	Clive A	Bristow					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Utilise empty properties and brownfield sites in the first instance. Any remaining needs should be spread evenly around ring road and certainly not in one area.
PR-B-0593	G	Thomas					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Chose to live in a small village, not a large town. Want Begbroke to remain a small village. Enjoy open land and country walks and do not want to walk through a housing development.
PR-B-0594	D	Thomas					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Do not want to spoil our lovely village with more homes, traffic etc. Chose to live here for the non hectic life, open space and small community.

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PR-B-0597	N	Dresdon					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Having commuted from Begbroke to Oxford for over 30 years by bus and car, the journey time has increased by over 50% even with the new Wolvercote modification. With developments in Woodstock and Chipping Norton, within the planned expansion would cause chaos on the roads.
PR-B-0598	EA	Dresden					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Having worked at both Kidlington and Woodstock surgeries as a Health Visitor. The services are already stretched to capacity. Residents of Begbroke without a car can no longer access Kidlington since the K3 bus was scrapped.
PR-B-0602	Nadine	Wyatt					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. During the new station build, endured 18 months of site traffic, causing noise and dirty everyday. The volume of traffic in the lane was dangerous and made for a miserable year and a half. The area is used by walkers and cyclists as a safe and pleasant route from Kidlington to Cutteslowe/Oxford.
PR-B-0604	Lucy	Pilgrim					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Why should Kidlington be responsible for providing GB housing for Oxford City. Why create jobs in an area of low employment and then build houses for extra people coming into the county. Protect our GB it is there for a reason.

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PR-B-0605	Diana	Cinlott					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Site PR125 is an area liable to flooding, building on this area will increase the risk of flooding. Extensive house building is inappropriate on this ground and is not in the interest of Gosford.
PR-B-0607	Tom	Pilgrim					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Why should Kidlington be responsible for providing housing for Oxford City. They will not be affordable for the local people, absolute disgrace.
PR-B-0608	RH	Ryder					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Protect the GB at all cost. 2,000 houses already planned at Eynsham, so Oxford City only need 400 do not encroach on the GB. Wolvercote roundabout traffic will increase by 6,000 twice a day, Oxford can not cope with the level of traffic.
PR-B-0609	Philip	Williams					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. The strain on the existing facilities would be ridiculous, this can not happen.

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PR-B-0610	Anne	Lewis					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. GB areas serve to support the community young and old. As there is no park in Kidlington to serve all, as such this will lead to an unhealthy life style with consequences on health, community and well being.
PR-B-0611	Anne	Clifton					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0612	Anthony	Thompson					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0613	P	Bradley					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Am opposed to the building on GB. Also the over loading on Doctors and schools which are already full to capacity.
PR-B-0615	Susan	Pfinder					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Main objection is to protect all GB areas. In addition local schools, medical centres etc. would be overstretched. Pollution is already too high.

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PR-B-0616	Rosemary	Keen					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. More flooding and chaos on the A44, which is dreadful even now.
PR-B-0617	Stephen	Connolly					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0618	Elizabeth	Solopova					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. GB should not be removed to meet housing requirements. Local Planning should avoid coalescence of villages. Infrastructure should come first. Housing should be across the county.
PR-B-0619	J	Ashley					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Don't agree with all the points above but it will be a bad development if the rural areas lose their identity due to lots of houses being built.
PR-B-0621	Annabel	Henderson					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.

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PR-B-0623	J	Casey					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Too much congestion and too many cars. Not enough schools and Doctors.
PR-B-0624	Stuart and Phyllis	Holcroft					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Flooding is a big risk, houses that become affected will be blighted for ever. Has GB lost its meaning.
PR-B-0625	Christopher	Rogers					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. I understand that GB was called GB for a reason.
PR-B-0626	Mr and Mrs	Taylor					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0631	AT	Ryan					Whilst understand the need for housing object to the scale of proposed building which would destroy the village of Begbroke and its rural setting. The traffic is already busy, in particular the A44 and the area prone to flooding.
PR-B-0670	Mary	Phipps					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Save our GB especially between Oxford and Kidlington.

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PR-B-0713	Tim	Baldwin					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Why is CDC prepared to have GB destroyed, when the Government has already stated a commitment for GB preservation.
PR-B-0718	David	Bird					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0719	Albert	Prior					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0720	Mr and Mrs	Head					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. GB is a permanent designation and should continue to be protected. Oxfordshire is steeped in history and should be protected from being turned into an urban suburb of London. GB land in Kidlington is a valued resource for recreational activities to destroy this would harm peoples well being.
PR-B-0721	Pauline	Kearney					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.



