Mid-Cherwell

Neighbourhood Plan Review

2024 - 2042

Consultation Statement

September 2025



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1. INTRODUCTION

1.1 The Purpose of this Document

This document provides a record of the publicity for and community engagement with the Mid-Cherwell Neighbourhood Plan Review, and the activities of the Neighbourhood Plan Forum and its Executive group. The process used to publicise Plan contents, the feedback received and the actions taken to amend the Plan are also documented here. The Review commenced in September 2022.

1.2 Regulations and Government Guidance

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

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

1.3 Neighbourhood Plan Review

1.3.1 The first Mid-Cherwell Neighbourhood Plan (MCNP1) was 'made' in May 2019, the Pre-submission consultation having taken place from 7th August 2017 for six weeks, extended by a further two weeks to 3rd October 2017. MCNP1 was produced against the background of the Cherwell Local Plan 2032.

1.3.2 Cherwell District Council initially published its Reg.19 consultation for a revised Local Plan in 2022. This LP2040 introduced a number of proposed policies that would have a significant effect on the MCNP. The MCNP Forum therefore decided that it should commence a process of review, to take into account the proposed Local Plan policies.

1.3.3 The Forum established a Review Team, which in turn created two Task Teams - one looking at Development policies, and the other at Environment policies. The work of the Development Task Team was significantly expanded by the decision, taken in January 2023, to allocate housing sites in the two potential "large villages" identified in the Local Plan 2040 consultation document published around that time (and which was subsequently withdrawn). The parish councils of Steeple Aston and Kirtlington supported the proposal, and identified representatives to take part in site assessment in each of the two villages. This work proceeded from May until November 2023, and involved public meetings in both parishes specifically to receive community feedback on the sites and on the proposed policy anticipating additional housing.

1.3.4 The MCNP Review was however significantly delayed by discussions with CDC following the withdrawal of Heyford Park from the designated area, following a decision by Heyford Park Parish Council, who had chosen to depart from the MCNP Forum in order to establish their own neighbourhood plan. As a consequence, CDC officers advised that MCNP would need to undertake a further Reg 14 consultation with revised documentation.

1.3.5 While the preparation work for this consultation was under way, CDC published a further revision of its Local Plan, with a new end date of 2042, with changes to rural housing policy and village classification. This followed local elections in May 2024, which resulted in changes to Council policies. The MCNP Review was therefore delayed once again to take account of these significant changes. It was agreed that CDC would provide, for the first time, a housing allocation number for the whole MCNP area. The Forum therefore commenced assessment of potential housing sites across the MCNP area, rather than in just two of the villages. Community engagement relating to this activity was delegated to the parish councils concerned, which then advised MCNP Forum of their views regarding housing site allocations. Details can be found in MCNP Appendix 6: Site Assessment Report.

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

1.4.1 The Mid-Cherwell Neighbourhood Plan Forum was formed in 2015 and formally constituted in January 2016. When the review commenced, the Forum members were drawn from thirteen member organisations:

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

1.4.2 Each parish is represented by its parish councillors or by the parish council's nominees, apart from Middle Aston and North Aston which have annual parish meetings and where the representatives are chosen by the parish meeting chairman.

1.4.3 The Constitution of the Forum is at Appendix 4.

1.4.4 The Forum formed an Executive in July 2015, which comprises two representatives from each of three Parish Councils and the Dorchester Group. The AGM of the Forum decides which Parish Councils should be represented on the Executive. As of October 2024, these representatives are:

Steeple Aston Parish Council: Martin Lipson, Richard MacAndrew
Upper Heyford Parish Council: Jo Allen, Paul Weaver
Middleton Stoney Parish Council: Jonathan Rees, Juliet Cornford
Dorchester Group: Neil Cottrell

1.4.5 The Executive is also attended by the Forum Treasurer and Forum Secretary.

1.4.6 **Task Teams**: two working groups were formed in December 2022 to undertake the review and develop draft policies: a Development Task Team and an Environment Task Team.

Each of these teams had a nominated lead person and a fairly constant membership of six- eight people. Some members of the teams were not Forum representatives, but other members of member parish councils, invited on because of particular expertise or experience.

Both groups met on numerous occasions in the period November 2022 to September 2023, as detailed in the Timeline below.



1.5 Review and Consultation Timeline

Year	Date	Event	Notes
2022	24th August	Initial Review Meeting	- First meeting with consultants O'Neill Homer - Discussed engagement processes
	September - October	**Request to all MCNP parishes to consider the proposed review of MCNP**	- Emphasis on process for engagement with local community, publicity, use of social media, local meetings. Also initial thoughts re policy revision.
	12th October	Forum AGM	
	18th October	Second review meeting	- 16 representatives present across 10 member orgs.
	19th October	Cherwell DC presentation of Local Plan Reg 18	
	3rd November	Third review meeting	- 14 representatives
	17th November	Initial meeting of Development Task Team	- 7 members present - discussed settlement areas, housing issues and traffic issues - retention of some existing policies
	29th November	Development task team	- Discussion of call for sites responses for each settlement

	29th November	First meeting of Environment task team	- Discussion of mapping, treescapes and hedge info
	13th December	Development task team	- Discussion of non-coalescence zones
	13th December	Environment task team	- Local green spaces, landscape issues
2023	10th January	Environment task team	- Local green spaces, climate change issues
	12th January	Development task team	- Site assessment process
	2nd February	Meeting with Cherwell planners to discuss MCNP Review	
	9th February	Review team	- 10 representatives - Overview of progress
	16th February	**Steeple Aston public meeting about housing allocation**	- 65 members of the public
	9th March	Development task team	
	5th April	Development Task team	-
	2nd May	**Kirtlington public meeting about housing allocation**	- 74 members of the public
	9th May	Development task team	- Discussion of draft SEA report
	15th June	Development task team	- Site assessments - Local gaps
	6th July	Update meeting with Cherwell planning officers	
	26th July	MCNP Forum meeting	-
	5th September	Development task team	- 9 representatives
	7th September	Environment task team	- 7 representatives
	13th September	Steeple Aston public meeting to present initial site assessments	- 75 members of the public
	September-November	Site assessment teams' activity in Steeple Aston and Kirtlington	
	5th October	Kirtlington public meeting to present site assessments	- 74 members of the public
	12th October	Review team	
	16th October	Steeple Aston parish council meeting to discuss site assessments	
	1st November	MCNP Forum AGM	-
	27th November	Kirtlington parish council meeting to discuss site assessments	- 63 members of the public
	13th December	MCNP Forum meeting	- Approval of proposed site allocations and other revised policies
	December	**MCNP Newsletter mailing**	- 466 subscribers
			-
2024	8th January	Meeting with Cherwell planners to discuss implications of re-designation of MCNP following removal of Heyford Park	

	January	Inclusivity spreadsheet updated	- Collection of data on local businesses and local organisations
	2nd January – 23rd February	**FIRST REG 14 CONSULTATION Website consultation pages and response form online**	- 104 submissions received from local residents: 53 using the online response form, and 51 using email - 7 from statutory consultees - 14 from landowners or their representatives - 2 from developers
	2nd January	**MCNP mailing launching consultation**	
	3RD January	Distribution of printed copies of Consultation Document	
	21st January	**MCNP mailing re engagement meetings**	- 489 subscribers
	January-February	**ENGAGEMENT MEETINGS IN PARISHES**	- 10 meetings held in 10 locations - Attendance 245 people - 84 people made comments or asked questions at the meetings (see Appendix 2 for detail)
	7th March	Meeting with Cherwell planners to discuss proposed policies and consultation process	
	20th March	MCNP Forum meeting	Discussion of policy amendments
	11th April	MCNP Executive meeting	Finalisation of policies
	14th April	**MCNP mailing – progress report**	
	28th June	MCNP Forum meeting	Consideration of timescale options for submission
	11th July	Meeting with Cherwell planners	Requirement for re-run of Reg 14 discussed
	31st July	MCNP Forum meeting	Agreement as to Reg 14 strategy
	17th September	Meeting with Cherwell planners	Discussion of policies and detail of Reg 14 process
	23rd October	MCNP Forum AGM	
	24th October	**Website updated**	
		Cherwell publication of amended Local Plan 2042	
	14th December	**MCNP mailing – progress report**	- 529 subscribers
2025	23rd January	Discussion with consultants regarding widening of site assessment process across whole MCNP area	
	January and February	Revisions to Strategic Environmental Assessment (SEA) report	
	26th February	Forum meeting to finalise draft Plan for Reg 14 consultation	
	1st April to 23rd May	**SECOND REG 14 CONSULTATION**	- 42 submissions received of which: - 22 were from residents - 8 from statutory consultees - 5 from landowners

			- 4 from developers - 3 from others
	1st April	**MCNP MAILING LAUNCHING CONSULTATION**	
	2nd April	Distribution of printed copies of Consultation Document	
	10th April	MCNP mailing advising SEA document now published	
	23rd May	Consultation closed	1300 views of the Website consultation page recorded.
	2nd July	Forum meeting to decide on amendments to Plan in advance of Reg 15 submission	
	17th July	Meeting with CDC Planning Policy officers to discuss consultation outcomes and next steps	See p.451-453 of this document
	July/August	Commissioning of Bidwells, heritage advisers, to produce additional evidence in support of housing allocation policy MC3	
	8th September	Meeting of Qualifying Body to approve Reg 15 submission	
		SUBMISSION TO CDC	

2. PRE-SUBMISSION CONSULTATION PROCESS

2.1 Requirements

Regulation 14 states the following:

Before submitting a plan proposal to the local planning authority, a qualifying body must—
(a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area—
(i) details of the proposals for a neighbourhood development plan;
(ii) details of where and when the proposals for a neighbourhood development plan may be inspected;
(iii) details of how to make representations; and
(iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;
(b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and
(c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.

2.2 Aims

MCNP Forum's aims were as follows:

- To involve as many people in the community as possible through the consultation stages of the Review, so that the Plan remains informed by the views of local people and other stakeholders;

- To engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques;

- To ensure that results of consultation are fed back to the community and available to read via the Forum website.

- To demonstrate that proper consideration is being given to all responses to consultation, by explaining changes to policies and other documents.

2.3 Distribution and Publicity

In both Reg 14 stages (2024 and 2025) Forum member groups were given printed copies of the MCNP Consultation document to distribute around their communities. Copies were also placed in local libraries. The documents were uploaded to community websites and articles were put in local newsletters highlighting the consultation period. Statutory and other consultees were emailed with requests to review the documents and to submit their comments. The list of these consultees is in Appendix A3.1.

2.4 Community Engagement Meetings

Because of the multi-parish nature of the Plan, the local engagement meetings in January/ February 2024 involved a central process rolled out to each parish, requiring use of a common presentation, while also allowing specific parish-related nuances. It was necessary to reinforce the message that all the community engagement events around the neighbourhood needed to be about the NP area and not just about the parish where the event was held.

The main components of planning for community engagement were:

- a full listing of all the meetings on the MCNP website and details in the Mailchimp mailing

- adverts on parish websites

- a standard attendance sheet

The meetings all used a common Powerpoint presentation, adapted locally to circumstances. These presentations were supplemented by a question and answer session on the Neighbourhood Plan, its aims and potential outcomes, and the changes proposed in the Review.

The responses were analysed by the individual parish meeting organisers, registering the particular concerns and priorities of that local community, and then sent to the Review Team. The responses were then centrally collated in two ways. Firstly, per meeting using common headings; and secondly, across all the meetings, drawing out the priorities for the whole of the Neighbourhood Area. The total number of people from whom comments were recorded was 84, out of total attendance of 245.

The comments received can be viewed in Appendix A3.2.

2.5 Reaching more people

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

2.5.2 Local Businesses: **T**he listing of local businesses collected for MCNP1 was used to elicit responses to NP policies. Unfortunately very few responses were in fact received from this sector.

2.6 Use of media

Websites, mailings and social media were widely used to communicate and engage with local people, Examples are shown at Appendix 1.

2.7 Consultation Responses

In both Reg 14 exercises, there were three ways for people to respond to the documents: on-line, email and letter. Clear instructions were given as to how representations should be submitted and by when. The MCNP website had an interactive questionnaire to facilitate responses (see Appendix 2). Following the closing date, all the responses were analysed and put into a spreadsheet – policy by policy. These can be seen at Appendices A3.2 (2024) and A3.4 (2025).

2.8 Themes from community responses

The key themes emerging from the 2024 consultation were:

Policy	Number of comments
Other - mostly related to Heyford Park issues	77
MC3 - Kirtlington housing site allocations	68
MC2- Steeple Aston housing site allocations	47
MC5 - Local Gaps	46
Q2 - Plan period	38
Q3 - Presentation of Plan	37
Q4 - Draft Vision	34
MC10 - Sustainable travel and traffic calming	31
MC7 - Protection of Important Views, Vistas and Skylines	29

A similar analysis of themes from the 2025 consultation showed the following (NB policy numbering has changed since the first consultation)

Policy	Number of comments
Q3: Vision	9
Policy MC3: Kirtlington site allocation	9
Q1: Plan period	8
Q4: Objectives	8
Other/ Additional Comments	8
Policy MC10: Local Gaps	8
Policy MC4: Kirtlington site allocation	6
Policy MC5: Steeple Aston site allocation	6
Policy MC6: Steeple Aston site allocation	6
Q2: Presentation	4
Policy MC14: Housing development	4
Appendices	4
Policy MC11: Local Green Spaces	4
Policy MC12: Views and Vistas	4
Policy MC16: Sustainable travel	4
Policy MC7: Steeple Aston site allocation	3
Policy MC13: Light pollution	3
Community Action Plan	3
Policy MC1: Settlement areas	2
Policy MC9: Green Infrastructure Network	2
Policy MC2: Ardley site allocation	1
Policy MC15: Affordable housing	1
Policy MC18: Health facility	1
Policy MC8: Upper Heyford site allocation	0
Policy MC17: Local employment	0

2.9 Statutory consultee responses

Many of the statutory consultees responded, some with extensive comments, as shown in Appendix A3.7.

2.10 Responses from landowners and developers to the consultations are shown at Appendix A3.8.

2.11 Parish Council responses to submissions

Each parish member group was sent all the comments relating to their parish, or to policies affecting their parish. They went through these, discussed them and put forward their responses to the Review group, with recommendations for amendments to policies where this was considered to be required.

2.12 Response from Cherwell District Council

Although not a statutory consultee at this stage, the local planning authority helpfully responded with comprehensive comments on the pre-submission plan documents at both Reg 14 stages. Meetings were subsequently held with officers of CDC to go through these comments, and the responses and outcome of discussions are shown at Appendices A3.3 and A3.6. A post-consultation meeting with CDC officers was also held in July 2025, a record of which can be found at the end of Appendix A3.9.

3. HOW CONSULTATION HAS INFLUENCED PLAN POLICIES

3.1 Feedback from the engagement and consultation process was analysed by relevant task teams and members of the Executive. Changes were made as appropriate based on analysis of comments received, and ratified by the full Forum.

3.2 The pre-submission plan document was reviewed, following both 2024 and 2025 consultations in the light of the following primary concerns:

- Preservation of the rural nature of the neighbourhood alongside the major development at Heyford Park (mainly Reg 14 2024 responses; subsequently – following removal of Heyford Park and policies relating to it – Reg 14 2025 responses registered fewer such comments)

- Preservation of green spaces and prevention of coalescence between settlements.

- Concerns about the number of houses required to be accommodated in the MCNP area, and specifically concerns about proposed site allocations in several of the villages.

3.3 The Plan document was amended following the 2024 Reg 14 consultation, and consultees were advised in the opening pages of the Plan as follows:

EXPLANATORY NOTE

IN NOVEMBER 2023 HEYFORD PARK PARISH COUNCIL TOOK THE DECISION TO DEPART FROM THE MID-CHERWELL NEIGHBOURHOOD PLAN FORUM, AND SUBSEQUENTLY APPLIED TO CHERWELL DISTRICT COUNCIL (CDC) FOR THE PARISH TO BE DESIGNATED AS A SEPARATE NEIGHBOURHOOD PLAN AREA. THIS WAS AGREED BY CDC ON 10th JUNE 2024.

AS A CONSEQUENCE, CDC HAS REQUIRED US TO REPEAT THE REGULATION 14 CONSULTATION, ORIGINALLY CONDUCTED IN JANUARY AND FEBRUARY 2024, WITH SUITABLY REVISED DOCUMENTATION.

WE APOLOGISE TO CONSULTEES FOR ASKING ONCE AGAIN FOR THEIR COMMENTS ON OUR REVIEWED PLAN, MUCH OF WHICH REMAINS SUBSTANTIALLY AS BEFORE, BUT WITH THE FOLLOWING KEY CHANGES:
● Maps and charts have been revised to exclude Heyford Park parish, where necessary.
● All policies that included references to Heyford Park have been revised where necessary, together with the Rationale associated with such policies.
● In previous policy MC5 (now MC12), Local Gap LG6 has been removed and LG5 modified; in addition, LG1 and LG2 have each been extended so that they are contiguous.
● Previous policy MC13: New Cemetery has been deleted.
Although Heyford Park is no longer in the MCNP designated area, it remains a powerful influence on the NP area, and numerous references to it therefore remain in the introductory sections and in some policy Rationales.

AMENDMENTS HAVE ALSO BEEN MADE AS A RESULT OF NUMEROUS HELPFUL COMMENTS MADE BY CONSULTEES AT THE INITIAL REG.14 CONSULTATION HELD IN JANUARY 2024. THE COMMENTS ARE DETAILED IN THE *CONSULTATION STATEMENT* which will be published in due course.

FINALLY, THE PROPOSED POLICIES HAVE BEEN REVIEWED IN THE LIGHT OF THE PUBLICATION IN DECEMBER 2024 OF THE DRAFT CHERWELL LOCAL PLAN 2042, REGULATION 19 VERSION. THE FOLLOWING CHANGES TO THIS DOCUMENT HAVE BEEN MADE AS A RESULT:

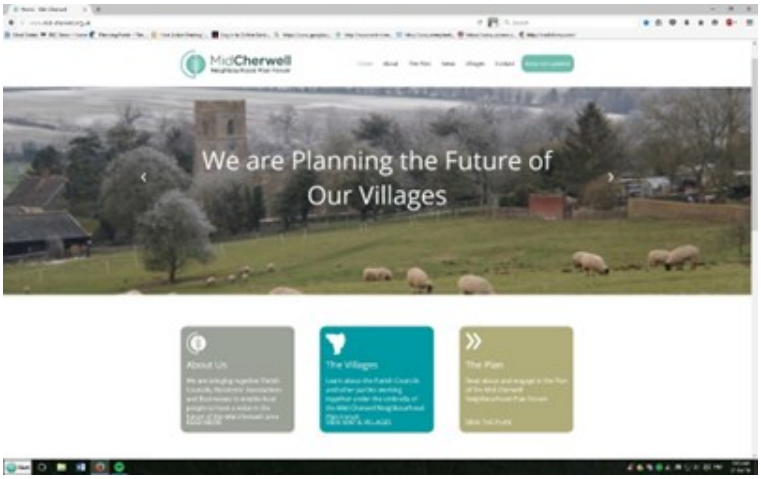
● The Plan period has been extended to 2042 to match the Local Plan.
● Previous policy MC7(B) - Special Landscape Area - has been deleted.
● Housing site allocation policies have been completely reviewed and are now included as policies MC2- MC8 inclusive. As a result other policies have been renumbered.
● A new policy on Affordable Housing Allocation has been included as policy MC15.

CONSULTEES ARE NOW ASKED TO COMMENT ON ANY OF THE CHANGES LISTED ABOVE, AND DO NOT NEED TO REPEAT COMMENTS MADE IN EARLIER SUBMISSIONS UNLESS THEY WISH TO DO SO. THE VARIOUS TECHNICAL APPENDICES ARE ALSO AVAILABLE AGAIN ALONGSIDE THIS DOCUMENT. DUE TO RESOURCE CONSTRAINTS THE APPENDICES HAVE NOT BEEN AMENDED TO REFLECT THE OMISSION OF HEYFORD PARK, OTHER THAN THE ADDITION OF NOTES TO CLARIFY THE POSITION, WHERE NECESSARY.

3.4 Appendix A3.9 shows how the responses have influenced the final Submission version of the Plan policies.

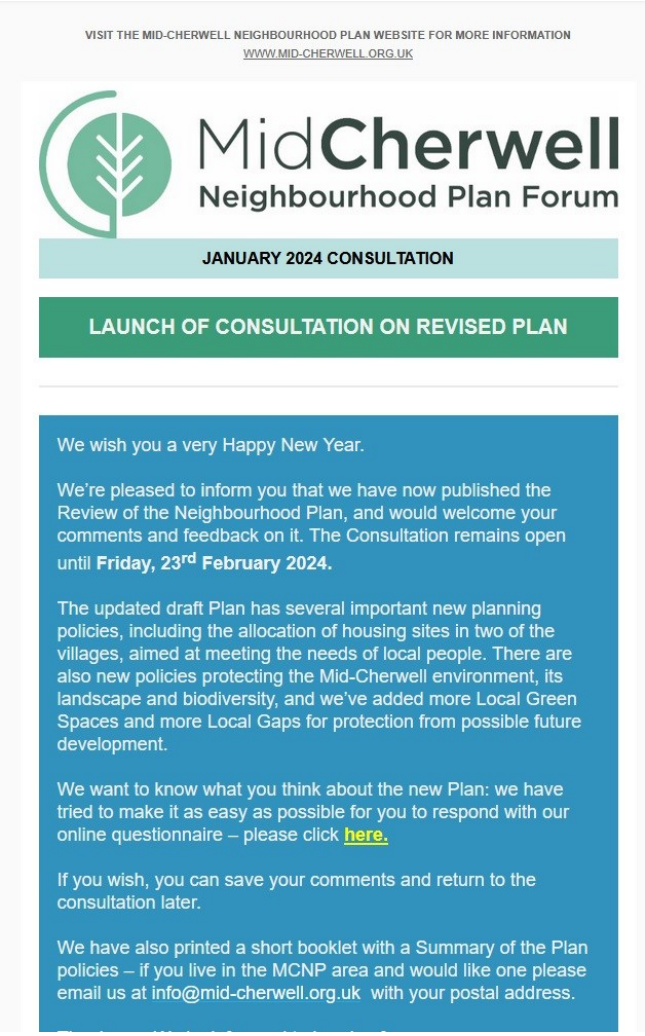
APPENDIX 1: USE OF MEDIA – EXAMPLES

MCNP Website: the Mid-Cherwell Neighbourhood Plan website www.mid-cherwell.org.uk was launched in December 2015 and linked to all the participating parish websites and other relevant locations. It has been regularly updated as Plan objectives and policies have been published, and it has been used to advertise all forthcoming engagement events. The Contact Us facility has been well-used, with people continuing to subscribe to the Mailchimp newsletter mailing.



Mailchimp Newsletter: this commenced in January 2016 and started with a circulation of over 200. At the time of writing (April 2025) the distribution list is now 539. The newsletter keeps recipients up to date with activity on the Plan, and forthcoming Forum events. There have been over 20 mailings to date.

In January 2024 the mailing was used to launch the Reg 14 consultation (see image, below), and to provide progress reports (right)



VISIT THE MID-CHERWELL NEIGHBOURHOOD PLAN WEBSITE FOR MORE INFORMATION
WWW.MID-CHERWELL.ORG.UK

MidCherwell
Neighbourhood Plan Forum

JANUARY 2024 CONSULTATION

LAUNCH OF CONSULTATION ON REVISED PLAN

We wish you a very Happy New Year.

We're pleased to inform you that we have now published the Review of the Neighbourhood Plan, and would welcome your comments and feedback on it. The Consultation remains open until **Friday, 23rd February 2024.**

The updated draft Plan has several important new planning policies, including the allocation of housing sites in two of the villages, aimed at meeting the needs of local people. There are also new policies protecting the Mid-Cherwell environment, its landscape and biodiversity, and we've added more Local Green Spaces and more Local Gaps for protection from possible future development.

We want to know what you think about the new Plan: we have tried to make it as easy as possible for you to respond with our online questionnaire – please click **here.**

If you wish, you can save your comments and return to the consultation later.

We have also printed a short booklet with a Summary of the Plan policies – if you live in the MCNP area and would like one please email us at info@mid-cherwell.org.uk with your postal address.



VISIT THE MID-CHERWELL NEIGHBOURHOOD PLAN WEBSITE FOR MORE INFORMATION
WWW.MID-CHERWELL.ORG.UK

MidCherwell
Neighbourhood Plan Forum

APRIL 2024

PROGRESS REPORT ON THE REVISED PLAN

First, many thanks once again to all those who engaged with our recent Consultation on the review of the Neighbourhood Plan. We had a great response:

- 176 people submitted comments
- 662 comments in total were received
- 245 people attended one or more of our ten local engagement meetings

The Forum parish councils are now completing the process of reading all the comments and taking on board the many constructive suggestions for changes to our draft policies, as well as objections to some of them. We also have the preliminary views of various statutory bodies and Cherwell District planners to take into account.

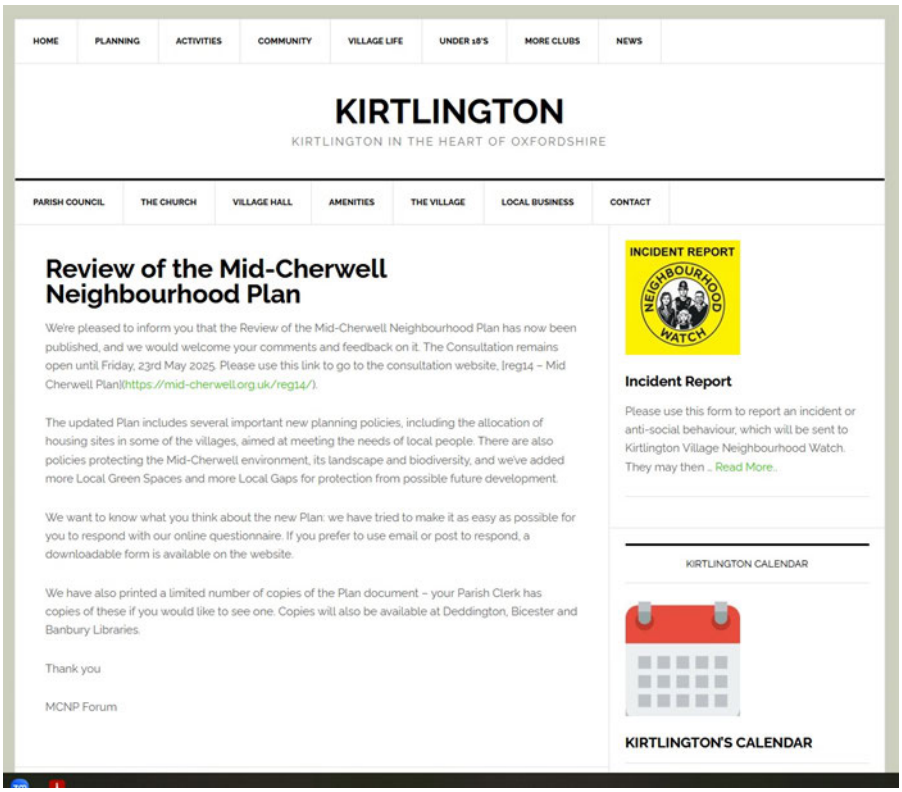
The next step is produce a further iteration of the Plan, together with a detailed record of all the representations received (anonymised) and our response to them. Following submission to Cherwell DC, they will conduct a further public consultation on the basis of those documents. This will probably be in the Summer of 2024.

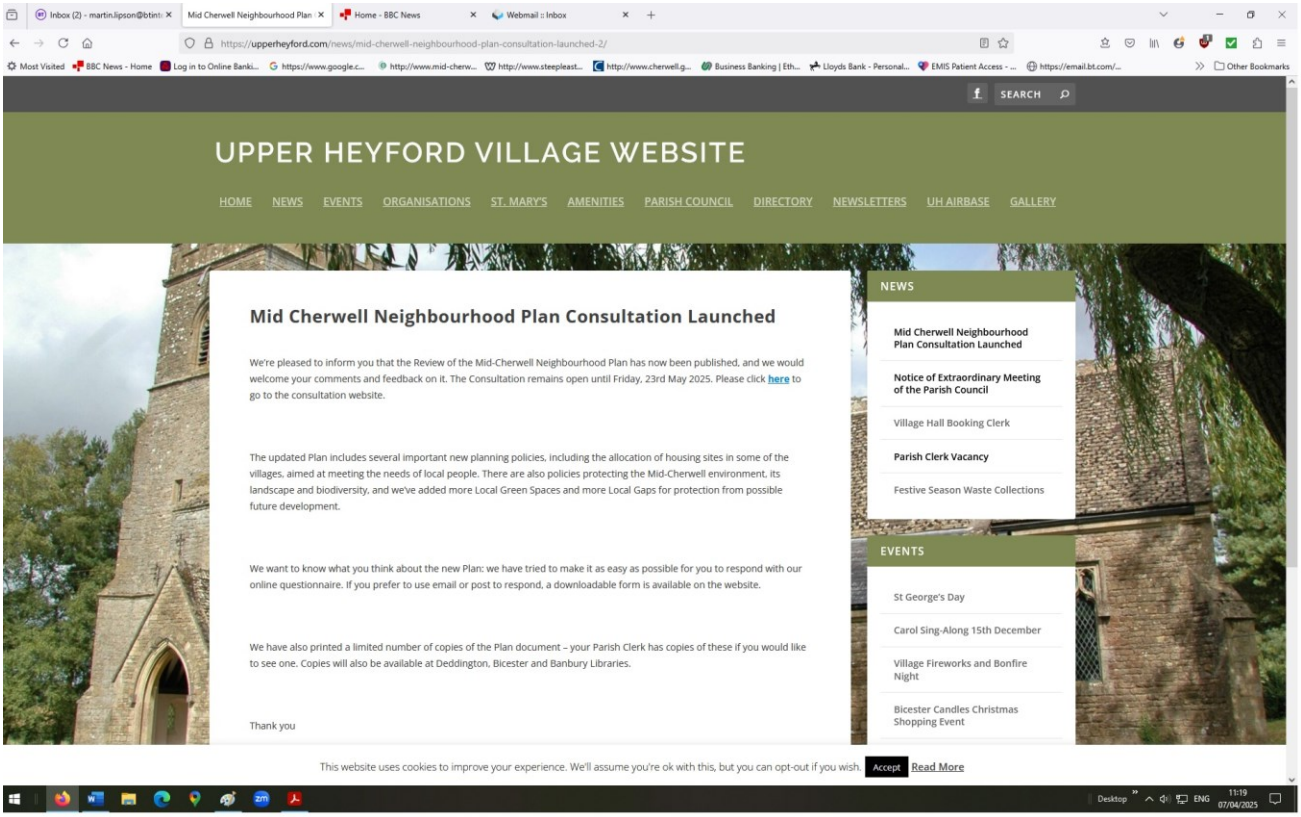
HEYFORD PARK PARISH COUNCIL

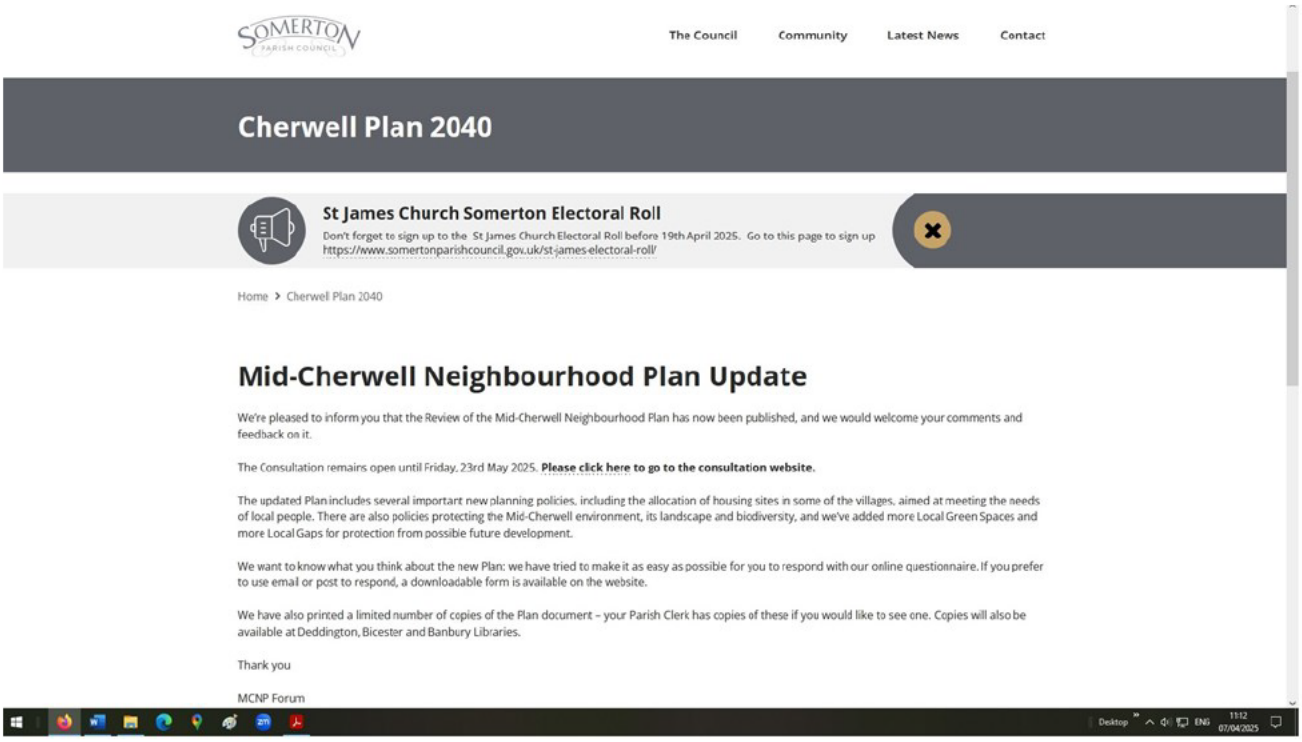
In November 2023, Heyford Park PC told the MCNP Forum that it wished to resign membership of the Forum. It was planning to create its own separate neighbourhood

Village Websites:

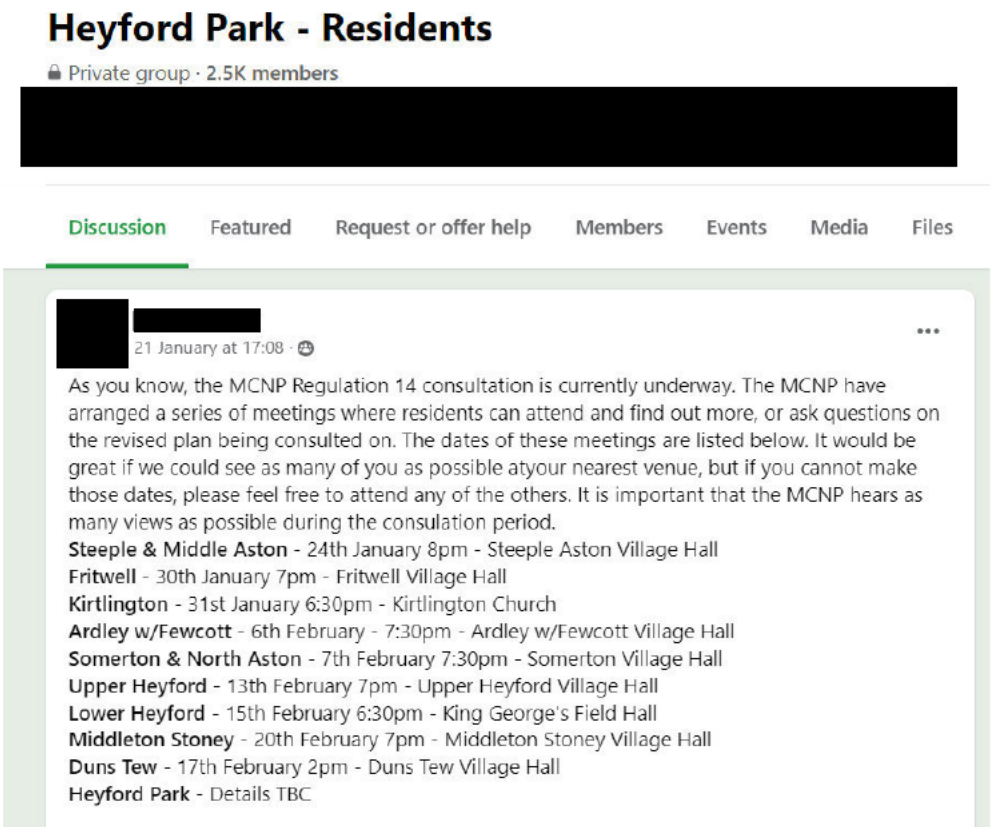
Extensive use has been made of the village and parish websites of participating groups to promote engagement with the neighbourhood plan.

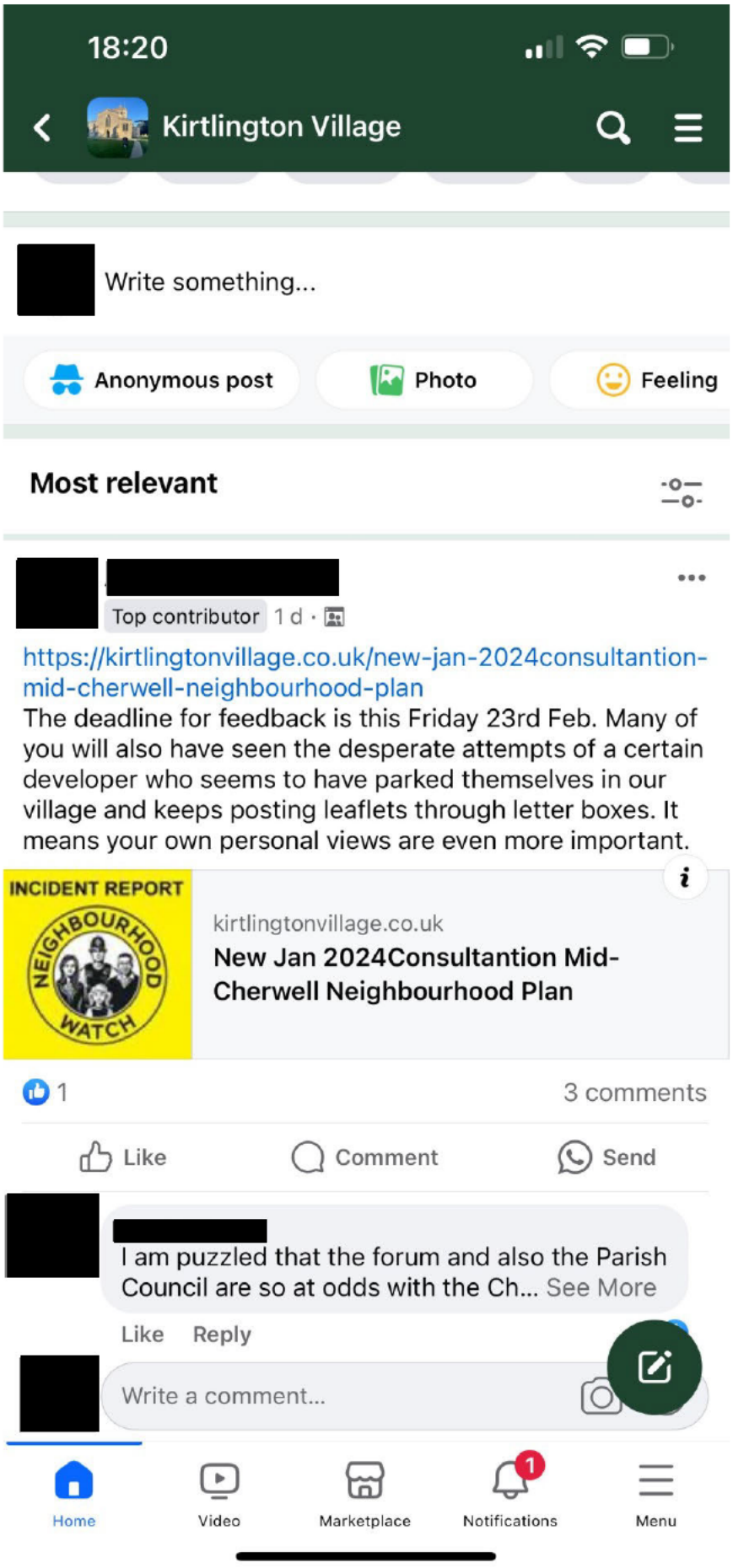

HOME
PLANNING
ACTIVITIES
COMMUNITY
VILLAGE LIFE
UNDER 18'S
MORE CLUBS
NEWS
KIRTLINGTON
KIRTLINGTON IN THE HEART OF OXFORDSHIRE
PARISH COUNCIL
THE CHURCH
VILLAGE HALL
AMENITIES
THE VILLAGE
LOCAL BUSINESS
CONTACT
Review of the Mid-Cherwell Neighbourhood Plan
We're pleased to inform you that the Review of the Mid-Cherwell Neighbourhood Plan has now been published, and we would welcome your comments and feedback on it. The Consultation remains open until Friday, 23rd May 2025. Please use this link to go to the consultation website. [reg14 – Mid Cherwell Plan](https://mid-cherwell.org.uk/reg14/).
The updated Plan includes several important new planning policies, including the allocation of housing sites in some of the villages, aimed at meeting the needs of local people. There are also policies protecting the Mid-Cherwell environment, its landscape and biodiversity, and we've added more Local Green Spaces and more Local Gaps for protection from possible future development.
We want to know what you think about the new Plan: we have tried to make it as easy as possible for you to respond with our online questionnaire. If you prefer to use email or post to respond, a downloadable form is available on the website.
We have also printed a limited number of copies of the Plan document – your Parish Clerk has copies of these if you would like to see one. Copies will also be available at Deddington, Bicester and Banbury Libraries.
Thank you
MCNP Forum
INCIDENT REPORT
NEIGHBOURHOOD WATCH
Incident Report
Please use this form to report an incident or anti-social behaviour, which will be sent to Kirtlington Village Neighbourhood Watch. They may then .. Read More..
KIRTLINGTON CALENDAR
KIRTLINGTON'S CALENDAR


https://upperheyford.com/news/mid-cherwell-neighbourhood-plan-consultation-launched-2/
SEARCH
UPPER HEYFORD VILLAGE WEBSITE
HOME
NEWS
EVENTS
ORGANISATIONS
ST. MARY'S
AMENITIES
PARISH COUNCIL
DIRECTORY
NEWSLETTERS
UH AIRBASE
GALLERY
Mid Cherwell Neighbourhood Plan Consultation Launched
We're pleased to inform you that the Review of the Mid-Cherwell Neighbourhood Plan has now been published, and we would welcome your comments and feedback on it. The Consultation remains open until Friday, 23rd May 2025. Please click here to go to the consultation website.
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Thank you
NEWS
Mid Cherwell Neighbourhood Plan Consultation Launched
Notice of Extraordinary Meeting of the Parish Council
Village Hall Booking Clerk
Parish Clerk Vacancy
Festive Season Waste Collections
EVENTS
St George's Day
Carol Sing-Along 15th December
Village Fireworks and Bonfire Night
Bicester Candles Christmas Shopping Event
This website uses cookies to improve your experience. We'll assume you're ok with this, but you can opt-out if you wish.
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2.6.5 Parish Facebook pages




18:20
Kirtlington Village
Write something...
Anonymous post
Photo
Feeling
Most relevant
Top contributor 1 d ·
https://kirtlingtonvillage.co.uk/new-jan-2024consultantion-mid-cherwell-neighbourhood-plan
The deadline for feedback is this Friday 23rd Feb. Many of you will also have seen the desperate attempts of a certain developer who seems to have parked themselves in our village and keeps posting leaflets through letter boxes. It means your own personal views are even more important.
INCIDENT REPORT
NEIGHBOURHOOD WATCH
kirtlingtonvillage.co.uk
New Jan 2024Consultantion Mid-Cherwell Neighbourhood Plan
1
3 comments
Like
Comment
Send
I am puzzled that the forum and also the Parish Council are so at odds with the Ch... See More
Like Reply
Write a comment...
Home
Video
Marketplace
Notifications
Menu

[redacted] Write an answer...

[redacted] Luke Ingram Tree Total

Like Reply 3 d

[redacted] The Grain Store, Middle Aston · Follow
KP tree care

Like Reply 2 d

View more answers

Steeple Aston Village
Admin · 3 days ago ·

Steeple Aston Parish Council and Mid-Cherwell Neighbourhood Plan Forum

PUBLIC MEETING

More houses in Steeple Aston?

Many local people attended the public meeting in February to hear about Cherwell's possible plans for more dwellings in Steeple Aston and Kirtlington. The meeting agreed that it would be best if local people could decide where new homes might be built, how many, and of what kind.

Good progress has been made since then in identifying possible sites, assessing them, and informing land owners. This second meeting is intended to hear your views on the sites assessed and the criteria used. You can see these on the village website (from 6th September): www.steepleaston.org.uk We look forward to seeing you on:

WEDNESDAY, 13th SEPTEMBER 2023

at 7.30 pm

STEEPLE ASTON VILLAGE HALL

Steeple Aston Village
3 days ago ·

The site assessments to be discussed at tomorrow's meeting can be found on the village website https://www.steepleaston.org.uk/parish.../other-documents/

2

Like Comment Send

[redacted] Write a comment...

[redacted] · 3 days ago ·

Volunteer Drivers needed for electric blanket testing
Do you live in Cherwell or close by, are you looking to help your community, do you have a car. Are you free Wednesday 20th September 2023 and/or Wednesday 4th October 2023.

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



HEYFORD PARK SCHOOL

NURSERY - PRIMARY - SECONDARY

Is your child due to start school in Reception in September 2024?

We are an all through school who pride ourselves on knowing our children and our families well.

We provide an environment and experience that not only allows our children to achieve what they are truly capable of but also equips them with excellent individual academic progress and a 'can-do' attitude.