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PR-B-0724	Christine	Daley					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0749	Dr and Mrs M	Wallace					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0826	Alan	Dobson					Publicity about the exhibition and consultation in the Cutteslowe Pavilion in November was poorly distributed and too short notice. Some people found out by accident and others when it was over. No way to run a credible consultation. However, the two Cherwell staff whom I met were pleasant and helpful.
PR-B-0849	Caroline	Briden					Protest and object to the proposal to build 4,400 houses around Kidlington, Yarnton and Begbroke. The use of GB land which both CDC and Oxford City have undertaken to protect, is unacceptable. The three villages (Kidlington, Yarnton and Begbroke) would lose their individual characters, historical settings etc. The local infrastructure already struggles to cope. This proposal comes on top of developments already proposed in the Cherwell Local Plan, adding intolerable further pressure to the area. Who is taking a holistic county-wide view of development and conservation in which residents can have any faith? Many, if not most residents of the villages wish to retain the green belt and for it to be a "green lung" and an amenity for prosperity.
PR-B-0879	Francis W	Kirkham	JW Kirkham Will Trust				It is noted that a minimum site size threshold of 2ha is proposed, providing a notional density of 50 homes. Suggested that this approach could be modified where a smaller area might provide additional access to the larger one. An example would be my family's field on the northern edge of Kidlington, accessed at the junction of St Mary's Close (off The Moors) and Freeborn Close. The field comprises parcels NG3972 and NG5272, totalling 1.497ha.
PR-B-0882	Julia	Trowles					The Kidlington Framework Masterplan adopted by CDC in December 2016 has not been taken into account.
PR-B-0919	Prof Daphne	Hampson					If going to get 4,400 more homes in Kidlington then it's imperative that there is an adequate town centre to go with the town that we would become. It needs to be pointed out to central Government, CDC and Oxford City that if we accept Oxford's overflow who will be paying for this. Perhaps should not build on the Co-op car park, perhaps pull the building down instead and allow the planners to design the town centre.
PR-B-0934	Chris	Gaskell	Scottish and Southern Electricity Networks				The development land areas detailed in the consultation document are typical of a number of recent sites across Southern England where insufficient discussion has taken place between planning authorities and ourselves prior to planning permission being granted. The land in question is crossed by various 132kV overhead tower line, 33,000ehv overhead lines and 11,000 volt (hv) overhead lines. In the case of 132kV OTL, this is an extremely important link in the transmission system. Modifying such a line is a major undertaking and should be avoided if possible. Details of the Mains Records for each of the Options Consultation sites have been provided.

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PR-B-0946	Sarah	Karatzios					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-1064	Karen and Tony	East					Criticism regarding the complicated process to object to the plans. Very difficult to find information as the plans on the website and the documents are very lengthy. This could put a lot of people off objecting.
PR-B-1069	JP	Lyes					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-1099	Alan	Storah	Oxford City Council				Supports Cherwell in the duty to co-operate through Oxford's OAN. It welcomes the opportunity to discuss with the Cherwell on affordable housing that would meet some of Oxford's unmet need.
PR-B-1261	Sarah	Pyne	Indigo Planning on behalf of McKay Security Services PLC				Rep seeks to promote the Lower Cherwell Industrial Estate, Banbury as a site with potential to deliver mixed-use development in the District. A site location plan is provided. Details in support of the site are provided. Mc Kay Securities PLC is an existing investor in Banbury. It is committed to working with CDC to support the Council's aims for development to address the recognised shortage of housing and presents the Council with an opportunity for mixed-use development in a highly sustainable location.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust				Full consideration needs to be given to the need for a location within a strategic transport corridor within close proximity to Oxford. In reality, this should limit the Area of Search to land within the A44 Corridor only, but this has not been given sufficient priority in the Options Paper. Consequently, sites lacking sustainability credentials and/or located in areas not immediately accessible to Oxford City are afforded too much weight in the site assessment process. This results in inappropriate scoring of sites.
PR-B-1355	James	Macnamara	Parish councillor/individual				Strong objection to Site PR52. Reasons for objecting are: development size; impact on settlements of Lower Heyford, Caulcott and Upper Heyford; Impact on Conservation Areas of Rousham, Oxford Canal, and RAF Upper Heyford; Lack of road capacity on all roads in the area; lack of railway capacity; unsustainable location; too far from Oxford and unlikely to meet Oxford's needs; concern about cumulative impact; developer's inability to deliver, and conflict with Mid-Cherwell Neighbourhood Plan.