We will be holding tours of the school throughout the year - please contact the office for more information.

Tel - 01869 232203 or email
office@heyford.epatrust.org

IMPORTANT NOTICE

The Mid-Cherwell Local Plan 2024

Consultation meetings will be held throughout the plan area.

Somerton
7th February 7.30pm in the Village Hall

Upper Heyford
13th February 7pm in the Village Hall

Lower Heyford
15th February 6.30pm King George's Field Hall

Heyford Park
Details to be confirmed

You are strongly advised to attend one of these consultations. Remember, it may have an impact on your community!

Martin Lipson, Chair, MCNP Forum

HEYFORD PARK SCHOOL

HEYFORD PARK GYM & LETTINGS

Re-opening on Saturday 4th September

Gym membership £20 per month

OPEN 7 DAYS

Wanted!

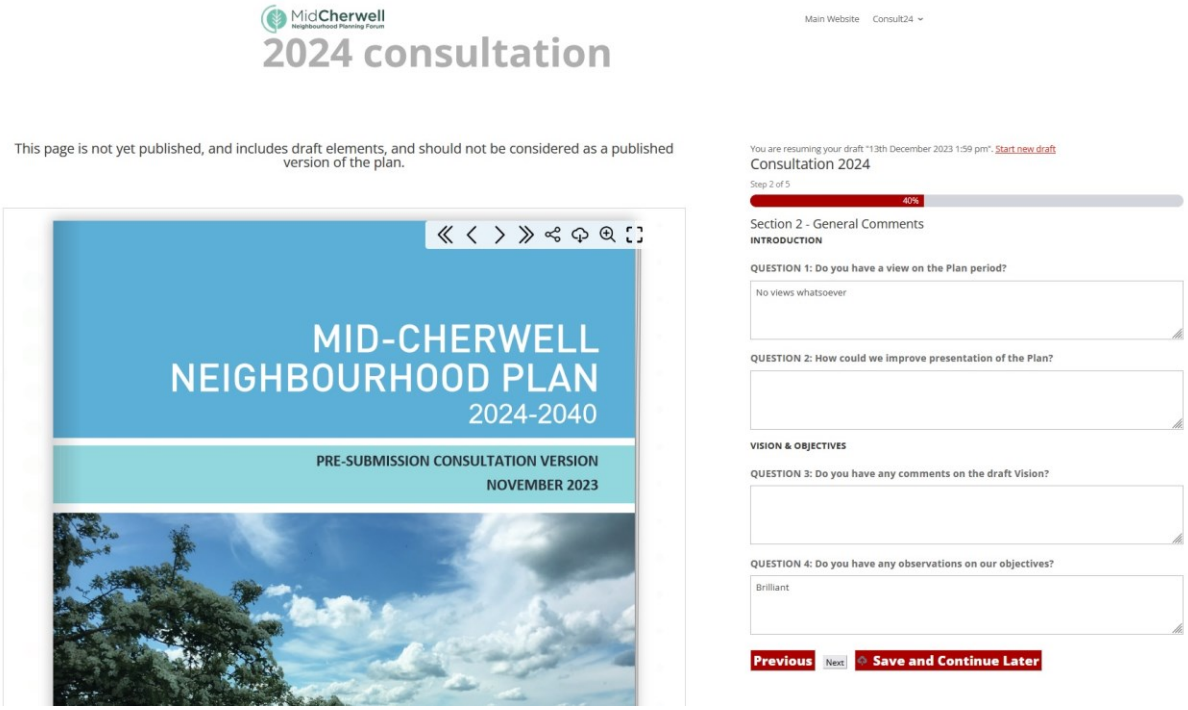
Help with the production of Valley News

Regrettably Nick, who has done a great job over the past couple of years in putting the finishing touches to Valley News, has had to step back for personal reasons.

So we would like to find another person who would like to join the team and do the final editing and presentation.

A reasonable proficiency in MS Word, and any other software suitable for presentationof Valley News is required as is the ability to spend a reasonably modest amount of time every 2

APPENDIX 2: REG 14 CONSULTATION RESPONSE FORMS



THE PERIOD FOR COMMENT SUBMISSION IS NOW CLOSED.

Thanks to everyone who submitted comments, attended engagement meetings, or made contact with us during the consultation period. In the coming weeks, all comments will be given careful consideration and the Forum's review team will make amendments to the draft Plan, taking many of your views into account. A further version of the Plan will be formally submitted to Cherwell District Council in due course. If you are on our mailing list, we will update you on progress from time to time.

The consultation closed at 23.59 on Friday, 23rd February 2024. We can not guarantee that submissions made after this time will be considered.

Download or view the CONSULTATION DOCUMENT HERE

RELATED DOCUMENTS

The documents below provide more information relating to the draft Plan. They open in a new window.

Appendices carried forward from the MCNP 2031

Appendix A: CDC's DESIGNATION OF PLAN AREA

Appendix B: CONSTITUTION OF MID-CHERWELL NEIGHBOURHOOD FORUM

Appendix C: VILLAGE SETTLEMENT AREAS

Appendix D: LOCAL GREEN SPACES

Appendix K: AECOM HERITAGE AND CHARACTER ASSESSMENT

Appendix M: VILLAGE TRAFFIC MITIGATION REPORT

New Appendices for the MCNP 2040

Appendix 1: STRATEGIC ENVIRONMENTAL ASSESSMENT – SCOPING DOCUMENT

Appendix 2: STRATEGIC ENVIRONMENTAL ASSESSMENT

Appendix 3: HOUSING NEEDS ASSESSMENT

Appendix 4: LANDSCAPE CONSULTANT'S REPORT

Appendix 5: TREESCAPES BENEFITS AND OPPORTUNITIES REPORT

Appendix 6: HOUSING SITE ASSESSMENT REPORT

Reg 14 Statement of Modifications

2025 consultation

2025 consultation

CONSULTATION OVERVIEW

We are preparing a revised and updated Mid-Cherwell Neighbourhood Plan (MCNP). In early 2024 we held a consultation on the Plan, to which you may have kindly responded. We have now produced a further version of the MCNP to get your feedback on our draft policies to guide future development in the Mid-Cherwell area. The easiest way to provide your comments is by using these online pages.

This second consultation became necessary when one of our member parishes, Heyford Park Parish Council, took the decision to depart from the Forum, and subsequently applied to Cherwell District Council (CDC) for the parish to be designated as a separate neighbourhood plan area. This was agreed by CDC on 10th June 2024.

In addition, in December 2024, CDC published a new Local Plan which, amongst other things, introduced a number of new policies including a requirement for the MCNP to allocate sites for 100 new dwellings, and changes to the status of various villages. The MCNP provides locally-specific policies to supplement those in Cherwell's Local Plan and national planning policy, and so the new Local Plan has to be taken into account in our revised Neighbourhood Plan.

To comply with the Regulations, we are therefore having to repeat the Regulation 14 consultation with suitably revised documentation. We apologise to consultees for asking once again for your comments on our revised plan, much of which remains substantially as before, but with the following key changes:

- Policies, maps and charts have been revised to exclude Heyford Park parish, where necessary.
- Our Local Gap policy has been modified, with one omission and two additional gaps.
- The Plan period has been extended to 2042 to match the Local Plan.
- Our previous policies proposing a Special Landscape Area, and a new Cemetery at Heyford Park, have been deleted.
- Housing site allocation policies have been reviewed, and new sites added. As a result other policies have been renumbered.
- A new policy on Affordable Housing Allocation has been included.
- Amendments have been made which resulted from helpful comments received in the previous consultation.

Consultation 2025

Step 3 of 5

60%

Section 3 - Policy Comments

Please tick any policy in the list below on which you would like to comment. A policy comment box will open below the list, which will also indicate the relevant pages detailing the policy in the Plan document flip-book below.

Which policies would you like to comment on? (Tick all to be commented on)

- [ ] MC1 Settlement Areas
- [ ] MC2 Ardley site allocation - land off Station Road
- [ ] MC3 Kirtlington site allocation - land South of Jersey Cottages
- [ ] MC4 Kirtlington reserve site allocation - land North of Jersey Cottages
- [ ] MC5 (Steeple Aston site allocation - land off South Side
- [ ] MC6 Steeple Aston site allocation - land off Fenway
- [ ] MC7 Steeple Aston reserve site allocation - land off Grange Park
- [ ] MC8 Upper Heyford site allocation - land off Mill Lane
- [ ] MC9 Green Infrastructure Network
- [ ] MC10 Local Gaps
- [ ] MC11 Local Green Spaces
- [ ] MC12 Protection of Important Views, Vistas and Skylines
- [ ] MC13 Light Pollution
- [ ] MC14 Housing Development
- [ ] MC15 Affordable Housing Allocation
- [ ] MC16 Sustainable Travel and Traffic Calming
- [ ] MC17 Local Employment
- [ ] MC18 Health Facility





MC9 comments (Green Infrastructure Network)

Please write your comments here.

Policy MC9 can be found on pages 42-43 of the plan pdf document on this page

MC11 comments (Local Green Spaces)

Please write your comments here.

Policy MC11 can be found on pages 46-48 of the plan pdf document on this page

MC13 comments (Light Pollution)

Please write your comments here.

Policy MC13 can be found on page 51 of the plan pdf document on this page

Previous **Next**

MID-CHERWELL NEIGHBOURHOOD PLAN
PRE-SUBMISSION CONSULTATION
1st April 2025 TO 23rd May 2025
Regulation 14 Consultation

Representation Form

We are preparing a review of the Mid-Cherwell Neighbourhood Plan and would like your views on the draft of the Plan for consultation so that you can consider our emerging proposals. It has been prepared to prompt discussion and feedback.

The revised draft Plan sets out a vision and locally-specific policies to support the community over the Plan period up to 2042. These policies will work alongside those of the Cherwell Local Plan and national planning policy.

The draft Neighbourhood Plan and supporting documents are available to view on-line at https://mid-cherwell.org.uk/reg14

This response form can be downloaded from https://mid-cherwell.org.uk/reg14

Hard copies of the Plan document are available to view, and hard copies of this form are available to take away from:

- Local Libraries
- Parish Clerks of any of the participating parishes

How to use this form

Please complete **Part A** in full.

Then complete **Part B for each question you wish to comment on**. Boxes for comments can be expanded.

Please return completed forms:

By Email to: info@mid-cherwell.org.uk
Or by post to: MCNP, 52 Camp Road, Heyford Park, Oxfordshire OX25 5HD.

If you have any questions about completing the form or accessing documents, please email info@mid-cherwell.org.uk

Comments should be received no later than 11.59pm on Friday 23rd May 2025.

Your details will be added to our mailing list which means that you will be automatically notified of future stages of the local plan preparation process. If you subsequently wish to be removed from our mailing list, please contact us.

PLEASE NOTE THAT ANONYMOUS OR CONFIDENTIAL COMMENTS CANNOT BE ACCEPTED. ANY COMMENTS RECEIVED WILL BE MADE PUBLICLY AVAILABLE.

The information you provide will be stored on our database and used solely in connection with the MCNP Review. Representations will be available to view on our website, but address, signature and contact details will not be included. However, as copies of representations must be made available for public inspection, they cannot be treated as confidential. Data will be processed and held in accordance with the Data Protection Act 2018.

PART A

	Details of the person / body making the comments	Details of the agent submitting the comments on behalf of another person / body (if applicable)
Title		
First Name		
Last Name		
Job Title (*where relevant*)		
Organisation (*where relevant*)		
E-mail Address		
Postal Address		
Post Code		
Telephone Number *(optional)*		

PART B – Please complete part B for each question you wish to comment on

Introduction

QUESTION 1: Do you have a view on the Plan period?

QUESTION 2: How could we improve presentation of the Plan?

Vision and Objectives

QUESTION 3: Do you have any comments on the draft Vision?

QUESTION 4: Do you have any observations on our objectives?

Policies

QUESTION 5: Do you have any comments on Policy MC1

QUESTION 6: Do you have any comments on Policy MC2

QUESTION 7: Do you have any comments on Policy MC3

QUESTION 8: Do you have any comments on Policy MC4

QUESTION 9: Do you have any comments on Policy MC5

QUESTION 10: Do you have any comments on Policy MC6

QUESTION 11: Do you have any comments on Policy MC7

QUESTION 12: Do you have any comments on Policy MC8

QUESTION 13: Do you have any comments on Policy MC9

QUESTION 14: Do you have any comments on Policy MC10

QUESTION 15: Do you have any comments on Policy MC11

QUESTION 16: Do you have any comments on Policy MC12

QUESTION 17: Do you have any comments on Policy MC13

QUESTION 18: Do you have any comments on Policy MC14

QUESTION 19: Do you have any comments on Policy MC15

QUESTION 20: Do you have any comments on Policy MC16

QUESTION 21: Do you have any additional comments?

Community Action Plan

QUESTION 22: Do you have any comments on the Community Action Plan

Appendices

QUESTION 23: Do you have any comments on the Appendices?

Additional comments

QUESTION 24: Do you have any comments on any other aspect of the draft Plan?

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APPENDIX 3: REG 14 CONSULTATION RESPONSES

PAGE

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A3.1: LIST OF STATUTORY CONSULTEES FOR THE PRE-SUBMISSION CONSULTATION: JANUARY 2024

Organisation	Name	Email address
Oxfordshire County Council		[redacted]
West Oxfordshire DC		[redacted]
Deddington PC		[redacted]
Souldern PC		[redacted]
Stoke Lyne PC		[redacted]
Bucknell PC		[redacted]
Chesterton PC		[redacted]
Weston on the Green PC		[redacted]
Bletchingdon PC		[redacted]
Heyford Park PC		[redacted]
Homes England		[redacted]
Natural England		[redacted]
Environment Agency		[redacted]
English Heritage		[redacted]
Historic England	[redacted]	[redacted]
Highways England		[redacted]
Oxfordshire Clinical Commissioning Group		[redacted]
Oxford NHS Health Trust		[redacted]
Deddington Health Centre		[redacted]t
BT		[redacted]
SSE	[redacted]	[redacted]
National Grid	[redacted]	[redacted]
British Gas	[redacted]	[redacted]
Thames Water	[redacted]	[redacted]
Oxford Diocese		[redacted]
Banbury and Bicester Chambers of Commerce		[redacted]
Canal and River Trust	[redacted]	[redacted]
Network Rail	[redacted]	[redacted]

A3.1: LIST OF STATUTORY CONSULTEES FOR THE PRE-SUBMISSION CONSULTATION: APRIL 2025

Organisation	Name	Email address
Oxfordshire County Council		[redacted]
[redacted]	[redacted]	[redacted]
Cherwell DC	[redacted]	[redacted]
West Oxfordshire DC		[redacted]
Deddington PC		[redacted]
Souldern PC		[redacted]
Stoke Lyne PC		[redacted]
Bucknell PC		[redacted]
Chesterton PC		[redacted]
Weston on the Green PC		[redacted]
Bletchingdon PC		[redacted]
Heyford Park PC		[redacted]
Homes England		[redacted]
Natural England		[redacted]
Environment Agency		[redacted]
English Heritage		[redacted]
Historic England	[redacted]	[redacted]
Highways England		[redacted]
BOB ICB	[redacted]	[redacted]
Oxford NHS Health Trust		[redacted]
Deddington Health Centre		[redacted]
BT		[redacted]
SSE	[redacted]	[redacted]
National Grid	[redacted]	[redacted]
British Gas	[redacted]	[redacted]
Thames Water	[redacted]	[redacted]
Oxford Diocese		[redacted]
Banbury and Bicester Chambers of Commerce		[redacted]
Canal and River Trust	[redacted]	[redacted]
Network Rail	[redacted]	[redacted]

A3.2: RESPONSES FROM THE FIRST REG 14 CONSULTATION (JAN – FEB 2024)

MCNP REGULATION 14: SCHEDULE OF CONSULTATION SUBMISSIONS, AND QUESTIONS/ COMMENTS AT ENGAGEMENT MEETINGS

January 2nd to February 23rd 2024

This table lists all the responses and comments made, policy by policy, to the Pre-Submission Consultation of the Mid-Cherwell Neighbourhood Plan Review in early 2024. Representations made by members of the public are listed first, followed by land owners, their consultants and developers (in respect of sites proposed for designation or housing allocation). The public comments are made up of those made at local engagement meetings, submissions to MCNP's website, and submissions by email. It should be noted that Policy numbering has altered since the first consultation.

MCNP Forum's commentary on each representation, and any resulting recommendations for modifications to the Plan, are provided in the final column. Recommendations for action are carried over to Appendix A3.9, where the action is detailed.

Name	Parish	Comment	MCNP commentary
Q1: DO YOU HAVE A VIEW ON THE PLAN PERIOD?			
Helen Metcalfe	[redacted]	I am happy with the time period	Noted
Jon Boyce on behalf of Fritwell PC	[redacted]	Seems sensible time frame that fits to CDC's current plan for their Local Plan.	No comment
Ant Unsworth	[redacted]	With an ever-changing political landscape the period this plan covers is too long and too far out in terms of implementation.	Noted
Lou Dunipace	[redacted]	2040 is a reasonable allocation of time for this next plan	Thank you

Laurie Newton	[redacted]	Fine - difficult to go any longer because of changing external circumstances.	Noted
Elizabeth Russell	[redacted]	The plan would need to be constantly revised over this period in order to ensure up to date with current issues of all types. It is a minefield, a lot of precious time is taken up (particularly for those not paid to do it – including villagers such as myself).	Interesting point. Comment noted
Celia Hawkesworth	[redacted]	It seems realistic.	Thank you for your support. Comment noted
Abbeymill Homes – Tim Northey	[redacted]	Agree with its timeframe which accords with the emerging district Local Plan.	Thank you.
Blair Adams	[redacted]	Yes - it is too short. As I understand it, the plan period is to 2040, less than a generation away. Plans should look forward to 2050 or 2060 to take in the impact of the plan on the generation being born today.	An interesting point. The plan period for the Neighbourhood Plan is in line with the period defined in the emerging CDC Local Plan. It is recommended that plans are reviewed on a 5-year rolling programme.
Marylyn Robinson	[redacted]	Too much based on old and now incorrect data	Details not provided so not possible to respond.
Ryan Mundy	[redacted]	Yes it looks to be fair	Thank you for your support.
Peter Shellens	[redacted]	To a novice the myriad of plans and consultations and plan periods seem off-putting.	Comment noted
Mark Chacksfield	[redacted]	I think is about right. If anything it should be longer.	Interesting point
Kirtlington Parish Council	[redacted]	Good that it aligns with the period for CDC's Local Plan	Thank you for your support. Comment noted
Ian Stone	[redacted]	The Plan period appears reasonable.	Thank you for your support. Comment noted
Chris Cox	[redacted]	It is good to look ahead to 2040 but there is a danger to put off important aspects such as climate change and habitat loss and all will be too late. A shorter period would be preferable but we are aware of the time to progress a new plan.	Noted. Climate change and habitat loss now have a higher profile in the Plan.

Elaine Cox	[redacted]	In view of the urgency of the climate and biodiversity crisis, I consider the plan needs updating at least every five years, potentially 3 years or less.	Agreed.
Nicky Elliott	[redacted]	The plan appears well thought out and appears to take into consideration local requirements for both development and conservation of local heritage.	Thank you.
Chris Daly	[redacted]	Yes, I think it is an excellent piece of work that is trying to preserve and protect all the elements that make living in the rural countryside so enjoyable, and to try and limit the ever increasing demands of construction and housing on green field sites. In particular I very much appreciate the additional policies, such as MC4 and MC9, as well as the enhanced policy MC7	Thank you.
Emily Daly	[redacted]	Logical as aligns with the Local Plan period	Thank you
Martin Dale	[redacted]	The period seems to me to be realistic	Thank you
Isobel Lang	[redacted]	The period is fine. I do not believe however that the plan and its intended 'enforcement period' will limit the relentless growth of housing estates all over North Oxfordshire.	Noted.
Tim Lang	[redacted]	I think the plan period is fair	Thank you
Merrik Baggallay	[redacted]	Seems like a reasonable period	Thank you
Paul Fennemore	[redacted]	The increased population of around over 50% brought about the increase of 4548 or 173% at Heyford Park is not supported by improvements to roads and transport systems. The roads in the areas have already increased in traffic volume to have dramatically deteriorated the quality of life in the area. Such increases in traffic not only affect this immediate area but congest further up and down stream traffic routes in particular with the A34, A43 and M40. There is no mention of this.	Noted and agreed. Highways and traffic are outside the remit of neighbourhood planning policy. However, we are very concerned about this too and have noted it in the Community Action Plan.

Gillian Simmonds	[redacted]	Matching this to the new Local Plan seems highly sensible.	Thanks. Yes, we cannot duplicate policies already covered in the Local Plan
Neill Brodey	[redacted]	I believe that the MCNP period should be the same as the CDC plan period.	Noted.
Paul Weaver	[redacted]	As the original plan runs through until 2031, I do wonder why we are having to hold a review this early in the plan period.	We want to review the plan to keep pace with the Cherwell Local Plan. We could have started later but this could have meant a gap between the Local Plan being adopted and our own Neighbourhood Plan.
Christopher Dobey	[redacted]	Very short	The plan period is in line with the CDC Local Plan.
Mary White	[redacted]	No, save that with the huge amount of work for volunteers that is required, (and much appreciated) it is hoped that another revision will not be needed for some time as the last plan was only made five years ago. This is, obviously, something over which the MCNP team has little control as external forces have largely dictated this revision.	Thank you
Q2: HOW COULD WE IMPROVE PRESENTATION OF THE PLAN?			
Helen Metcalfe	[redacted]	I always find it difficult to refer to maps and figures when they are all together at the end of a document so some integration of these in the main body of the Plan would be helpful.	Noted
Jon Boyce on behalf of Fritwell PC	[redacted]	FPC consider it to be well presented and drafted	Thank you
Ant Unsworth	[redacted]	Length of the plan is off putting	Noted
Lou Dunipace	[redacted]	Including images and more plans	Noted
Colin Smith	[redacted]	It's well presented	Thank you

Jason Barlow	[redacted]	Very clear and thorough.	Thank you
Laurie Newton	[redacted]	Inevitable tension between the formality needed for planning policy and ease of comprehension for the lay public. Seems like reasonable compromise. The Community Action Plan tends to get a bit lost towards the end of the document. Would be nice to give it a bit more prominence.	Noted. The CAP is non-statutory and needs to be seen as subsidiary to the Plan policies.
Elizabeth Russell	[redacted]	Have some key points at the beginning to include conflict of interest, how it will affect particular villages (eg category A villages) etc	Unclear what conflict of interest is being referred to.
Celia Hawkesworth	[redacted]	I think it is very well presented – well illustrated with tables and images and very clear.	Thank you for your support. Comment noted
Abbeymill Homes – Tim Northey	[redacted]	No suggestions as it is considered a comprehensive and thorough document.	Thank you
Marylyn Robinson	[redacted]	By making it more village specific	Noted
Ryan Mundy	[redacted]	Additional location plans might help directly alongside the site plans.	Noted. This could be added to MC2 and MC3.
Michael Shackleton	[redacted]	I found the presentation very informative and easy to follow	Thank you
Peter Shellens	[redacted]	I can see that this complex area requiring huge amount of work does not make for distillation to core themes for disparate interest groups.	Thank you.
Paula Harvey	[redacted]	It is very well presented, a formidable piece of work	Thank you.
Margaret Forey	[redacted]	It was very clear and well explained - doesn't need improvement	Thank you.
Kirtlington Parish Council	[redacted]	The current presentation is accessible despite the necessary complexity	Thank you.
Ian Stone	[redacted]	It is well presented, but has very dense narrative that might lead to a lack of engagement. Maps and diagrams are clear.	Thank you. Comment noted

Elaine Cox	[redacted]	Some maps could be clearer	Agreed – which ones?.
Nicky Elliott	[redacted]	It is well presented and clear. Thanks for all your work on the consultation.	Thanks
Chris Daly	[redacted]	I find it already very clearly set out, so I think it fine	Thanks
Emily Daly	[redacted]	Presentation is clear and attractive	Thanks
George Daly	[redacted]	The presentation is good	Thanks
Jonathan Rees	[redacted]	Plan is clear but still overlong	Noted.
Martin Dale	[redacted]	It's good as it stands considering the complexities. I would have been happier not to have the appendices, necessary as they may be, as they lengthened the paper	Noted
Eileen Baglin-Jones	[redacted]	I find it quite difficult to read the plan on my lap top. It seems rather a lot to print and I do understand that printing for circulation would be costly but it doesn't encourage people to read the whole document unless there are printed copies!	Printed copy delivered by hand
Isobel Lang	[redacted]	It is presented well	Thank you
Tim Lang	[redacted]	The plan itself and the method by which it has been done by the team and especially Martin Lipson, has been professional and thorough	Thank you
Merrik Baggallay	[redacted]	It's a smart document. Perhaps some figure extracts within the body of the document to avoid people having to flick back and forth	Thank you. Consider doing this.
Helena Lang	[redacted]	It is presented well	Thank you
Rose Todd	[redacted]	Given that most people will be reading this document online it would perhaps have been more user-friendly if the document had been in landscape format.	Noted.
Paul Fennemore	[redacted]	List the concerns already raised and how they are to be addressed or dismissed.	Noted All feedback from the consultation process will be published.

Gillian Simmonds	[redacted]	The summary is very clear and informative. The structure echoes that of the 2019 version and the summary makes the intended changes clear.	Thank you
Neill Brodey	[redacted]	Summary is useful in that it shows key changes. Perhaps it could also show key challenges or reasons for the revision of the plan.	Noted. Consider doing this.
Ian and Veronica Lough-Scott	[redacted]	Generally we are very supportive of the proposed changes listed in the document.	Thank you
Paul Weaver	[redacted]	The plan is well presented and continues the theme from the original documentation in terms of layout etc	Thank you
Duncan Hedley	[redacted]	Presentation is clear	Thank you
Christopher Dobey	[redacted]	Give more depth	Assuming the comment relates to the Plan Summary, the full plan documents contain detailed rationale and appendices.
Mary White	[redacted]	No suggestions, it seems clear and well presented to us.	Thank you
Q3: DO YOU HAVE ANY COMMENTS ON THE DRAFT VISION?			
Helen Metcalfe	[redacted]	Very comprehensive, although I wonder what a “rural way of life” actually means, when many residents travel out of villages to work and take little part in village life	Noted
Jon Boyce on behalf of Fritwell PC	[redacted]	We welcome the MCNP Forum facilitating shared understanding, views, and expertise across the 12 parishes which enables social cohesion through our shared vision	Thank you
Ant Unsworth	[redacted]	I wonder if it will have more sway with Cherwell District Council than the current plan that seems to be ignored, for example planning applications supported on green field site and not on brown field sites.	We hold the same view that brownfield site redevelopment should always be prioritised.
Cass Talbot (Miller-Jones)	[redacted]	The vision seems sensible and covers many areas of concern including transport, traffic, amenities and the environment.	Thank you

Colin Smith	[redacted]	I raised the following at the MCNP meeting at Fritwell Village Hall 30th January 2024 Whilst the proposed Plan addresses policies within the MCNP parishes, it does not in regard of some proposed developments adjacent to the MCNP area which could have significant impact on the plan. For example, just in and next (outside) the MCNP Plan area in the North at Baynards Green, there is a lot of pre-planning in work in regard of two sets of proposed Warehouses either side of the dual carriageway to the M40 Junction 10 by Tritax Symmetry and Albion Land. It is understood that National Highways have agreed a road improvement plan associated with the development. Cherwell District Council as the planning authority are yet to make their decision on granting planning permission. • Albion Land's proposal covers 278,000 metres squared of land over two sites, either side of the A43 adjacent to Cherwell Services. (I understand this to be In the Ardley with Fewcott Parish) • Tritax Symmetry are proposing to build a 325,000-metre squared warehouse hub next to Baynards Green and Stoke Lyne. (Outside the MCNP catchment) Both these developments, if approved, would have massive consequences for the MCNP and the Parishes of Ardley with Fewcott, Fritwell (& of course Stoke Lyne not in the MCNP) A huge increase in business traffic (Heavy Goods Vehicles & Vans + employee cars) would result. As unemployment in the immediate area is low - it means that new employees for the companies will have to travel in from outside the area so I wouldn't be surprised that even more new housing development will be proposed around the site if wider public transport options are not supported. Most of the new employment required for these warehouses would be in the Low Wages arena.	Policy MC5: Local Gaps takes account of the threat of warehouse development to which you refer, in so much as it affects the village of Ardley with Fewcott. Fritwell Parish Council have requested MCNP to consider whether a Local Gap policy might be possible for Fritwell.

		Demand for (low cost) housing would rise for both Ardley/Fewcott and Fritwell as would demand for school places. Also as both locations are green field sites, the loss of such land type and associated bio-diversity would be significant. My question: Are these potential developments being factored into the MCNP 2040 plan & if yes, how & with what mitigations?	
Jason Barlow	[redacted]	I think the vision is admirable but mitigating traffic through our parishes will not work unless additional housing is located in urban hubs and main traffic arteries are not blocked	Noted
Laurie Newton	[redacted]	Fine, but I'd like to see more consideration of external factors - something along the line of successfully adapting to the challenges and opportunities of change whilst maintaining essential rural character.	Noted. Rewording to be considered.
Elizabeth Russell	[redacted]	I have no idea how you expect this to be sustainable with so many conflicts of interest at the helm. The whole idea was brought about by the Dorchester group – a huge building conglomerate. Additionally, each village will have its own back, and furthermore, as we have seen in Kirtlington, each bit of a village will fight the other! This type of planning needs to be done by each village alone, fighting their corner reasonably.	Noted. Our experience is that parishes benefit from working together under the auspices of the neighbourhood plan. This does not, however, stop individual parish councils and their communities from “fighting their corner”.
Celia Hawkesworth	[redacted]	This seems admirable to me – chiming with my own vision of sustainable rural communities.	Thank you for your support.
Abbeymill Homes – Tim Northey	[redacted]	In particular, support the aspiration within the draft vision to the sensitive delivery of more affordable housing as this is the most significant social issue in the district which the current local plan / neighbourhood plan has not sufficiently delivered on as housing affordability has significantly worsened over the current plan period. However, it is suggested that the draft vision also includes reference to housing more generally as a significant need also exists for	Noted.

		market housing which is normally required to facilitate the provision of affordable homes.	
Marylyn Robinson	■	Clearly being pushed by people with a specific agenda	Agreed. The agenda is to help secure the best possible future for Kirtlington and its residents via the MCNP.
Michael Shackleton	■	Who could disagree with the draft Vision? All depends on the implementation.	Noted.
Emma Rhodes	■	The site allocation process appears to have been rendered redundant in Kirtlington since Cherwell District Council were in opposition to the recommendations of the MCNP Forum regarding the two recent planning applications, Land West of Oxford Road and Jersey Cottages. The MCNP Forum continue to support the Jersey Cottage site allocation despite majority opposition from local residents who submitted comments during the planning application consultation period and the decision of the Planning Committee on 7th December 2023. Due to the loss of the village shop and post office and the reduced local bus service, the categorisation of Kirtlington as a Category A village should be challenged as well as the need to accept further housing likely to damage the character of our rural landscape.	All the sites assessed by the MCNP in Kirtlington, on which there have been planning applications, have been refused planning by CDC at least twice in the last ten years. The MCNP recommendations acknowledge at the outset that no Kirtlington sites are free of issues. The MCNP recommendations were supported by the Parish Council and by a parishioner vote on 27th November 2023. The Parish Council spoke in support of the Jersey Cottage application at the Planning Committee on 7th December 2023 and a differently constituted Parish Council also strongly supported the previous planning application for the Jersey cottages site on behalf of the village. Also, the specifics of any planning applications should not be confused with the MCNP site assessment. We acknowledge the arguments made by a few residents who state that there should be no more housing in Kirtlington. However, CDC categorises Kirtlington as a 'larger village' in its draft Local Plan, and is likely to allocate housing to all the larger villages. We cannot realistically expect there to be no development in Kirtlington, but we can ensure it occurs in a planned manner. If the village is to thrive as a living community, there exists a need for appropriate affordable homes for young people and for older people who wish to down-size.
Peter Shellens	■	Concur	Thank you.

Mark Chacksfield	[redacted]	I think it excellent	Thank you for your support.
Paula Harvey	[redacted]	A wonderful vision, I do hope it can be achieved	Thank you for your support.
David Harvey	[redacted]	Good	Thank you.
Stephanie Hilborne	[redacted]	I am very supportive of the Vision	Thank you for your support.
Margaret Forey	[redacted]	It was excellent. It considered the whole matter widely, looking at it from so many perspectives.	Thank you for your support.
Kirtlington Parish Council	[redacted]	Kirtlington Parish Council shares this vision.	Thank you for your support.
Ian Stone	[redacted]	The vision is strong and something that we should all be aiming for. The statement itself could be a little more snappy.	Thank you for your support. Comment noted
Nicky Elliott	[redacted]	It is well considered. Thank you.	Thank you for your support.
Chris Daly	[redacted]	I very much approve of the vision as a resident of [redacted]. I fear that with the proposed potential scale of growth of Heyford Park, that there may need to have a comment to recognise this, so that it might read "12 parishes will still have vibrant individual villages surrounding Heyford Park connected by unspoiled countryside, and its communities' rural way of life will have been maintained. I imagine if 3,000 residents is the minimum for an area to be defined a town, then Heyford Park will be close to that, or even over that, by 2040, so I fear we may need to make a reference to that within the vision. If Heyford Park leaves this Mid-Cherwell Neighbourhood Plan, then only suggestion would be to reduce the number of parishes to 11.	Amend the Vision to recognise that Heyford Park is growing into a town. Reduce the number of Parishes to 11 if Heyford Park Parish leaves the MCNP.
Bryan Paul Wordsworth	[redacted]	The major criticism I have of the plan is to extend the building of Heyford Park in a southerly direction rather than north across the old runway. It seems to me that all	Development to the south of Heyford Park is currently a proposal in the emerging Local Plan Review 2040. This is not

		parties bar one would be in favour of extending northwards, including the developers themselves. It is only the rather dubious preservation of parts of the old Upper Heyford air base (including the runway) as a "cold war" monument that stands in the way of a much more rational northerly development. The plan to extend Heyford Park in a southerly direction towards Caulcott risks spoiling the rural nature of the land to be developed and also presenting a rather stark "urbanised landscape" encroaching on the traditional developments to the south.	supported by the MCNP. An MCNP Objective is "*To strongly encourage the use of brownfield sites*". MCNP Policy MC5 proposes a Local Gap between Caulcott and Heyford Park to protect the identity of Caulcott from encroaching development - see LG2 (Policy Map 9)
Emily Daly	[redacted]	I share the vision for the area.	Thank you
George Daly	[redacted]	This is a vision I share	Thank you
Martin Dale	[redacted]	I am happy with the draft visions.	Thank you
Jo Mallinson	[redacted]	The MCNP Vision seems very impressive and well-thought out. It's great to see a body of people who actually have local knowledge, expertise and common-sense who seem to care about the needs/wishes of residents, rather than simply allowing developers and planning departments to just do whatever they want....	Thank you for your support.
Eileen Baglin-Jones	[redacted]	The vision seems excellently conceived and expressed. My anxiety is whether it can be realised!	Thank you
Isobel Lang	[redacted]	It is a vision - well intended but over time will have little impact	Noted.
Tim Lang	[redacted]	I fundamentally do not agree with the vision. It is critical as the country is increasingly paved over that villages remain rural in nature and look, so that those that live in them and visit them from densely populated towns particularly in what is becoming the over developed North Oxfordshire can escape to places of quiet and beauty not to mention leaving undisturbed areas for wild life. Countries around the world have rightly praised the UK for the way it has protected its countryside for future generations to come -	Noted.

		that of late has rapidly changed. It is so sad that, as an example, beautiful green fields are being identified for development when but 2 miles away is a giant development with further hundreds of acres that could be developed. Many of the Cotswold's loveliest villages have been spoilt by streets and streets of approach housing leaving their centres looking like a Disney land attraction - something that was said to me by a hugely disappointed American tourist. Housing must be built but there should be a much more determined effort to identify brown field sites. For instance, in Steeple Aston the sheds next to the school - if villages must be developed. I remember many years ago working within Cherwell District Council's planning department one of the lawyers saying no matter what is said once developments go in it is much easier to make subsequent applications no matter what the politicians or developers say and that is exactly what has happened Large scale development should be restricted to larger towns with villages limited to no more then 5 house at a time to meet specific local needs - the elderly for instance. In highly developed areas like Steeple Aston there are any number of local options in terms of development sites. In South Side a 10 house development has just been finished which we were told meant no further development for a considerable amount of time and now within 12 months a further development is planned.	
Gail Lang	[redacted]	Development should centre on Towns and brown field sites. North Oxfordshire in particular is beginning to look like one large development site and over stretched services.	Noted.
Helena Lang	[redacted]	Just as someone who has over [redacted] in student debt and will need somewhere to live in the near future I would want to choose between either a new house in Heyford or other large development sites or somewhere more tranquil and peaceful. It seems all the larger villages near where I	Noted.

		was brought up are being developed at a rapid pace losing the very reason people will want to live there - it won't stop no matter what the plan says	
Carl Tomlinson, Steeple Aston Parish Council Environment & Sustainability Committee	[redacted]	We note the MCNP's vision for 2040 as stated on p2 of the pre-submission consultation version summary dated December 2023, and its commitment to implement carbon reduction measures. We believe the MCNP, as drafted, prioritises the preservation/conservation of certain visual aspects of our neighbourhoods over carbon reduction. This is an inadequate response to the climate crisis. It ignores the probability that many of the views it seeks to protect will be altered by the consequences of man-made climate-change (changes in fauna and flora, flooding, large-scale population movements, habitat destruction etc.)	Noted.
Paul Fennemore	[redacted]	The plan is biased towards Heyford Park. By 2031 you forecast that Heyford Park population will rise from 2622 today to 7170. An increase of 4658. Whereas the total population of the villages today, other than Heyford Park, is a mere 5641. Therefore, Heyford Park will by 2031 represent over 80% of the Mid Cherwell population. Please can you explain what percentage of the houses built in Heyford Park will be purchased by people already living within the area and what percentage will moving in from other regions. Clearly, the vast majority will not be local people. Therefore, the plan is of no value to existing Mid Cherwell residents.	Dorchester Living state that in the last 2 years approximately 51% of houses have been purchased by people living in Bicester and 23% from Oxford, 5% Banbury, 4% Buckingham with the reminder from Aylesbury (5%), London (4%), High Wycombe (3%), Northampton (2%), Middlesex & Milton Keynes 1%. We do not think these statistics bear out the concerns expressed.
Gillian Simmonds	[redacted]	It is clear, succinct and highlights issues that are important to residents of all demographic economic groups	Thank you.
Neill Brodey	[redacted]	The vision seems exactly right. A thriving yet rural portion of the county, centred around the valley itself.	Thank you.
Mary White	[redacted]	We agree with it.	Thank you

Q4: DO YOU HAVE ANY OBSERVATIONS ON OUR OBJECTIVES?			
Helen Metcalfe	[redacted]	I am happy with the objectives	Thank you.
Ant Unsworth	[redacted]	Your adherence to your vision in the current plan is lacking, what will you do to adhere to this time. we have seen building on the unspoiled countryside between villages, the public transport has gotten worse, more people are driving as they have no choice so traffic is increasing. Biodiversity is not being replaced from in its original site.	This comment is noted and aligns with the aims of the MCNP Forum. It is only by defining Policy that the MCNP can seek to influence the Planning decisions of County and District Council and through these National Planning Policy frameworks. While our influence is not always successful, we work hard to produce these policies to try to limit the very impacts alluded to here.
Colin Smith	[redacted]	My other continuing concern with the MCNP Plan (and the Local Plan) in regard of Development is your continued emphasis, but disregard to your primary three major objectives. • To strongly encourage the use of brownfield sites. • To resist the loss over time of the all-important countryside between villages, and to avoid the Mid-Cherwell area eventually becoming a suburb of Bicester. • To reinforce the sense of rurality that defines the neighbourhood, to protect against creeping urbanisation, and to maintain the character of the villages and the protection offered by their Conservation Areas. This certainly was the case in regard of the Cala development of 28 houses on green field land on the edge of the Fritwell Village settlement (Planning Permission (PP) Granted Dec 2019 with Reserved Matters to be concluded) – breaking all three of the above MCNP objectives. This happened (as you now acknowledge) at a time when Fritwell was incorrectly categorised as a Cat A village. It never was. Cherwell District Council (CDC) Planning	Noted. The MCNP strives to meet these objectives, but decisions taken by the local planning authority are outside our control.

		Committee talked themselves out of denying the planning permission appeal (which many Committee members publicly supported PP being rejected) as it would have cost the council to fund such a defence, which they believed to be futile as the developer would only appeal again and likely win. Money talks – no matter what an MCNP or Local Plan says. Developers know how to play the system. If the current or next Government push through their proposals to "streamline" planning processes to make it easier to build houses, then Local (and MCNP) plans & protections are likely to be dismissed or at best responded to in a token manner.	
Laurie Newton	[redacted]	Fine, particularly emphasis on affordable housing. Currently one of the biggest problems for transport in the area is the condition of the roads, which amongst other things restricts the capacity to cope with increased traffic volumes. Can objectives include mention of well-maintained road system at some point?	Noted. Consider adding to CAP.
Elizabeth Russell	[redacted]	I don't believe the traffic issue will be dealt with, or the sewers.	Most of the traffic in Kirtlington is through-traffic. The issue is being constantly discussed with Oxfordshire County Council. The Parish Council has made a request to OCC to introduce a weight limit on HGVs. Sewerage issues are a considerable concern for the whole of Kirtlington. The Parish Council has written to the Consumer Council for Water about them. Both these issues are concerns in the wider MCNP area too.
Celia Hawkesworth	[redacted]	I imagine that the main concerns of most residents are with the nature of any new housing developments, which must include the provision of genuinely affordable smaller dwellings. To this end the possibility of forming local Community Land Trusts seems to be an ideal way forward. The other main concern, certainly in Kirtlington, is the increasingly intolerable amount of traffic, especially HGVs through the villages. Buses remain a vital means of connection and there is little doubt that greater frequency and additional routes could reduce private car use.	Interesting points: Kirtlington needs affordable smaller housing and the MCNP is considering development of local Community Land Trusts. See our response to Elizabeth Russell above. Also, the Parish Transport Representative and other villagers work proactively with OCC bus transport officer to preserve the fragile bus service, as it is constantly under threat in a privatised bus system depending on traveller use.

Abbeymill Homes – Tim Northey	■	Support the plan's objective of identifying potential sites at Steeple Aston and Kirtlington to provide new housing as it is evident under the current Neighbourhood Plan that without specific allocation of land then housing delivery is likely to fail to materialise and provide for local housing needs.	Thank you.
Marylyn Robinson	■	The affordable housing suggested for my village is not sensitively located. One of the locations suggested clearly does not respect the heritage and conservation as clearly detailed in the Planning officers report to the planning committee earlier this month. Lastly the ridiculous obstructions on the verges and pavements in an attempt to slow traffic are simply obstructions of the highway. The only way to reduce speed is by enforcement of which there is none and was none when it was a 30 limit.	The planters placed throughout the village on the edges of the kerb are indeed intended to visually narrow the width of the road with the intention of reducing traffic speeds. Driver speed will adjust to the conditions of the road and will reduce speed if hazards are perceived. The police do not have the resources to enforce village speed limits, but Kirtlington parish council is hoping to resurrect our village's Speed Watch, and is looking for volunteers.
Sally Finesilver	■	The objectives sound laudable, but how and when they are implemented will matter	Thank you.
Michael Shackleton	■	Sound objectives, notably re transport and the environment. We all must act to prevent the villages becoming suburbs of larger conurbations and make sure they retain their rural character.	Thank you.
Emma Rhodes	■	Many of the objectives in the draft plan appear to be little more than an uncritical repetition of populist mainstream media causes resulting in a document so generalised and contradictory as to be almost worthless. MCNP Forum Chair, Martin Lipson acknowledged in an email dated 4th October 2023 that it is highly likely that the MCNP Forum is indeed jumping on populist bandwagons. The Environmental objectives on page 22 show scant regard for the disastrous economic damage caused by adherence to eye-wateringly expensive net-zero targets and 'carbon reduction measures', particularly the financial	Unless we all personally take responsibility for the climate emergency, there will be no society and no economy left to 'damage'. The dichotomy you identify (environment versus housing provision) is admittedly difficult to remedy, but while there is need for the provision of new housing across the country, we have to find a solution that fulfils our responsibility to guide the best direction for housing provision in larger villages.

		burden placed on all of us but not least those in our communities unable to pay for this middle-class folly. The wildly over-egged claim of 'climate emergencies' fails to provide sufficient, demonstrable evidence of how specifically the Mid-Cherwell area is affected by this so-called 'emergency'. Concern for 'agricultural land and wildlife habitats lost as a result of human activity to commercial development' appears to directly contradict the support for new housing that would then result in the loss of agricultural land and the erosion of wildlife habitats. The environmental objectives in the draft Plan would appear to limit, if not prohibit, the MCNP Forum from supporting any new housing development within the Mid-Cherwell area. The anti-car bias is extremely tedious. The MNCP Forum and parish councillors who actively support new housing developments can't complain about an increase in local traffic caused directly by their support for new housing developments.	
Peter Shellens	[redacted]	Agree. Would this be the part to acknowledge the potential for local interest groups to form and review, campaign and add amenities to the area.	Thank you. We hope that parish councils have a role to play in achieving those goals.
Mark Chacksfield	[redacted]	I agree - well done	Thank you.
Louise Goodman	[redacted]	All very good objectives and a comprehensive spread that looks at the situation from all angles. The conservation side, both in terms of the character of the villages/area and where the natural world is concerned, are both very important in my view.	Thank you.
Paula Harvey	[redacted]	I fully support these objectives	Thank you.
David Harvey	[redacted]	Appear excellent	Thank you.

Stephanie Hilborne	[redacted]	The objectives are excellent. The only comment I have, is that we need to remember that brownfield sites come in various forms, some rich in wildlife, some less so. From a natural environment perspective it is the health of the soil that matters most of all.	Thank you. Comment noted
Margaret Forey	[redacted]	Keeping the villages as villages, with a sense of community and an assured places for those whose roots go back for generations, is important. Having lived in cities before moving to Kirtlington 26 years ago I was impressed by the quality of social life and well-being that a village community produces. Care for the environment - built and natural - is also well included in the plan.	Thank you.
Kirtlington Parish Council	[redacted]	Kirtlington Parish Council shares these objectives	Thank you.
Ian Stone	[redacted]	I agree with the stated objectives. It is important that rural villages remain rural and villages, and that over-development must be resisted, while ensuring the needs of local people, with developments of limited scale that include truly affordable housing and single storey dwellings to allow older people to remain within their communities. Retaining bus services is vital for sustaining our local communities. Caring for the natural environment is critical.	Thank you.
Chris Daly	[redacted]	I believe that these objectives are all sound, and it does make reference to the unique challenge as presented by Heyford Park, so all good as far as I am concerned. Many thanks	Thank you.
Emily Daly	[redacted]	I share the objectives	Thank you.
George Daly	[redacted]	I agree with the objectives	Thank you.
Martin Dale	[redacted]	The objectives seem to be to allow development with close oversight and much prepared work to preserve all forms of environment as well. If this is an over generalisation is the case then the objectives seem to me to be good.	Thank you.
Stuart Ferguson	[redacted]	Objectives - Section 2.1.1. The objective of maintaining bus services linking the villages to each other and to Bicester seems a little odd	Will look into adding Oxford and Banbury.

		and potentially a hostage to fortune. Is there any demand for a bus linking, say, Duns Tew to Ardley or Steeple Aston to Kirtlington, where none exists [and probably has never existed]. To emphasise Bicester as the only town destination overlooks the importance to many villages [but not all] of the bus service linking to both Oxford and Banbury. 2.1.1 needs rephrasing?	
Jo Mallinson	[redacted]	As above, all the objectives noted here make perfect sense – I just hope that the MCNP has enough power to turn such objectives into reality.	Thank you
Eileen Baglin-Jones	[redacted]	I am much in tune with the objectives described under 'Environment' but fear that it will be difficult to reconcile these if the Traffic and Transport objectives are realised. I would be very much in support of the objective which seeks to maintain the village character of Steeple Aston and indeed the other villages of our area.	Thank you
Isobel Lang	[redacted]	With a huge development site but two miles away there is no argument about young people such as me not being able to obtain property - the upper Heyford site still has vast scope for development.	Noted.
Tim Lang	[redacted]	If there has to be significant development it is clearly better that it is controlled and managed on a local level.	Thank you.
Merrik Baggallay	[redacted]	The first bullet should read "To protect, enhance and care for the natural environment, increase biodiversity whilst supporting and implementing carbon reduction measures". The key here being to protect what we have with regard to the natural environment whilst also support carbon reduction measures.	Noted. To consider amendment.
Paul Fennemore	[redacted]	There is no mention of the London Oxford Airport's increases in air traffic. London Oxford Airport has exceeded pre-pandemic traffic levels and is currently experiencing 30% more movements than in 2019, both overall and in business aviation. It surpassed Year 2020's total movements by mid-September 2021. It was already back to pre-Covid levels immediately after the lockdown ended,	Noted. Air traffic is outside the remit of neighbourhood plans. Consider mentioning in the CAP.

		the comeback led principally by the big players and private owners. August proved to be its busiest month in 15 years, accounting for 7,180 monthly movements. July was also its highest ever for fuel uplifts. Villages along the Cherwell Valley are on the airport's landing flight path as they fly south following the railway to the north-south runway. The frequency and low level of the flights have now created an unacceptably intrusive noise polluting issue for the Cherwell Valley area. Let alone the increase in C02 emissions that the Government striving to tackle. It's unreasonable that a few individuals who are on private flights should be able to create such an issue for so many Cherwell Valley residents, possibly impacting the value of our properties. Therefore, we should find ways to curb any plans to further increase low flying air traffic over our conservation area. The airport has a licence to increase movements by 250%. It would be very helpful to know what plans there are to increase the movements and how the plan is intending to limit the issues this creates.	
Gillian Simmonds	[redacted]	These build very clearly on the vision	Thank you.
Neill Brodey	[redacted]	Heyford Park is key to the future of the valley. Keeping that parish in the plan is important as key amenities for the area will largely come from those at Heyford Park. Renewables are important to the national objectives. Hopefully there is space within the airfield to provide both wind and solar options. The housing need has been identified as particularly desperate for genuine low cost homes. These can really only be provided on a heavily subsidised or rental basis. More thought needs to be given to this.	Noted
Mark Willis	[redacted]	I am concerned that additional housing on Heyford Park without more local services including GP services etc., will become a problem - additionally I would like to see an	The Chilgrove Drive access to Heyford Park's industrial zone is being planned for 2025 by Dorchester. The MCNP has a constant focus on removing as much HGV traffic from Camp

		access for industrial traffic to Heyford Park at the B430 end of Camp Road to prevent traffic coming through Heyford Park and then on through the villages	Road as possible, as this will increase with the resumption of car transporter traffic. The issue of GP services and other such infrastructures have been already been addressed in the MCNP.
Christopher Dobey	[redacted]	Elaborate	Comment requires elaboration.
Mary White	[redacted]	Broadly agree subject to the following: Traffic and transport. Why is securing the future of bus services linking the villages with each other and Bicester only mentioned and not the importance of bus services to Oxford and Banbury? Amenities. Maybe beyond the scope of this plan but it was surprising to see in the earlier summary that the area apparently has four schools but only one pre school and there is no mention of nurseries (although we know of some and perhaps some primary schools provide early years education). Is there unmet need here? Housing. 'Affordable' housing is not always very affordable (see the recent Town End development in Steeple Aston) so it would be good to ensure in particular that social rented accommodation is included in any new housing. The Community Land Trust initiative seems likely to be very helpful. We would like to see more emphasis on meeting local needs/ offering properties to those with local links first. This is arguably the main justification for any development in these villages which have limited public transport links among other issues. It seems the suggested community land trust might be the best way of achieving this aim. Technical infrastructure. What particular aspects will be raised? There have been concerns for many years about inadequate phone signal. In some areas, sewage/drainage capacity appears stretched.	Consider amending text. A question for OCC Education Agreed Agreed Those mentioned are certainly key. Consider amending text.

		Environment. This is very general but maybe more detail is appropriate later. Eg no examples of suggested carbon reduction measures/ priorities? The Strategic Environmental Assessment plan recommended: "Support could also be set out through the MCNP for community renewable energy schemes, increasing renewable electricity and heat generation, as well as supporting low carbon building design and construction. This could help meet local and national targets for renewable energy generation and carbon emission reductions in the longer term." Is there a policy along these lines in this plan? We cannot currently find it. If not, we are unclear why not? This could at least be an aspiration in the community plan?	We consider that OCC and CDC policies on climate change largely address this, and that the MCNP can add little that is within the scope of neighbourhood plans. Do. Consider adding to Community Action Plan.
POLICY MC1: SETTLEMENT AREAS			
Helen Metcalfe	[redacted]	Happy with policy	Thank you
Jane Ryall	[redacted]	I approve the settlement area for Fritwell	Thank you
Angela Stillgoe	[redacted]	Seems fine	Thank you
Laurie Newton	[redacted]	Principle good - not had time to look at all the detailed maps I'm afraid.	Thank you
Jon Boyce on behalf of Fritwell PC	[redacted]	FPC supports settlement areas	Thank you
Margaret Forey	[redacted]	These have been sensibly considered, judging from the maps	Thank you
Elizabeth Russell	[redacted]	Kirtlington is no longer a Category A village – it has no shop or post office, and hardly a bus service. Because it is seen as a 'larger' village is no reason to make it bigger. This	Categorisation of villages is undertaken by CDC not MCNP. The maintenance of existing services is dependent on their use by existing residents, but an influx of new residents to replace an

		argument does not follow and makes no sense. Kirtlington should therefore be taken off the list for development completely, bar one or two small houses (one to two bedroom only).	ageing population would also be a boost to local services. We cannot realistically expect there to be no development in Kirtlington, but we can ensure it occurs in a planned manner and not by stealth. Considering growth (and sites for it) in Kirtlington is difficult. We acknowledge the arguments made by residents who state that there should be no more housing in Kirtlington. However, CDC now categorises Kirtlington as a 'larger village' and has outlined plans to allocate housing to all larger villages. If the village is to thrive as a living community, there exists a need for appropriate affordable homes for young people and for older people who wish to down-size
Celia Hawkesworth	[redacted]	It seems eminently sensible to me.	Thank you
Michael Shackleton	[redacted]	I do not disagree with Kirtlington being designated a settlement area. It seems to me to be pointless to resist all housing development. We need to influence where that development takes place.	Thank you
Mark Chacksfield	[redacted]	As a Kirtlington resident I am completely in support of the proposals for our village in particular.	Thank you
Stephanie Hilborne	[redacted]	It is good for Kirtlington that our settlement area is tight. The reckless loss of natural land to vast storage and distribution units and offices is distressing to witness	Thank you
Kirtlington Parish Council	[redacted]	Support	Thank you
Ian Stone	[redacted]	I agree.	Thank you
Chris Daly	[redacted]	Fully in favour	Thank you
Emily Daly	[redacted]	Fully support	Thank you

George Daly	[redacted]	I think it is a good idea that local parishes are able to determine where development is most appropriate within their communities	Thank you
Martin Dale	[redacted]	Whilst the Rationale for development outside the settlement area gives explanation I am not happy with the sentence ”or is allocated in this plan for housing development” unless, and only if, it is in respect to rural exception site schemes for truly affordable or social housing.	We do not support development outside settlement areas unless a Rural Exemption site is approved.
Tim Lang	[redacted]	As stated previously, I do not believe there should be settlements of greater then 5 houses in the villages noted. There are giant development sites all over North Oxfordshire such as Upper Heyford that are far better suited for development	Noted.
Rose Todd	[redacted]	Whilst I understand the logic of defining the settlement areas of each village, all this does is encourage development on the outer edges of the village.	Noted.
Gillian Simmonds	[redacted]	It makes the broad support of appropriate development within the Settlement Areas very clear and also indicates that development beyond these boundaries is viewed as being unwelcome unless strict criteria are met.	Thank you.
Neill Brodey	[redacted]	Villages becoming larger and merging is not desirable to those villagers. At the same time we need developments in village to suit local youngsters if they wish to stay in the villages.	Noted
Ian and Veronica Lough-Scott	[redacted]	We attach great importance to the protection of the existing villages from further development outside the given settlement areas. In the case of Upper Heyford village, the new housing at Heyford Park all falls within the historic footprint of the original village, we consider that it would be a grave error to allow development beyond the settlement area for the village.	This is a key policy and desire for all villages immediately surrounding Heyford Park, which we intend to defend as far as is practicable. In the case of Upper Heyford village, the proposed settlement area is a new addition to existing MCNP policy.
Paul Weaver	[redacted]	I am pleased that the focus of the NP is not just for the housing allocations to be 'dumped' on the Heyford Park	Thank you.

		Site. Encouraging the smaller villages to evaluate where they might take additional housing means that they are helping to preserve the longevity of the rural villages for future generations	
Mary White	[redacted]	We are happy with the settlement area proposed for [redacted] assuming this is as set out in policy map 6. Not appropriate for us to comment in detail on other villages but we agree with the principles set out.	Thank you
POLICY MC2: STEEPLE ASTON SITE ALLOCATION			
Kirtlington Parish Council	[redacted]	For the people of Steeple Aston to decide	Noted.
Caroline Edwards	[redacted]	Thank you and your committee for the work done to prepare the response to Cherwell District Council for their call for development sites within our Mid Cherwell Neighbour Plan area. As Middle Aston's representative for development on the MCNP, I can confirm that I have done my best to inform everyone in the village of the consultation document for pre-submission of the plans for local housing. The opportunity for comment has been encouraged, both in person and by consulting the document made available. As far as I know at this point, the residents of Middle Aston have no concerns, and are in agreement with the development of housing on sites references SA6 and SA8 in Steeple Aston. There have been no changes to the Middle Aston village settlement area plan.	Thank you.
Adrian White	[redacted]	Conservation Area - I believe that the access to site 6 will abut the conservation area and that for site 8 will cross it. Whether the developments proposed will enhance or preserve it will be relevant.	Noted.

Tina Ferguson	[redacted]	If development is on the edge of village, the village will get larger and reach the main road. Developments used to be infill. Infill sites would be an alternative. What will village look like?	We agree that site allocations need to be seen in the context of a bigger vision for the future of the village. The alternative of Site 3 means pulling a house down. Chosen edge sites have easy access for construction vehicles.
Maurice O'Connor	[redacted]	If MCNP opt for sites where owners do not wish to sell is compulsory purchase an option?	No – this is highly unlikely. MCNP does not have such power.
John Coley	[redacted]	Site plans now mention minimum number of bungalows. What happens if developers choose differently?	We hope that development will be carried out by a Community Land Trust. Schemes must be financially viable so the numbers, types and forms of tenure all have to be carefully considered.
	[redacted]	Kirtlington and Steeple Aston are taking responsibility for proposing where additional housing could be built within their villages – could what they propose be overridden by CDC or the government?	It is preferable for villages to propose where additional housing could be built. The examiner of our neighbourhood plan review will decide whether the proposed allocations can become policy. If approved, it is very unlikely that the proposals could be overridden.
Helen Metcalfe	[redacted]	No comments as I do not feel I am in a position to do so other than that the provisions for development are eminently sensible and should be strictly followed by the planners and developer. I am pleased to see that S106 agreements have been pre-arranged with the Parish Council	Thank you
POLICY MC2(A): STEEPLE ASTON - SITE ALLOCATION: LAND OFF SOUTH SIDE			
Adrian White	[redacted]	These are Enclosure Act (or in fact pre-Enclosure as the one fronting site 6 is mentioned in the Award). They should be protected by conditions.	Noted, thank you. Conditions to be reviewed.
Martin Dale	[redacted]	I accept this area as proposed. Preservation of trees on site is very important.	Thank you
Mr and Mrs Utting	[redacted]	We strongly support the creation of a woodland path linking the scheme northwards towards Fenway. We note that this is within the same landownership as the allocated site so should be deliverable. However, it may be helpful to	Whilst Water Lane path may not be an option, connectivity of pathways and green spaces is supported and should be explored.

		provide an indicative alignment of this route in the Neighbourhood Plan to help demonstrate deliverability. In addition, we would support a footpath link to Water Lane, which could also be delivered within the same landownership.	
Diana Relton	[redacted]	The reasons given against developing Area 6 (policy MC2B) by Richard Preston, seem to me misplaced, including the emphasis he placed on visibility from the A4260. Coneygar Fields already has that visibility as has Townend, both of which can be seen from points along the A4260. Any development in Area 6 could easily be shielded by a shelter belt of trees, should that be deemed necessary. This could also be an improvement visually and environmentally. In addition, traffic flow, although inevitably increased, could be more contained, given that most people in work are likely to access Banbury, Bicester and Oxford via the A4260. I think everyone accepts that wherever additional houses are built, traffic will increase on our village roads. The preferred options of sites 6 and 8 would mitigate this to some extent, but 3 (policy MC2C) would exacerbate the problem.	Thank you; comments noted.
Jo Mallinson	[redacted]	Of the three Steeple Aston-related policies (and if further development /housing HAS to happen) this must be the most sensible/realistic site. At least the road leading from the A4260 down towards the Red Lion is a fair bit wider than Fenway, and development on the MC2(A) proposed site would probably have the lowest chance of disruption to current residents.	Thank you
Caroline MacLean	[redacted]	Southside site MC2A is in a Conservation Area, trees have TPOs, is greenfield and the road is dangerous. How do you keep new development affordable for the future?	The site itself is not in the CA. All protected trees can be retained and access is feasible without removing any trees. None of the sites is optimal - all three of the selected sites are greenfield. Delivery of the scheme by a Community Land Trust offers the best chance of creating affordable homes in perpetuity.

Eileen Baglin-Jones	[redacted]	I continue to regret the extension to the village which a development on this site would result in but I am grateful that the necessity of maintaining access to the rear of [redacted] has been noted. Thank you.	Noted.
Isobel Lang	[redacted]	When showing my [redacted]' around the area in which we live as she is from [redacted] she was taken aback at the over development that has taken place within North Oxfordshire. She herself was brought up in [redacted], a place that had open fields and open spaces - all of which are no gone. It seems crazy that with areas of major development all around us and in particular Upper Heyford that the last of the relatively untouched areas is to be developed on. To take away such a beautiful field when there are so many other less impactful areas is so sad. Once these fields are gone, they are gone forever and once built will lead to further development. where do those in Bicester, Banbury, Upper Heyford go to to get away from intense housing - to visit a rural pub, go on a dog walk - it is a shame. [redacted] this lovely field and it is tragic that that it has been put forward for development. it is too far outside of the village, is a beautiful, unspoilt field packed full of wildlife and will further urbanise the approach to the village. This end of Steeple Aston has already just had a large development on it but at least within the village boundary.	Noted. Proposed conditions are designed to protect where possible and mitigate where not.
Charmian Bartlett	[redacted]	Don't let the emphasis on building lower-cost housing bring down the overall value of village or spoil the character of the village, especially as this is the first sight of the village you will get coming into Steeple Aston. Villagers have invested in expensive homes and in home improvements in Steeple Aston and it is not fair for a new development to spring up and lower the overall value of the village. The recent development of Townend is a quality development, using Cotswold stone, and it does not	Noted. Housing must of be of good quality and also deliver against the needs of the community.

		lower the overall property value of the village. There are plenty of other places for lower cost housing to be built e.g. in Heyford. If there is a boutique development of smaller houses in SA8 please require the houses to be of good quality! Preference for development to happen in a big area like Heyford rather than in a smaller village like Steeple Aston.	
Hugh Lazenby	[redacted]	This site is a greenfield site. It is also a key entry point to the village. Building on it will damage the aesthetic character of the village. There are other more suitable sites. For example, the largest site on the original consultation (owned by [redacted]) was disqualified on a technicality, but it represents a much less intrusive site, as did the site at the chicken sheds or [redacted] site. The site is also unsuitable because there is no safe route for young pedestrians to enter the village. There is only a blind hill that is an accident waiting to happen. There is concern amongst people in the village that the investigation was not impartial and, in particular, that certain members of the committee who live close to candidate sites worked to get them disqualified. An impartial assessment by people who do not have 'skin-in-the-game' (i.e. excluding those from the parish council) is the most plausible solution.	Noted.
Tim Lang	[redacted]	This is a beautiful green field with abundant wildlife - much of which recently escaped from the fields opposite when the bulldozers arrived. The wood is one of the few totally undisturbed areas left with Foxes, bats and all sorts of birds and wildlife. They will not sit well with the noise and activity of an estate even if the Woodline is protected. The approach into Steeple Aston used to be an open green space unspoilt by artificial light. It is already over used by traffic. 10 houses have only just been completed - South Side is being over developed (the new estate we were told	Noted. Conditions require protection of the environment where possible and mitigation where not.

		would mean no further development for at least ten years). There are plenty of brown field sites that could have been developed where there would not be an impact on existing residents and importantly the destruction of beautiful green fields. The sheds next to the school are a prime example. The entrance to the intended estate is much further up South Side that is described - it sits beyond the village boundary and therefore the residents will certainly not walk in the village or school, creating yet further traffic.	
Merrik Baggallay	[redacted]	A condition stating exactly four single storey dwellings out of 10-15 seems arbitrary. Whilst I am sure this is derived from the massing study, the study does not make up part of the neighbourhood plan. Either the plans need to be included with an explanation as to why single storey housing is required or a preference for single storey housing and a reason needs to be provided. Right now any developer will state that the requirement for single storey dwellings is in contradiction to unit mixes and we will get houses. Also, the idea that the single storey dwellings are a fixed number (4) the range for the site is 10-15. My suggestion would be to include a % of dwellings to be single storey and state the reasoning why they should be single storey. Can this be by referencing the current housing mix in the village and the need for some smaller homes etc? I see page 49 of the plan makes reference to a need for 1 bed and 3 bed units. I believe it would be sounder to link the need for single storey to this alongside protection of light and connection to greenery etc. As a developer, I would immediately challenge the point on single storey development alongside providing larger community benefits, via s106, and I suspect any planning committee would be hard pressed to ignore it.	Thank you. Helpful points which will be considered.

Gail Lang	[redacted]	[redacted]. But it is the wrong site for the following reasons: A significant development has just been completed on South Side. There will be further increased traffic, noise and light pollution on a green field site that sits outside of the village boundary. The proposed entrance is not as it is continually described opposite the new houses that have just been completed, it is some way down the road outside of the village boundary. There is no way the residents will be able to walk to school, the shop or the park as an example. They will have to drive cars - it is just ridiculous to put a new small estate with an entrance so far from the village. There has been a significant loss of wildlife through the new development. The woodland has been an oasis of peace and quiet for local wildlife with bats, foxes and all sorts of wildlife living undisturbed on the edge of the village. There is just no way that the noise and disruption caused by tearing up this lovely green field and all that goes with what will be at least ten dwellings will not have impact on this special place. There are far better sites that have been ignored and it is impossible see any rationale to them - the sheds near the school and the area near Grange Park. Not only would this avoid tearing up for ever, beautiful green fields but would also not impact existing residents	Noted. No potential sites in Steeple Aston have been ignored. The site assessment report in Appendix 6 explains why some sites are preferred to others.
Helena Lang	[redacted]	[redacted] I am a vegetarian who loves wildlife and it is deeply upsetting to know there is a chance that such a beautiful space that is home to so many wonderful animals, bats and birds will be disturbed both by the work and the residents. I have loved this village for many reasons but one of the principal reasons are the lovely green fields that surround it. So much of this area is being torn up with strip estates	The site assessment report in Appendix 6 explains why some sites are preferred to others.

		being built as you approach nearly every sizeable village in the area. Why are we not mandating brown field sites and further developing those larger towns and villages that are so close to Steeple Aston such as Upper Heyford. It is also abundantly clear that the entrance to this field sits far too far away from the village and indeed is outside the village. South side is being too rapidly developed - a significant development has only just been completed near to this intended new site. The proposed development has caused a great deal of stress and upset for my [redacted]	
Gillian Simmonds	[redacted]	Broadly, this identification of sites at an early stage is to be applauded as developers have clear guidance regarding potential support.	Thank you.
Mary White	[redacted]	It is vital that a reasonable proportion of affordable/social rental housing is included and that this is offered to those with local ties first/ meets local needs. The two sites proposed are the least bad solution given that other sites that might have been better are not available. We strongly agree that development on the edge of the village rather than backland development is preferable. This reduces the impact on existing residents although does need careful landscaping with native hedging and trees all round the site, to minimise harm to the entrance to the village and village views. It also reduces the problems caused by construction traffic, provided this does not come through the village as there should be relatively easy access from the main Oxford to Banbury Road. There may be sewage infrastructure issues?	Thanks for these helpful comments.

		It would be good to avoid another development like Coneygar Fields which does not fit well with the local vernacular, unlike Shepherd's Hill as highlighted in App K: "The eastern rural exception site has been more successful at following the local vernacular than the mid-to-late 20th century development in the village, using dressed limestone and slate roofs. The box form and size of the properties at the western rural exception site are however are out of scale with other development within the village".	
LANDOWNERS, THEIR CONSULTANTS AND DEVELOPERS, IN RELATION TO THIS POLICY.			
Langley Brook, Surveyors, on behalf of Mat Watson	[redacted]	See document submitted as representation (summary can be found in Appendix A3.8)	The representation provides legal opinion that no impediments exist, and asks that we reconsider excluding Mat Watson's site from the site assessment process. However, as stated in Appendix 6, we have used Cherwell District Council's own criteria to decide whether a site is "available". We are in no doubt that the potential for a legal dispute regarding site access exists, as evidenced by the "summary of legal impediments" - Adrian and Mary White's separate document of 7th March 2024. That potential is sufficient to justify our exclusion of the site at this stage, using CDC's criteria. The Whites have subsequently made available the more detailed evidence that we had seen (see p.430). The site assessment process was carried out during 2023 using the definition of the proposed housing allocation site supplied by Mr Watson, the landowner. That version of the site was affected by restrictive covenants. The representation made at the end of the Reg 14 consultation period in February 2024

			includes a drawing showing a different site, which may have different implications regarding covenants. Even so, the White's paper shows that there is still clearly the likelihood of a dispute over the right of Mr Watson to create a vehicle access suitable for serving the proposed development. Mr Watson's legal advisers make no mention of the rights conferred by the Enclosure Award, on which the Whites rely in relation to development across the "ransom strip", the existence of which is also a matter of dispute. The respondent has objected to the "designation" of his site on Policy Map 8A as "possible priority grassland habitat". As stated in the notes to the map, it incorporates biodiversity data supplied by Thames Valley Environmental Records Centre. This, in turn, is a record of habitats that have already been classified under Section 41 of the UK Biodiversity Action Plan. MCNP is not responsible for this data, which was provided by consultants. Any objection should therefore be directed to the bodies that identified Mr Watson's site as being of possible biodiversity value.
POLICY MC2(B): STEEPLE ASTON - SITE ALLOCATION: LAND OFF FENWAY			
Martin Dale	[redacted]	I accept this area as proposed. Again preservation of environmental features is important.	Thank you for your support.
Mr and Mrs Utting	[redacted]	We have reservations about the sustainability of this site, which is likely to be more reliant on the car for travel around the village than other potential sites (particularly Land off Grange Park). We are also concerned with the likely impact it will have on the landscape and character of the area. However, if this site is to be allocated it should allow for a pedestrian link to run in parallel with Fenway	Noted. Amendments to conditions to be considered.

		within the site to reduce the amount of road pedestrians have to use to walk from the village to Oxford Road to connect to Public Right of Way (PRoW) 364/3/10. The policy should require a substantial tree buffer to the north of the site to restrict landscape and visual impact. This tree belt should ideally include the provision of a new recreational pedestrian link.	
Jo Mallinson	[redacted]	Fenway is one of the only two main-road access routes directly into the village. It is also so narrow that two-way traffic (especially given the size of many modern vehicles) is already tricky – to say the least. The traffic conditions caused by construction vehicles needing to use it daily would be an absolute nightmare for current residents who simply need to get in /out of the village. If more houses did magically appear in the area between Brasenose Cottage and the Coneygar Fields area, I'd assume that most of them would have children who need to be driven to Dr. Radcliffe's – Fenway itself (and North Side) can barely take the amount of daily traffic they are subjected to now..	Noted. It may be possible for children attending school to walk, using the Beeches footpath.
Tim Lang	[redacted]	Again a lovely green field site which will urbanise the approach to a lovely village - there are far better alternatives that for reasons I do not understand are being ignored.	Noted.
Merrik Baggallay	[redacted]	The prescribed number of single storey dwellings was confusing and should be left to detailed design and instead a reference should be left to a preference for single storey dwellings and the reasoning.	Thank you. To be considered.
Gail Lang	[redacted]	There were far better sites	Noted
Helena Lang	[redacted]	Much the same as above - develop brown field sites, protect the green belt	Noted.
Gillian Simmonds	[redacted]	As above	Thanks
Mary White	[redacted]	There have also been surface water drainage problems in the past on Fenway itself, and affecting properties	Thanks for these helpful comments.

		particularly on the South side of Fenway (downhill from developments) not least following the development of Coneygar Fields. Whilst much traffic from the site would go to the main road, traffic into the village would inevitably be increased and the bend near Coneygar Fields is already dangerous with a narrow road, narrow bend and blind summit, with pedestrians left with nowhere to go if drivers miscalculate their speed or the width of their vehicles. It would be good to look at whether the safety of this could be improved although an obvious solution does not present itself. It would be good to avoid another development like Coneygar Fields which does not fit well with the local vernacular, unlike Shepherd's Hill as highlighted in App K as quoted in the previous answer. The hedgerow bordering the site along the road is an enclosure or pre-enclosure hedgerow and, therefore, should be preserved as much as possible. We are not sure why the proposed green space is required to be centrally on the site; the site's impact might be lessened if the green space was towards the footpath to the woods and this would be more likely to be accessed by the public generally? There seems now to be no mention of the importance of preserving the footpath to the woods/ protecting its setting and since this is a very popular well used path, this is desirable. Measures might include native hedging/ some native trees all around the site and maybe continuing up some way alongside the footpath.	

		This scheme might also be an opportunity to improve/ screen the Coneygar development a little. If overhead wires were moved underground, perhaps, for example, a group of potentially large native trees could be planted at the corner of the site bordering the road, next to the footpath and this might considerably improve the approach to the village. There might also be scope for inclusion of a wildlife pond provided this looked suitably natural? Interestingly, some old village maps/documents show a pond at the corner of the road and the footpath to the woods.	
LANDOWNERS, THEIR CONSULTANTS AND DEVELOPERS, IN RELATION TO THIS POLICY.			
Robert Preston	[redacted]	There couldn't be a more unsuitable location for housing. Previously rejected for consideration, I cannot see what has changed. The land is green belt. It is prime agricultural land, and its approval contradicts everything the Mid-Cherwell Plan suggests it stands for. It will add to the creep of the village, spoil the gateway and furthest view on the north-east side. There are not benefits to spoiling our green belt land, and who wants to live out on the limbs of a village spreading closer and closer to the A4260 (which it will if this is to go ahead)? It would only create an isolated community, with no access to the village amenities. Residents would have no choice but to drive through the village to access the shop, village hall, school, park, church etc. The road would need to be closed for points during development.	Noted

POLICY MC2(C): STEEPLE ASTON - RESERVE SITE ALLOCATION: LAND OFF GRANGE PARK			
Adrian White	[redacted]	I understand that there are legal impediments affecting the proposed access in the form of restrictive covenants. Should it still be included? I think that the criterion for its development is a little imprecise-'if the allocated number of new homes (about 30) had not already been met'. If the two allocated sites have been developed but have provided, say 25 or 29 dwellings, would the owner of site 3 be able to argue that this site should be developed too? Do you not mean to say if no more than 15 dwellings have received planning permission?	A copy of a restrictive covenant attached to the deeds of 17 Grange Park (which is the property identified for demolition in order to provide access to this site) was made available to the site assessment team after it had completed its deliberations and made its recommendations. It is possible that this legal document will be used as the basis of a legal challenge to development of the site. However, the site assessment team do not consider that the document on its own is sufficient to trigger a designation of 'unavailability' of the site. Wording of condition 6 to be revised.
Julia Whybrew	[redacted]	I see from the MCNP site assessment report on potential sites for housing development in Steeple Aston that Site 4 has been excluded because of the potential for legal challenge. I believe that one element of this potential legal challenge is because of the covenants in and around Site 4. I understand that you did not know about the covenants on the Grange Park houses when you prepared the version of recommendations now out for consultation. But now you do know, would it be more consistent to treat Sites 3 and 4 in the same way in relation to the potential for legal challenge?	The site assessment team considered that the potential for legal dispute regarding access to site 4 was significant because in addition to restrictive covenants there is also a strong case relating to enclosure act rights in regard to a ransom strip. This is not the case with the Grange Park site.
Mr and Mrs Utting	[redacted]	We would prefer the allocation of this site over Land off Fenway (MC2B). It is visually well contained and is within a reasonable distance of all local services and facilities – particularly the primary school. If this site comes forward it	Noted.

		could also offer substantial benefits to the village by providing greater well located open space in a woodland setting to include a pedestrian link to the Beeches PRoW.	
Patrick Fitzgibbon	[redacted]	1. Access to site SA3 can only be achieved by demolishing a perfectly sound 4 bedroom house. This particular property (no.17 Grange Park) is not owned by the field owner [redacted] 2. Demolition would cause considerable disruption and inconvenience to residents of Grange Park over a significant period of time. 3. Access by building contractors, their vehicles and associated workers and personnel (up to 2 years). Grange Park is a cul-de-sac. i) Parking by above is very limited in Grange Park – huge problem. ii) Major disruption and pollution in Grange Park during period. iii) Constant traffic with streams of contractors vehicles, plant and building supplies vehicles in residential areas – Grange Park and Fenway – safety and road damage. iv) Major safety concern with huge increase in traffic with major potential for accidents, particularly site access at top of Grange Park, spur road into Grange Park, Grange Park into Fenway and pinch point at Conygar Fields. v) Noise, dust, smell, mud and significant damage to roads. vi) Disruption, pollution, road damage, safety concerns with site traffic entering village via Fenway, particularly at Fenway/Conygar Fields pinch-point. If houses built on Site ref SA3 1. Major increase in traffic producing: i) On-going safety problems from site at top of Grange Park.	Noted.

		ii) On-going safety problems from site at spur road access in Grange Park. iii) On-going safety problems entry from Grange Park into Fenway. iv) On-going safety problems at pinch point Fenway/Conygar Fields. v) Increase in road damage. 2. During building and after completion there will be a major negative effect and impact on residents in this part of the village, particularly. 3. Site SA8 and Site SA6 are far better placed at the very edge of the village as the impact and effect, both during building construction and after completion will be significantly reduced.	
Diana Relton	[redacted]	I believe Area 3 (policy MC2C) is an unsuitable area for housing development. Many reasons supporting this view have already been aired and I find it difficult to understand that it is now a reserve site should 6 and 8 prove unsuccessful. These are my concerns: 1. To create road access at the top of Grange Park will completely alter the character of this road, which has developed steadily over many years and is well cared for by its residents. It would become a through thoroughfare for the new development if planning was granted. 2. I believe that the cul-de-sac situation of this road is, and has been, an attractive aspect of house purchase in Grange Park, because families with young children know that their children can play safely because there is no through traffic. 2. The proposed access for Area 3 would compromise this and present a particular eyesore for those houses closest to the potential new road. If the maximum number of houses were to be built, and given that most households have two vehicles, this could introduce 30 additional cars accessing this part of Grange Park. This has the potential to create difficulties for all current and future residents,	Noted. Thank you.

		including those along the spur towards the end of the road. In addition, cars leaving Grange Park and wishing to access the A4260 have to negotiate the awkward right-hand turn into Fenway. 3. To demolish one (or two?) houses to provide access to the site, seems totally unacceptable and would destroy the present character of the road. 4. An already challenged drainage/sewerage system could be further compromised by any development in Area 3.	
Jo Mallinson	[redacted]	[redacted]; [redacted]. [redacted] The prospect of developing the field adjacent to the lower part of Grange Park fills me with horror. Not only would it ruin the current rear outlook of those homes (looking on to more houses instead of just nature) but the idea that a Grange Park house (at the neck of the cul-de-sac) would first need to be demolished to provide access to the suggested plot is outrageous. The use of Grange Park for construction traffic would be dreadful – the road has corners and bends totally unsuitable for heavy traffic. The state of the road surfaces are bad enough at the moment without a huge amount of extra heavy traffic. Apart from anything else, the noise would be horrendous, taking away the peacefulness of Grange Park which is one of its main attractions. Then the prospect of new homeowners' vehicles using Grange Park for access all the time is mindblowing and would completely alter the safety and feel of the place. I note the timescale would be the second half of the plan period – I probably won't be alive by then but it will seriously decrease the value of [redacted] property for my	Noted. Thank you.

		[redacted] As everyone who lives in the village knows, the narrow (unalterable) roads of Steeple Aston can barely cope with heavy vehicles at the best of times and the condition of nearly all our roads has deteriorated seriously over the last 5 years. My concern would also be that once the lower half of this field has been developed, then in time the upper part would follow, which would ruin the outlook that the residents on the upper part of Grange Park (plus half the cul-de-sac) have enjoyed for 50 years. The village facilities - particularly the primary school – would struggle to absorb all these extra children.	
Nick Mallinson	[redacted]	I find it incredible that this policy is even being considered. 25-30 households would be condemned to living in the middle of a building site for months, just so a landowner can make a fortune?!? Grange Park is, at the best of times, ill-suited to construction vehicles. One bit of bad parking can either negate a whole pavement, or make it very difficult for current resident's vehicles to simply get up and down the road safely. The demolition of a house on one side of the Grange Park cul-de-sac would make it nigh-on impossible to even get out of certain driveways. I know that several elderly residents who have lived here for years would find it very difficult indeed to deal with the noise and disruption that would, by necessity, go on for months. The road (and pavements) are in a terrible state already - this kind of activity would be a disaster. There have been several occasions over the last few years where emergency vehicles such as ambulances have had serious delays in getting up to the top of Grange Park due simply to some badly laid out, unattended roadworks (Thames Water, BT etc) combined with one carelessly parked car.	Noted. Thank you.

		However, the above example would look like nothing compared to what would be involved with demolishing a house and building more unneeded houses on a beautiful grazing field on the side of Grange Park. Who would/could guarantee the unimpeded access of emergency vehicles when this kind of building work is in process? Why should the neighbouring houses of the 'proposed demolition site' have to watch gardens which have been tended and nurtured for years get destroyed by 'fallout' dust, etc from a demolition? If all of the above was somehow approved (I don't know if I'm cynical enough yet to believe that it actually could be) and a new estate was built, what would that bring in terms of noise, pollution (light and otherwise) generated by the new houses and their residents? Another 20, 30 cars using the cul-de-sac as a junction every day? It would be impossible. The damage to the wildlife in that field (and I mean smaller wildlife, not sheep and horses) would be irreparable. It's bad enough now on the other side of Grange Park where a new landowner has decided it's OK to just decimate a (formerly) beautiful wild field - leading to decimation of the lives of rabbits, foxes, muntjac deer, et al, who previously lived there. I strongly feel (as I know many of my neighbours do) that any project along these lines would ruin the calm and peaceful nature of Grange Park - which has been in place since it was created some 50 years ago.	
Isobel Lang	[redacted]	This is a much better site then the two above - it is an unattractive piece of land.	Noted.
Tim Lang	[redacted]	Is a much better option. It has neither the visual impact of the two other sites and the land itself is a mess. It is a large piece of land ideal for development and will not take away for ever stunning approach green fields enjoyed by wild life and residents alike. It also will not have an impact on	Noted.

		existing residents as does the South Side development (policy MC2A) on us (we look out onto the field)	
Merrik Baggallay	[redacted]	This should be omitted in its entirety. This would be an aberration should it be delivered in any form. Instead this should be allocated as Local Green Space, per my other comment, and protected at all costs. The idea that a particularly well liked and respected member of the village has driven this through is a very sad indictment of current society. In no form does this site make any sense. Instead, some of the sites that hit a higher quantitative score should be included. If it must be included, which I suspect is the case now that the owner has had his way, then the wording needs strengthening. The same points apply on single storey housing. A reasoning is needed. The use of the word "healthy" is dangerous. Sadly agriculturists are prone to manipulating situations to the advantage of developers. Instead, just remove the word "healthy" which is open to interpretation anyway. I would suggest here that protection of residential amenity be specifically referenced as the site is elevated and could cause issues with overlooking and loss of light. Further, there must be some environmental considerations which are relevant here with regard to connection to existing services and flooding etc.	We doubt whether this site would be eligible as a Local Green Space as it is extensive and also only visible to residents adjacent to it. Consider wording of conditions re single storey housing, “healthy” trees, and other suggestions.
Gail Lang	[redacted]	This is one of the two sites that should have been developed - the other being the 'chicken sheds' by the school. No resident is impacted, the land is fairly useless and it is ideally located.	The former poultry sheds are a possible opportunity for a Rural Exception site, an idea which will be considered outside the policies of the MCNP review.
Helena Lang	[redacted]	This along with the sheds [redacted] is a perfect site. The land is not flat and beautiful like the two sites above	Noted.
Rose Todd	[redacted]	In Steeple Aston the church and school are at the northern edge of the village. Family-centred development should ideally limit the walking distances between the houses and the school/ facilities/ transport links. The Hatchery on Fir	See comment above re possible Rural Exception Site.

		Lane (partial clearance and redevelopment) would have been a better site for family houses ... but they are not one of the allocated sites. A route through The Hatchery would provide access to MC2(C)	
Gillian Simmonds	[redacted]	The additional caveats are to be welcomed.	Thank you.
Mary White	[redacted]	We are opposed to the inclusion of this reserve site. It is not suitable as indeed the assessment team concluded. Since that assessment was done, it has become apparent that the site, or the proposed access to it, is subject to restrictive covenants which are likely to make it impractical to develop the site. This site should not therefore be included as it is not available because of potential legal impediments. There are many other arguments including that traffic is a main issue both during the construction phase and afterwards. The site would substantially extend the settlement area and this would be inappropriate. It would be undesirable backland development. Grange Park itself would be very unlikely to obtain planning permission now, so why compound that error? Development would also impact on several existing dwellings in Grange Park. Construction traffic would be a major issue, with safe access very difficult. See the comments above re the bend on Fenway among other issues. The site owner said at a meeting that he had an agreement to allow access which would involve demolishing a house. It is unclear how firm this agreement is, but this would considerably increase the cost of development, leading to pressure for a larger development, and losing a house currently available to live in. This is also not environmentally desirable, assuming this is currently a perfectly habitable house.	Thanks for these helpful comments.

		A detail, but it would not be appropriate to have a pedestrian and cycle access to the site from the Beeches as the Beeches path is a footpath not a bridleway. In any event, the Beeches path is not suitable for cycles. One reason for the 'kissing gate' being installed at one end, was to discourage cycles. If cycles were allowed along that path, it would no longer be safe for pedestrians and would also frequently become unusably muddy.	To be considered
LANDOWNERS, THEIR CONSULTANTS AND DEVELOPERS, IN RELATION TO THIS POLICY.			
Robert Preston	[redacted]	A much more suitable location for development, and holding in reserve is short sighted. I feel the short term disruption from construction traffic has overwhelmed the assessment teams better judgment, as the preferred sites seem to be out on a limb (out of sight out of mind). After a year / 18 months of necessary mild disruption this will add a desirable place to live for the village which will add to its appeal for generations. Let's not underestimate the road closures that site MC2(B) will cause. No road closures Clearly this is a better location to live than MC2(B), with grassy views backed by woodland, but also invisible to the wider community as it's built up on three sides. A nice walk to the café, school, park, village hall and church, but no further away from the shop and bus routes. This site does not impact the village boundaries, views and limits further applications, unlike MC2(B).	Noted.

POLICY MC3: KIRTLINGTON – SITE ALLOCATION			
Jan Sprake	[redacted]	[redacted] I wholeheartedly approve of the proposed plan and am dismayed that the Planning Committee have seen fit to ignore the preferred sites for building here as proposed in the MCNP. This work has been carefully and methodically carried out over months by local people with a close interest and sympathy to Kirtlington. It's very disturbing to see that an elected body sitting in a council office miles away can override the plan preferences of local residents.	Interesting points. Thank you.
Tom Lewis	[redacted]	[redacted] We believe that any development of these two sites proposed under the Mid Cherwell Neighbourhood Plan would not only have a seriously deleterious impact on our house but also the street scene of the village and our house. We also believe that permission should not be granted because:- It is within a conservation area It is highly visible from the Grade 1 listed building in the park It is within a grade 2 park and gardens designed by Capability Brown The historic wall would be taken down in places for a crossing The Highway access would be dangerous	There are many Grade II listed buildings in Kirtlington and a wide variety of styles and periods near these sites. A large proportion of the village lies within the Conservation Area, and if building is considered within a conservation area, then it dictates a sympathetic quality of housing. It does not prevent housing but protects the village from unsympathetic development. The existing housing stock within this northern part of Kirtlington's Conservation Area already reflects a range of housing, some old/traditional, some modern. The site is not within the historic park designed in the 18th century by Capability Brown. The site is not visible from the grade 1 listed Palladian mansion nor from the historic park as designed by Capability Brown. The site allocation makes no recommendation for the location of new entrances or demolition of the wall The A4095 is straight beside the site and within a 20 mph limit with good visibility in both directions. Sewerage issues apply to whole village, and do not affect one site more than any other. Currently experienced issues with the

		Increase in usage of the already struggling sewage system of the Village This could lead to the largest development within the village. For these reasons, my wife and I object to this plan and believe that other sites are more suitable as they would not have impact of the historic centre of the village. We also believe that the only type of development acceptable now for Kirtlington is for low cost housing specifically for the next generation of existing village families and lower income employees of the immediate area. The population is getting increasingly older. There is no requirement for further development of high priced executive homes. But there is a requirement for houses for the younger generation suitable for a first time renter or purchaser similar to the scheme in situ in the Lake District.	sewage infrastructure raise concerns as to whether there is capacity for *any* further development in this village before sewerage is improved. We agree with the need for low cost housing for young people and others.
Anthony Child	[redacted]	I am writing to register my objection to the proposed Mid Cherwell Neighbourhood Plan. Having recently moved to north Kirtlington and found nothing in my searches nor was told by any of my now neighbours in the area. My main reasons for moving were for the quiet, the park and historic buildings and it being a conservation area. I moved from Milton Keynes where similar developments have produced light pollution, noise and fast aggressive drivers that enjoy disturbing the peace. Please reconsider your decision and keep the beauty of the existing village part of true rurality especially with the proximity to the grade I & II listed buildings.	Building in or near a conservation area requires a sympathetic and high quality of housing to protect the village from unsympathetic development; it does not prevent housing. A large proportion of Kirtlington lies within the Conservation Area, and existing buildings reflect a wide range of styles and periods, some traditional, some modern. In the 2011 Kirtlington Plan the village voted against street lighting. The few existing street lights required by OCC Highways are on this section of A4095. The MCNP recommendations do not propose any street lighting for any development on MC3A or B. Light pollution is addressed by our Policy MC8.
Sarah Bryson	[redacted]	I write in reference to the Neighbourhood Plan, 2024, specifically the planning for housing development in	We are aware that all the sites assessed by the MCNP in Kirtlington, where there have been past planning applications, have been refused planning by CDC at least twice over the last

		Kirtlington, reference Neighbourhood plan pp33-36. https://heyzine.com/flip-book/b461fbec3b.html#page/39 I understand that Jersey Cottages development has been refused planning in 2017 and in 2023 by Cherwell District Council when it was unanimously rejected, and that a Cherwell District Council Planner recommended that the sites are not suitable for development. I also understand that an advisory body to the Mid-Cherwell Neighbourhood Plan also advised them to find an alternative site. I would be interested to know what has persuaded The Neighbourhood Plan to ignore these previous responses. I object to these developments, as I am concerned that the plots of land outlined in this planning, which proposes up to 35 houses between the two sites, present several problems which should be taken into account. 1. The area is in a conservation area, visible from the Grade I listed manor house, Kirtlington Park. A conservation area is a valuable area to preserve, and development here would be contrary to national and Local planning policies. Kirtlington Park is a Grade I, 18th-century Palladian mansion, built for Sir James Dashwood. 2. There is close proximity to the Grade II Registered park and garden designed by Capability Brown. A registered park and garden is protected from planning in national and local planning policies. 3. Other grade II listed buildings close by. 4. Changes would be needed to the old walls to allow development / access / crossings	ten years and, to date, no other suitable options have been identified. The MCNP recommendations acknowledge at the outset that there are no unproblematic sites in Kirtlington or its surrounding fields. 1. A large proportion of the centre of the village lies within the Conservation Area, and if building is considered within a conservation area, then it dictates a sympathetic quality of housing; it does not prevent housing. This protects the village from unsympathetic development. The existing housing stock within Kirtlington's Conservation Area reflects a range of styles and periods. 2. The site is not visible from the grade 1 listed Palladian mansion nor from the historic park as designed by Capability Brown. 3. There are many Grade II listed buildings in Kirtlington and a wide variety of periods and styles nearby. 4. The site allocation makes no recommendation for any new entrances or demolition of the wall nor for a public crossing. 5. The A4095 is straight beside the sites and within a 20 mph limit with good visibility in both directions. 6. Sewerage issues apply to whole village, and do not affect one site more than any other in the village. Currently experienced issues with the sewage infrastructure raise concerns as to whether there is capacity for *any* further development in this village before sewerage is improved. 7. Kirtlington is a historic village replete with potential archaeological remains which must be taken into account for any proposed development throughout the village and adjacent fields, irrespective of its location.

		5. Adequate visibility and safe access would be difficult to manage due to the positioning of the exits, in a village where the 20mile and hour limit is not enforced and recurrently ignored. 6. An existing problem with sewage in the village could be exacerbated. 7. Due the proximity of the second site in particular, to 'Aves Ditch' and Roman roads Portway and Akeman Street, it may be suggested that the whole area would need through archaeological investigation to assess the need for preservation. I hope these objections can be taken into consideration.	
Pete Shaw	[redacted]	[redacted] I would like to take this opportunity to strongly object to the proposal to build on the Jersey Cottage site in Kirtlington. Why choose a site that is in full view of the road and will drastically and permanently alter the look of a beautiful village as you drive in from the north. Why then choose a site that is within a conservation area? What is a conservation area for if it is not to protect the ever depleting look of our heritage and natural spaces? I would like to refer you to the Cherwell District Council (CDC) meeting of December 7th 2023, the link for which is as follows: https://modgov.cherwell.gov.uk/ieListDocuments.aspx?CId=117&MId=3856&Ver=4 As I'm sure you all know this was the second time that the CDC refused the application to build on the Jersey Cottage site by 14 hands to nil and one abstention.	A large proportion of the village lies within the Conservation Area, and if building is considered within a conservation area, then it dictates a sympathetic quality of housing; it does not prevent housing. This protects the village from unsympathetic development. The existing housing stock within this part of Kirtlington's Conservation Area already reflects a wide range of styles and periods. This site's frontage onto Heyford Road is screened by a stone boundary wall and a belt of trees. Views from the north, on approaching the village, are of the new properties at Akeman Spinney and the existing modern properties at Jersey Cottages. We are aware that all the sites assessed by the MCNP in Kirtlington where there have been past planning applications have been refused planning by CDC at least twice over the last ten years and to date no other suitable options have been identified. The MCNP recommendations acknowledge at the outset that there are no unproblematic sites in Kirtlington or its surrounding fields. We consider that the potential level of harm to heritage assets at MC3(A) was overinflated in the planning officer's report and

		At 2 hours and 4 minutes in, Councillor Barry Wood describes every reason why this site is not the right one, whilst proposing Jersey Cottages should be rejected. Subsequently Councillor Andy Beere whilst trying to second the motion provides us with a fantastic summation of the situation by saying, and I paraphrase,' if they are not the right reasons for refusal then I don't know what we're here for.' All of which is of course after having listened to the Council Planning Officer describe in minute detail all the reasons why they consider the Jersey Cottage site unsuitable for development. I should mention of course all the other reasons as detailed at the CDC meeting above, Grade I House, park and gardens, proximity to Grade II buildings, wall, traffic, crossing, sewerage but I'm sure you are familiar with them all. What has really disappointed me is the way this has all been decided by the Parish Council and MCNP behind closed doors and presented in one very chaotic Parish Council public meeting at our church, where an unruly number of people pushed through an unannounced show of hands. Another more civilised presentation was given by the MCNP at a later date at the church but this came across as a 'fait accompli'. Where's the consultation with the villagers, where do we get to see the other options or make any choices? For this reason alone I would again like to strongly object to any houses being built at the Jersey Cottage site in Kirtlington until we as local residents get to hear the reasoning, see the options and have our say about the future look of Kirtlington Village.	that any perceived harm can be outweighed by the benefits of developing this site. For example, the site is not visible from Grade 1 listed Palladian mansion. Also, the specifics of the planning application should not be confused with the MCNP site allocation. For example, policy MC3(A) makes no recommendation for any new entrances to the site, nor for demolition of the wall or for a pedestrian crossing. Sewerage issues apply to the whole village, and do not affect one site more than any other. Currently experienced issues with the sewage infrastructure raise concerns as to whether there is capacity for *any* further development in this village before sewerage is improved. The MCNP has engaged extensively with the local community on the Neighbourhood Plan throughout the Review process. In Kirtlington, in the months leading into the formal MCNP Reg 14 Consultation exercise, there were two Community Engagement meetings to discuss the site assessment process. These were on 5th October 2023 and 31st January 2024, and full presentations were given at both. There was also an extraordinary Parish Council meeting on 27th November 2023 at which the recommendations were approved by the Parish Council, with strong support from the parishioners attending. These meetings were all advertised on the village website, via social media and on the local village noticeboards, inviting parishioners to attend and participate. In addition, leaflets advertising the meetings on 27th November 2023 and on 31st January 2024 were delivered to every house in the parish. Full transcripts of all the questions and answers at all these meetings were published on the village website. Public updates on the MCNP process were also given by the Parish Council at its monthly meetings. The proposed allocation of this site is not a “fait accompli”. We are aware of many strongly-held views, and will take these into

			account before we submit our draft policies. The final decision will be taken, not by us, but by an independent Examiner.
Hilary McPhee	[redacted]	Please see the attached letter of objection to the proposed development at Jersey Cottages, Kirtlington. [redacted] I do not understand why this area has been targeted for development by 4 members of the council. There is a perfectly good area called Corner Farm at the other end of the village where the owner desperately wants to develop. For some reason, these same 4 people object against any development at Corner Farm. I can't help wondering if there is something sinister going on! I hope you will consider my objection to the Jersey Cottage development. I know the Mid-Cherwell Neighbourhood Plan also has their sights on Jersey Cottages for development, encouraged by these 4 people. We are already overloaded at the Jersey Cottage end of the village having recently had a new development built near there. In the neighbourhood plan it appears that the idea is to further develop the bigger villages in the area. Why? They are already big enough. Why not target the smaller villages who have room to grow? I look forward to this proposal being refused as it has already twice in the past. Attached document: A conservation area is an important space to save for future generations and goes against National and Local planning policy. A Registered Park and Garden is also protected from planning in national and local planning policies. Jersey Cottages has been refused planning in 2017 and again in December 2023 by Cherwell District Council. The	All the sites assessed by the MCNP in Kirtlington have been refused by CDC at least twice over the last ten years. The MC3A site, at Jersey Cottages is fully supported by the Parish Council. The Corner Farm site is not supported by the Parish Council. This was also turned down by CDC on 7 December, as it had been twice before, and following each of those two earlier refusals by CDC, appeals against their refusal were dismissed by the Planning Inspectorate. The site assessment report in Appendix 6 gives full details of why Corner Farm is not supported; these details were publicly available throughout the consultation period. The assessment team in for Kirtlington comprised four core members, plus four additional advisors, all of whom are village residents and who all have a current or former mandate to serve the best interests of the village impartially. (Chair of KPC, past chair of KPC, past parish councillor who had had responsibility for planning, current planning advisor to KPC, two democratically elected members of current KPC and two elected Kirtlington members of the MCNP Forum). It is CDC's proposal to encourage further development in larger villages. Our proposed site allocations are a response to this, aiming to direct any future development to the most suitable sites. In Kirtlington, in the months leading into the formal MCNP Reg 14 Consultation exercise, there were two Community Engagement meetings to discuss the site assessment process. These were on 5th October 2023 and 31st January 2024, and there was also an extraordinary Parish Council meeting on 27th November 2023 at which the recommendations were approved by the Parish Council, with strong support from the parishioners attending. These meetings were all advertised on the village

		second site recommended is adjacent to Jersey Cottages and is in open countryside alongside the Roman Road Akeman Street. It is thought to have archaeological remains. The reasons for refusal are: 1. The local community have had no say in this decision we have been told that this is what we have to have by the Mid Cherwell Neighbourhood Plan. Those that have objected have been sidelined. 2. It is in a Conservation Area. 3. It is within a Grade II listed Park and Gardens. 4. There will be significant light pollution in the Historic Park and Gardens and highly visible from the Grade1 listed Park House. 5. It is within sight of a Grade 1 listed historic house of Kirtlington Park. 6. It is in front of Home Farm a Grade II listed house. 7. It is opposite Grade II Foxtowns End Cottages. 8. The highways access is dangerous. 9. The historic wall would need to be taken down in some places to create a crossing which would be dangerous. 10. Thames Valley Police say it could be a scene of crime. 11. It will inevitably result in building on the plot on the corner of Akeman Street/Heyford Road initially for 20 homes but in time could accommodate 66 houses. 12. There are likely to be archaeological findings in the site at the corner of Akeman Street and Heyford Road. 13. The failing sewage system in Kirtlington will be overloaded. 14. The traffic will increase.	website, via social media and on the local village noticeboards, inviting parishioners to attend and participate. In addition, leaflets advertising the meetings on 27th November 2023 and on 31st January 2024 were delivered to every house in the parish. Full transcripts of all the questions and answers at all these meetings were published on the village website. Public updates on the MCNP process were also given by the Parish Council at its monthly meetings. The various refusal points made, which are the same as those listed by other respondents, have been addressed in our responses above.

		We need to protect Kirtlington's heritage rather than building on it! Neighbourhood plans are a mechanism to allow local people to decide where they would like houses to be built. The process should be transparent and inclusive ensuring all the villagers have their say. Unfortunately in Kirtlington the assessments were done by just four individuals who were assessing sites in secret rather than transparently. Four residents' views are not representative of the village and is not democratic. (For example in Wootton by Woodstock there are twelve local villagers working on their neighbourhood plan.)	The proposed allocation of this site is not a "fait accompli". We are aware of many strongly-held views, and will take these into account before we submit our draft policies. The Reg 14 consultation process has been fully transparent.
Pamela Mainwaring	[redacted]	Having recently attended the MCNP meeting at [redacted] village church in Kirtlington, I was surprised to hear how well advanced plans seem to be to add new housing to our village. I would like to take this opportunity to Object to the plan to build new houses on the Jersey Cottage site. This is primarily because this is a conservation area and to do so would permanently alter the look of the village when entering or exiting along Heyford road as well as producing a disconnected satellite dwelling at the north end. I also feel that I have in no way been consulted on this or given any reasons as to why this site has been chosen for future expansion in the village or indeed any other options. I do hope there is yet time to consider this plan in a more democratic manner.	A large proportion of the centre of the village lies within the Conservation Area, and if building is considered within a conservation area, then it dictates a sympathetic quality of housing; it does not prevent housing. This protects the village from unsympathetic development. The existing housing stock within Kirtlington's Conservation Area in this northern section of the village already reflects a wide range of styles and periods. In Kirtlington, in the months leading into the formal MCNP Reg 14 Consultation exercise, there were two Community Engagement meetings to discuss the site assessment process. These were on 5th October 2023 and 31st January 2024, and there was also an extraordinary Parish Council meeting on 27th November 2023 at which the recommendations were approved by the Parish Council, with strong support from the parishioners attending. These meetings were all advertised on the village website, via social media and on the local village noticeboards, inviting parishioners to attend and participate. In addition, leaflets advertising the meetings on 27th November 2023 and on 31st January 2024 were delivered to every house in the parish. Full transcripts of all the questions and answers at all

			these meetings were published on the village website. Public updates on the MCNP process were also given by the Parish Council at its monthly meetings.
Keith Murray	[redacted]	In the case of Kirtlington, the wider population of the village has most certainly not been kept fully informed: The meetings of the group purporting to represent Kirtlington has effectively held its meetings in secret without any public notification or invitation to the wider membership of the community. Therefore it has most certainly not given any other person the opportunity to be actively "involved in shaping the emerging neighbourhood plan". In the case of Kirtlington, the wider community has been presented with a fait accompli. Turning to residential site allocations, it is in respect of the manner in which the selection of sites for future residential development has been conducted that I have the most concern. The guidance states that 'a neighbourhood plan should support the delivery of strategic policies set out in the local plan'. By implication, since the local plan invariably has regard to the National Planning Policies Framework, this means having regard to the requirements of the NPPF when allocating sites for residential development. In the context of Kirtlington it is to be noted that Paragraph 205 of the NPPF states "When considering the impact of a proposed development on the significance of a dedicated heritage asset, great weight should be given to the asset's conservation….. This is irrespective of whether any	Please see comments above. Kirtlington is a historic village. Careful consideration was given to this in the recommendations and none of the recommendations involve substantial harm to any heritage assets. It should be noted that this site is not within the historic park designed by Capability Brown as the park was only

		potential harm amounts to substantial harm, total loss or less than substantial harm to its significance". Paragraph 206 goes on to say "any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: (a) grade II listed buildings or grade II registered parks or gardens, should be exceptional." Paragraph 207 goes on to say "Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent….". In the case of the Jersey Cottages site, this has been the subject of planning applications in 2017 and again in December 2023 by Cherwell District Council, on both occasions planning permission being refused. The second site recommended by the Kirtlington group is immediately adjacent to Jersey Cottages, in open countryside alongside Akeman Street (a former Roman road) and the site of which is understood to have archaeological remains. Part of these sites is within a designated Conservation Area, part is within a Grade II listed park and gardens. Any development will be within sight of the Grade I listed historic house of Kirtlington Park, will be in front of Home Farm which is a Grade II listed house, be opposite the Grade II listed Foxtownsend Cottages and create significant light pollution in respect of the historic park and gardens. The MCNP proposals do not therefore align with either the policies of Cherwell Council, as the local planning	extended into this site in 1995. The site is currently a closed horse paddock and not in use as part of the open public parkland. The listed houses in this northern section of the village have been taken into account. However, these houses are already complemented by a wide mix of other housing styles and periods, including modern housing in the conservation area. The existing houses at Jersey Cottages are modern and the most recent addition in the north of the village is the infill site of Akeman Spinney built in 2018. Kirtlington is replete with potential archaeological remains. There are no sites free of potential archaeological remains. This must, of course, be taken into account for any proposed development on any site in the village and adjacent fields.

		authority, or the NPPF policies. In fact, the MCNP completely ignores these policies. Furthermore in respect of the site selections of the Kirtlington group, it is my understanding that AECOM, the national body that advises neighbourhood forums, has advised MCNP to 'think again' in respect of its site allocations; advice which MCNP has totally ignored. Finally, I understand that when the Kirtlington Parish Council ('the KPC') voted to accept the groups recommendations in respect of the residential site selections, the Chair of the KPC was told that she could not vote as she had a conflict of interest [redacted]. However two members of the KPC that voted in favour of the site selections were also members of the group that determined the site selections which has to be the greatest of conflicts of interest! The neighbourhood plan guidance also advises that "A qualifying body may wish to consider what infrastructure needs to be provided in their neighbourhood area from the earliest stages of plan-making alongside developments such as homes…" in this context whilst the word 'may' is clearly a discretionary word, quite logically if a proposed development is going to put an increased strain on an already over-stretched infrastructure then the neighbourhood plan should put an appropriate condition on any such development taking place. It is a fact that in Kirtlington the sewerage system at the north end of the village is already over-stretched on account of the age and composition of the pipework and blockages are all too frequent. The Kirtlington group has however failed to take this into account when putting forward the two sites in question for development.	AECOM's advice has not been ignored. The reasoning of our site assessment team's recommendation is given in detail in Appendix 6. The rules regarding conflicts of interest make a clear distinction between those with potential "pecuniary interest" and others. There is no conflict when councillors with no pecuniary interest who have produced and recommended a policy then vote for it. Currently experienced issues with the sewage infrastructure raise concerns as to whether there is capacity for any further development in this village before sewerage is improved. Consider making such improvement a requirement.

Sara Jane Cooper	[redacted]	I object to the site recommendations made by the parish council and the mid Cherwell neighbourhood plan on the grounds that Jersey Cottages is in a conservation area and a registered park and garden. Jersey Cottages has been refused planning permission on two occasions because of heritage reasons as well as highways issues. It is underhand for the MCNP to try and subvert the principles of planning to suit their own narrative. The site on the junction of Heyford Road and Akeman Street is in the open countryside and will be a large development on the historical edge of Kirtlington. I strongly object and it's time for the pc and mcnp to stop this lunacy.	See comments above. The archaeological importance of Akeman Street is specifically recognised. Kirtlington is a historic village replete with potential archaeological remains which must be taken into account for any proposed development throughout the village and adjacent fields.
Judith Keeling	[redacted]	I am contacting you to register my opposition to the current plans to develop this site. I do accept that our village needs more houses - careful and limited development - but I oppose these current plans which have already also been rejected by Cherwell planners, Not only is the site within the conservation area of the village but highways access is potentially dangerous given the limited visibility. While I accept that careful design could mitigate the visual impact on the historic park it adjoins, my main concern is it clearly represents the thin end of the wedge: it is clear that a phase two would follow and this would be totally unacceptable in this location in my view. On top of this our drainage/sewage system is already under stress; further development will inevitably make matters worse.	Careful and limited development is the MCNP's objective for housing in the village. See other comments above. The A4095 is straight at the access to the site with a 20mph speed limit and good visibility in both directions.

David Reeve	[redacted]	I wish to object to housing development on these two very sensitive and controversial sites. I am very unhappy no other areas have been identified in Kirtlington. Here are some important reasons for the two sites not to be developed. Conservation area Poor highway access Close to Grade 1 Park House Grade 11 registered park and garden Location to several grade 11 listed houses along Heyford Road Sewerage problems that already exist without further housing development. Highway access problems as identified by Oxfordshire County Council. Cherwell have refused planning permissions on two occasions the last one being on 7th December 2023. Thank you for the opportunity comment.	See comments above. CDC's refusals on heritage grounds have not been tested at appeal (at the time of writing). The heritage grounds for refusal are considered by MCNP to be spurious and the level of harm to be at the lower end of less than substantial.
Jean Conway (Chair, Kirtlington PC) (Resigned in April 2024)	[redacted]	COMPLAINT ABOUT THE PROCESS OF THE NEIGHBOURHOOD PLAN IN KIRTLINGTON From Locality The idea behind neighbourhood plans is that they are community-led The basic conditions for neighbourhood plans are: • have regard to national policy • contribute to the achievement of sustainable development	This representation is in the form of a complaint about the process used to arrive at the Review team's recommendations for site allocations in Kirtlington. [redacted]

		• general conformity with the strategic policies in the development plan for the local area The Mid Cherwell Neighbourhood Plan has not complied with these. The process should be as open and transparent as possible and to ensure wide community involvement. As wide a range of views as possible should be sought. The purpose of undertaking community engagement is to inform the content of the plan. If the outcomes have already been determined, then community engagement is tokenistic. From HM.Gov.uk Dept for Levelling Up, Housing and Communities A qualifying body should be inclusive and open in the preparation of its neighbourhood plan and ensure that the wider community: • is kept fully informed of what is being proposed • is able to make their views known throughout the process • has opportunities to be actively involved in shaping the emerging neighbourhood plan • is made aware of how their views have informed the draft neighbourhood plan. Kirtlington - the process was not transparent and not inclusive	Appendix 6 of the MCNP Review documents, which was published as part of the Reg 14 Consultation, gives details of the process used by the Site Assessment team. The allegations made in the complaint are, in our view, unfounded. Our comments appear below. The MCNP has engaged extensively with the local community on the Neighbourhood Plan throughout the Review process. In Kirtlington, in the months leading into the formal MCNP Reg 14 Consultation exercise, there were two Community Engagement meetings to discuss the site assessment process. These were on 5th October 2023 and 31st January 2024, and there was also an extraordinary Parish Council meeting on 27th November 2023 at which the recommendations were approved by the Parish Council, with enthusiastic support from the parishioners attending. These meetings were all advertised on the village website, via social media and on the local village noticeboards, inviting parishioners to attend and participate. In addition, leaflets advertising the meetings on 27th November 2023 and on 31st January 2024 were delivered to every house in the parish. Full transcripts of all the questions and answers at all these meetings were published on the village website. Public updates on the MCNP process were also given by the Parish Council at its monthly meetings. All these meetings took place during the site assessment process, and before any decisions were made. The meetings were prefaced by publication on the village website of draft assessments of each possible housing site, of details of the criteria being applied, and the process being used. Numerous comments were made by attendees at the meetings about these matters, and the team subsequently gave careful consideration to many of the points made. We think that all this demonstrates an open and community-based process.

		• There was no invitations to the village for assessors to be a part of the planning process. • The assessors were not representative of the village. • There was no involvement from the community until the site assessment recommendation was presented. The core assessment team were two parish councillors and two members of the MCNP Forum. Kirtlington – the recommendations were determined by the four assessors • The four core assessors visited the sites. • The four core assessors carried out the initial assessments and the final. assessments leading to the recommendation. • No minutes of the meetings which were behind closed doors • The assessments are inherently flawed with no weighting given to various issues. Conservation Areas, Listed Park and Garden and Grade I and II listed buildings ignored. • Any other points of view were ignored and at meetings told to sit down and shut up. • Even the chair of the parish council was not allowed into the meetings of the assessors and when asked to comment on the final recommendations was ignored. • As one local said it was a critically flawed process that amounted to no more than a detailed tick box exercise. From Locality The purpose of undertaking community engagement is to inform the content of the plan. If the outcomes have already been determined, then community engagement is tokenistic.	We think we have provided the parishioners of Kirtlington with the same opportunities to be involved with the Review of the MCNP as the other 11 parishes – through engagement meetings, parish websites, mailings, and the Reg 14 consultation process. Kirtlington, however, is distinguished by strong opinions that have been expressed in numerous representations about the sites selected in the Review, and about the way in which they were selected. Some of those expressing these opinions are driven by disagreement with the choice of site allocations (policies MC3A and B), by residential proximity to one or both sites, and in some cases by conflicts of interest. In this case, we consider that all three are involved. Kirtlington Parish Council was asked by MCNP in May 2023 to organise a local team to undertake the site assessments. Membership of the team was determined by the PC. A core team of four people was agreed, together with a wider reference group of an additional four people (which included Cllr Conway). It should be noted that site assessments are a sensitive commercial matter and cannot be carried out with full transparency. Site allocation recommendations are produced by officers of local planning authorities, prior to consultation. Our neighbourhood plan process mirrors that closely, and was based on best practice guidance. None of the issues mentioned were ignored: the team came to different conclusions to the complainant. It is untrue that anyone was told to shut up. It was considered by the core assessors (two of whom are parish councillors) that the chair of the parish council (Cllr Conway) was conflicted for a number of reasons, but primarily because she was, and is, a Cherwell District councillor. CDC, as the local planning authority, will be responsible for evaluating

		Kirtlington Vote The recommendations presented to the village at a meeting had already been decided on. The recommendation was voted on by the parish council. There were four councillors two of which were the assessors and should not have voted on their own recommendations. The third councillor voted with them and the fourth, the chair did not vote in favour because of the lack of community engagement in the process.	the MCNP Review policies, and for implementing the policies once made. It would therefore have been inappropriate for the councillor to be a member of the core assessment team. The last meeting in the series – on 31st January 2024 – was indeed to present the recommendations of the team. The numerous public comments made at the earlier meetings had already been taken into account in arriving at the recommendations. There is no protocol that inhibits parish councillors from voting on their own recommendations.
Tom Lewis	[redacted]	Jersey Cottages has been in discussion for years. My view is that it should be solely for people who are entering in at a lower income bracket. The problem with Kirtlington that's getting worse is (a) that we're all getting older and (b) we've not got our young community, for example, [redacted] cannot afford to purchase in this village. So, we will end up with a completely old community and a very poor and very narrow demographic. So that would be my question. How is the control of who can buy these cottages, how is that going to be maintained and enforced? Because quite often these developments start with low-cost housing and end up with that being diluted. If you go to the Lake District you actually have a scheme there whereby the person that can sell the properties, well within the park, are designated properties for people who work within a local area, a very local area, and the prices of those properties are different from the remaining properties around, and this has helped, in a small part, to ensure that young workers, people that we need to do farming jobs, people that we need to work the infrastructure, can live in this village.	Thank you for your interesting points. In an attempt to build affordable homes in Kirtlington, the MCNP and KPC are looking at setting up a Community Land Trust for the village. Everyone in the village will then be given the opportunity to support the project as a tangible way of overcoming the inequalities in the housing market thus identified. A CLT can ensure that affordable homes remain so in perpetuity.

		The opportunity for that to happen has dwindled with council houses being privatised. I think we need to think about that carefully. It would be dreadful if these two sites just became million pound or in excess of a million-pound, executive homes rather than catering for people who will keep our community going for longer. My second question, I know I shouldn't ask it, but what is going to happen to traffic in this area if (a) I think the park gets to 1,300 more properties and (b) locally with this development, and also where is the access going to come out from that road that I know is really difficult to reverse into?	Traffic issues apply to the whole village and arise predominantly from through-traffic, not least from the large numbers of dwellings being built at Heyford Park. The issue is being constantly discussed with Oxfordshire County Council.
Paul Clifford	[redacted]	I wanted to raise a question about what seems to me a rather rigid adherence to the concept of historic settlements. This is a vital concept within planning applications and the two most recent planning applications at Corner Farm and Jersey Cottages were both turned down, at least in part, as a result of being deemed to be without the historic settlement of the village. It seems to me that the logical conclusion of saying we cannot build anything outside the historic settlement of the village is to say that we may only build where our forefathers built and that seems to me to be a recipe for ossification. I would much rather, given the colossal and overwhelming demand for housing throughout the country that the policy reflected something along the lines of a modest, reasonable and proportionate extension of the historic settlement, of a given settlement, which would allow a degree of flexibility which otherwise we will not have. If we do not do this, all we will be able to do is to do the extremely modest little bits of infilling on existing sites as	Interesting points. Thank you. Kirtlington is historically a linear village. The sites recommended aim to be the type of "reasonable and proportionate extension of the historic settlement" that you describe. We agree that generally neither infilling nor developments of less than 10 houses help in the provision of the types of affordable and social housing needed in this village. The quality of any development accepted in the village would have to be of high regardless of its size. Kirtlington is already committed to providing a site/sites for 17 houses in the existing Neighbourhood Plan. The village needs to play its part in meeting the acute housing needs of the district. The numbers of houses suggested on the sites recommended has been dictated by their size and the application of densities in keeping with the character of the village.

		they come up, which will not in my view go anywhere near meeting the historic demand which is currently overwhelming and historically unprecedented.	
Margaret Forey	[redacted]	I had never lived in a village community before I came here and one thing that is patently obvious to me is how vital the links are: the historic links go from people who are familiar with the village, who are forefathers of the village, who have a local connection and local attachments. I like very much this idea of a Land Trust which would allow such properties to be kept for the children of current villagers. I really do agree. Though I'm sorry that no, perhaps smaller, development of a Corner Farm seems to be even considered. Thinking of the needs of older people in the system that you're talking about, it would be much more accessible to the central facilities of the village than something right up at the top. I wonder whether in future that might be considered as a possible addition to the plan.	Interesting points. Support for community land trusts is welcome and this is something we are investigating for Kirtlington. A smaller development at Corner Farm has already been rejected, and larger scheme has now been put forward by the developer.
Blair Adams	[redacted]	MC3(A) and MC3(B) will together result in approximately 30-35 new dwellings in the village, in close proximity to each other. That is not managed development, it is wholesale expansion. I do not see why Kirtlington is earmarked for development on this scale when no other settlement is (apart from the huge new development at Heyford). Small, incremental, developments or gap-filling is welcome, but it seems odd and inappropriate that Kirtlington should be singled out for a potential increase in size of around 5-6% in one fell swoop which will change the character of the village. Development in Kirtlington needs to be spread across the whole settlement, not concentrated in one part of the village.	Recent “small, incremental developments” in Kirtlington have not provided the affordable housing so badly needed in this village to help families keep together. Phasing of development should be possible. There are 17 units supported in the current Neighbourhood Plan, which have not yet been built. In doubling that figure, it is hoped there is scope to create a Community Land Trust for genuinely affordable housing over the time period.
	[redacted]	If more housing is built in Kirtlington won’t it put undue pressure on Bicester secondary schools, which reportedly have no further capacity?	Noted

POLICY MC3(A): KIRTLINGTON – SITE ALLOCATION: LAND OFF HEYFORD ROAD (SOUTH)			
Elizabeth Russell	[redacted]	Kirtlington should not be a Category A village anymore as it does not have the facilities a Cat. A village is meant to have. This was quite rightly refused as an application in December 2023. Kirtlington is big enough. Adding yet more settlement areas makes it a disjointed community – something that has been happening over the past 25 years we have lived here. Since 1951 and 2021 according to the census of each year, Kirtlington has grown by 55%. We have had 9 developments since the 1950s! The UK's population has only grown by 36%! We have grown enough. Any further development will be to the detriment of community and spirit of place.	We are aware that all the sites assessed by the MCNP in Kirtlington, where there have been past planning applications have been refused planning by CDC at least twice over the last ten years and, to date, no other suitable options have been identified. We acknowledge the arguments made by residents who state that there should be no more housing in Kirtlington. However, CDC now categorises Kirtlington as a 'larger village' and has outlined plans to allocate housing to all larger villages. If the village is to thrive as a living community, there exists a need for appropriate affordable homes for young people and for older people who wish to down-size
Celia Hawkesworth	[redacted]	This site seems to me to be the most obvious site for immediate development, as there are existing houses there, which I presume will be retained. As there are already farm buildings around the listed farmhouse and the lodge by the park gates and two properties on the right-hand side of the drive to Kirtlington Park – such a development would seem to be more like 'in-filling' than a radical new use of the relevant land. The presence of so many established trees will greatly reduce such a development's impact on access to Kirtlington Park.	Thank you for your support. We are aware that this site is widely viewed in the village as an infill site due to its enclosed nature and because there is existing village housing to the west and north of the site.
Michelle Beahan	[redacted]	Please see my objections below with regards to the development of Jersey Cottages	Please see comments above

		1 it is in a conservation zone. 2 it is visible from a Grade 1 listed Park House 3 it is within a Grade 2 registered park and garden designed by Capability Brown 4 it is close to 10 other Grade 11 listed buildings 5 removal of an historic wall to create a crossing 6 the A4095 is an extremely fast road which is highly dangerous for pedestrians	
Sara Cooper	[redacted]	Not sure how this form is appropriate for the layman, it appears to be overly complicated. The essence of my mother's objection is – The Conservation Area and the grounds of a historic listed park and gardens. A development so close to an historic garden associated with Capability Brown is unacceptable. The light pollution from any new development would be seen though the park. There are listed building in close proximity and this development would not be in keeping with the surroundings. Ther are problems with the sewerage at the north of the village.	Please see comments above
Jean Leeming	[redacted]	I wish to object to this application on the following grounds, include: Cherwell have refused this site on two previous occasions and nothing has changed. It is within a Conservation area There are issues with sewerage in the village, in the past two weeks there have been two instances where Thames Water have the Jetter in the village at two separate locations. Location in relation to Grade I Park House Grade II registered Park and Garden Location in relation to ten or so other Grade II listed buildings Highways access Police report	Please see comments above

		I feel that this has not been a democratic process and there has been a lack of public involvement, particularly from parishioners most impacted at the north of the village	
Neil Clarke	[redacted]	Mindful it's the last day of the Public Consultation I just want to put my comments in writing and await your response. Development is based on need - CDC have a valid 5 yr HLS. Often at your meetings there is a prevailing narrative that if we don't accept something we will end up with hundreds of houses imposed on us - as you know this is simply not correct. At the recent community meeting you stated that on the basis of your (frankly flawed) site assessment you would be ignoring the recent refusal of the Jersey Cottages Site (refused at committee by a 13-0 vote) and proceeding to identify this as your only development site in Kirtlington within your emerging Plan. I question how someone with any degree of competence could read the reports / recommendations of a senior CDC professional planner, the unanimous voting of the Planning Committee and come to the conclusion you have? - By definition (in planning Policy terms) it is not the least worst site - that is a factual statement. Notwithstanding this it is clear you are going to continue down this path, I would question how CDC will be able to assess your plan to be sound when both they and AECOM have found it wanting in respect to your decision making. As I'm sure you are aware the only way you could even attempt to shape an argument for the development of the Jersey Cottages site would be on the basis of exceptional need - as above this need simply doesn't exist.	CDC does not consistently have a valid 5 year HLS, and we need to protect the village against the risk of being at the mercy of developers every time the HLS drops below 5 years. If we do not identify a route for delivery of housing in Kirtlington, less suitable sites will continue to be promoted which have the potential to harm our village. It is considered highly likely that the larger villages will need to take some additional housing. As most of the larger villages have expanded considerably in recent years, and Kirtlington has not, then the pressure to accommodate some housing in the village is real. There is no up to date housing needs assessment for the village, but CDC have told us that they are producing evidence now in time for issue of the Reg 18 consultation in Autumn/Winter. If

		Indeed even if CDC Policy was at large and Policy defaulted to NPPF, this would not carry sufficient weight to overlook the substantial heritage concerns raised against the proposed development of this site. I understand an appeal is in on the East site. I'm struggling to understand how CDC (who assessed it suitable for development) will be able to shape a robust defence. On the basis the Appeal is successful the MCNP plan for Kirtlington will become an irrelevance. I am saddened that this will only serve to undermine the important role of Neighbourhood planning, which should serve as a vehicle for genuine community led change. There is little to no consideration for how the residents of Kirtlington wish to see future housing accommodated within the village - I dare say, that your processes and competence to act on our behalf may well be brought into question. I look forward to your timely response.	that evidence was made available to MCNP ahead of the issue of the Reg 18 and we could work together, then Kirtlington could consider sites to meet that assessment CDC need. Without the identification of sites, we fall on the mercy of developers every time CDC fail to demonstrate a 5-year Housing Land Supply. We consider that the potential level of harm to heritage assets at MC3(A) was overinflated in the planning officer's report and that any perceived harm can be outweighed by the benefits of developing this site. Also, the specifics of the planning application should not be confused with the MCNP site assessment It would have been helpful if this respondent had identified any perceived flaws in the site assessment process so that any genuine errors can be remedied. If Jersey Cottages is not the least worst site, what is? – the respondent does not identify an alternative.
Dr Ian Kerton (email from Libby Summons)	[redacted]	I am now objecting to the proposed application to build houses on the Jersey Cottage site in Kirtlington. The reason for my objection is as follows: 1. The site is in a conservation area. 2. The highway access is dangerous. 3. The sewage system is inadequate. 4. The historic wall would need to be taken down. 5. This could lead to the largest development in the village. 6. The site will be too close to Grade 2 listed properties.	Please see comments above.
(Respondent requests anonymity)	[redacted]	The Proposed houses would be within the conservation area or bordering it. The Highways access is extremely dangerous	Please see comments above.

		The increase in sewage would be a major problem as the system is struggling just now. We do not have the infrastructure to support more housing The A4095 is struggling with current traffic - the village is used as a rat run if there is any problem on the A34/M20 What would make the proposal more attractive would be guarantees of: new shop DR surgery Financial aid to the primary school bus service Reducing current traffic (size of vehicles).	The Parish Council has made a request to Oxfordshire County Council to introduce a weight limit on HGVs.
Grace Conway-Murray	[redacted]	Firstly, I would like to object specifically to the findings of the group appointed to represent Kirtlington for the following reasons: The guidance states "A qualifying body should be inclusive and open in the preparation of its neighbourhood plan or Order and ensure that the wider community": Is kept fully informed of what is being proposed, Is able to make their views known throughout the process, Has opportunities to be actively involved in shaping the emerging neighbourhood plan or Order. In the case of Kirtlington, the wider population of the village has not been kept in informed. The meetings held by the appointed group representing Kirtlington effectively were had in secret without any public notification or invitation to the wider community. Therefore, it has most certainly did not give any other person the opportunity to be actively "involved in shaping the emerging neighbourhood plan". Secondly, in terms of the residential site allocations and in the context of Kirtlington, my objection is in respect to the	[redacted] Please refer to comments above.

		manner in which the site selection process for future residential development has been conducted. The guidance states that 'a neighbourhood plan should support the delivery of strategic policies set out in the local plan'. By implication, since the local plan invariably has regard to the National Planning Policy Framework (NPPF), this means having regard to the requirements of the NPPF when allocating sites for residential development. Paragraph 205 of the NPPF states "When considering the impact of a proposed development on the significance of a dedicated heritage asset, great weight should be given to the asset's conservation….. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance". Paragraph 206 states "any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: (a) grade II listed buildings or grade II registered parks or gardens, should be exceptional." Paragraph 207 states "Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent….". In the case of Policy MC3(A), the site at Jersey Cottages, which has been the subject of planning applications in 2017 and in December 2023 by Cherwell District Council, on both occasions planning permission being refused. The second site recommended by the Kirtlington group is immediately adjacent to Jersey Cottages (Policy MC3(B)), in open countryside alongside Akeman Street (a former	

		Roman road) and the site of which is understood to have archaeological remains. Policy MC3(A) is within a designated Conservation Area and within a Grade II listed park and gardens. Any development will be within sight of the Grade I listed historic house of Kirtlington Park, will be in front of Home Farm which is a Grade II listed house and be opposite the Grade II listed Foxtownsend Cottages. Policies MC3(A) and MC3(B) will significantly increase light pollution in the respect of the historic park and gardens due to a development of at least 35 dwellings. Guidance from the NPPF states in Paragraph 191 that "limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation". The Mid-Cherwell Pre-Submission Consultation Summery states in Policy MC8 that "street lighting in all new developments should minimise the risk of light spillage beyond the development site boundary…. Particular care should be taken to avoid light pollution where the development is in a remote rural location…." Considering the MCNP's Vision for 2040 states "heritage and conservation respected" and one of the MCNP's plan objectives from the MCNP 2017-2031 plan states "To reinforce the sense of rurality that defines the neighbourhood, to protect against creeping urbanisation, and to maintain the character of the villages and the protection offered by their Conservation Areas"; selecting sites MC3(A) and MC3(B) totally ignores their ethos.	

		Therefore, the MCNP proposals do not align with the policies of Cherwell District Council, as the local planning authority, or the NPPF. In fact, the MCNP ignores these policies. Finally, Kirtlington as a village already suffers with over-stretched infrastructure however in the north of the village the sewerage system is particularly affected on account of the age and composition of the pipework causing frequent blockages. The Kirtlington group has seemingly overlooked this significant issue when making decisions on site allocation and have completely ignored the guidance given in the Neighbourhood Plan which states "A qualifying body may wish to consider what infrastructure needs to be provided in their neighbourhood area from the earliest stages of plan-making alongside developments such as homes…".	
Sally Finesilver	[redacted]	One prominent issue will be increased traffic in and through the village.	Traffic issues apply to the whole village and arise predominantly from through-traffic. The issue is being constantly discussed with Oxfordshire County Council. The amount of traffic likely to be generated by proposed development of MC3A will have a barely perceptible increase on the large volume of traffic passing through the village generated from outside the village.
Michael Shackleton	[redacted]	I strongly support the maintenance of this proposed site despite the opposition of Cherwell District Council, subject to the conditions laid down and in particular, the encouragement of community led and self build housing.	Thank you for your support.
Emma Rhodes	[redacted]	Do not support development at this location.	Noted.
Marylyn Robinson	[redacted]	The Planning Officers report when this location was rejected by the Planning Committee was very clear. This this overlooks grade 2 properties on both sides, is adjacent to a historic park/garden. In addition the ancient wall would be ruined if it was removed in order to create a	Please see comments above.

		useable pavement by current standards and the rebuild would affect the trees growing on the field edge. I am at a loss to understand why this location is still being considered. I thought the planning officers report at the recent planning meeting where permission was refused was very clear. This is a historic location, in a conservation area, within a grade 2 listed park and garden and in close proximity to many grade 2 listed buildings, the plans suggest the historic wall could be moved, I cannot see how that could happen without damaging or removing the trees behind the existing wall. The Heyford Road is a very busy A road, [redacted]. For this development this would be multiplied by the additional number of vehicles needed to turn in and out as well as delivery vehicles etc. I strongly object to this application again and hope that you will refer to the Planning Officers report rather than the views of the new and co-opted members of the PC some of whom clearly have a vested interest.	The specifics of the planning application should not be confused with the MCNP site assessment. For example, the MC3(A) site assessment makes no recommendation for demolition of the wall. Kirtlington's site assessment team comprised four core members, plus four additional advisors, all of whom are village residents and who all have a current or former mandate to serve the best interests of the village impartially.
Mark Chacksfield	[redacted]	As a Kirtlington resident I am completely in support of the proposals for our village in particular.	Thank you for your support
Jan Sprake	[redacted]	I think this is the best site for development in Kirtlington	Thank you for your support.
Chris Mason	[redacted]	Happy with this. It's my preferred site. I do not agree with the anonymous comments that have been circulated to some residents.	Thank you for your support.
Louise Goodman	[redacted]	For me, this is the best site in [redacted] village for new housing which is necessary even if it's not always welcomed. I think it's important that the wall and the trees that act as a barrier between the site and the road through the village are both retained, both to screen the new housing from [redacted] houses are opposite, and also to retain the character of the village.	Thank you. [redacted] is welcome.

Paula Harvey	[redacted]	If new housing is required in Kirtlington, then I would agree that this site (KT7, together with KT8) is the most suitable site, as development there would have fewest adverse effects on the surrounding areas, and it fits best within the linear settlement pattern of the village	Thank you for your support.
Peter Kyte	[redacted]	Fully support	Thank you for your support
David Harvey	[redacted]	I strongly support development at this site. It is well screened from houses on the opposite side of the road and will have little adverse visual impact on the appearance of the village. Access to the A4095 (Heyford Road) has good visibility in both directions unlike other possible sites in the village outlined in Appendix 6 and where a bad accident occurred only a few weeks ago.	Thank you for your support.
Stephanie Hilborne	[redacted]	I am in support of this allocation	Thank you for your support
Margaret Forey	[redacted]	I agree with this. Some one-storey buildings are much needed by the old down-sizing - [redacted] recently had to move out of the village for lack of same. The area is only recently made part of the Conservation Area at request of then owner of the Park and was historically village land. Present owners can be trusted to have village welfare a priority, unlike many developers. Heyford Road is long and straight - no problems for access.	Thank you for your support; helpful points noted.
Kirtlington Parish Council	[redacted]	Support, endorsed by the Parish Council and by villagers present at a public meeting on 27th November 2023.	Thank you for your support.
Ian Stone	[redacted]	In my opinion this site should be the priority for development. It would retain the largely linear nature of Kirtlington. There are existing dwellings which set a precedent for dwellings on the site. Existing stone walls and trees along the Heyford Road on the west side of the site and existing trees on the east side of the site would minimise visual impact on the existing dwellings along Heyford Road and the historic Kirtlington Park House. The site also provides a safe and straightforward access onto a	Thank you for your support.

		long straight stretch of the Heyford Road. Other sites considered do not have these benefits. While it is understood that there are heritage issues on the site that have prevented previous planning permissions, these should not be insurmountable. It is noted too that other assessed sites have also been refused planning permission.	
Rose Todd	[redacted]	This is part of the site of the original village before it was cleared by the Dashwoods when they formed the park.	Noted.
LANDOWNERS, THEIR REPRESENTATIVES, AND DEVELOPERS IN RELATION TO THIS POLICY.			
Abbeymill Homes – Tim Northey	[redacted]	The proposed allocation of land Off Heyford Road (South) for the development of 10-14 new dwellings, is fully supported by both the land owners and end developer. Abbeymill Homes has a legal interest in this site and can confirm that it is suitable, available and achievable for residential development purposes. We have recently carried out a full technical appraisal of the site which has included highways, arboriculture, drainage, ecology, heritage, landscape and archaeology, and confirming that an acceptable technical design exists in relation to all these matters. Whilst it is acknowledged that the site is located within a registered park and garden and conservation area, a sensitively designed scheme for 14 dwellings on the site has been assessed by heritage specialists who considered that the development will result in the lower end of 'less than substantial harm' and hence such harm should be weighed against the public benefits of the proposal in	Thank you. We note your various points in support of the scheme and our proposed allocation. We particularly note your comment regarding single storey dwellings and will consider making an amendment to this condition.

		accordance with Paragraph 208 of the NPPF. A copy of the Heritage Assessment prepared by Bidwells, together with the proposed scheme it was based upon, is included with this submission. It is materially important to note that this site did not form part of the original historic parkland setting of Kirtlington House, only being included within the listing on the request of the then owner of the house (see accompanying Heritage Assessment). It maintains a markedly different character to the adjoining parkland which was formally landscaped but did not include this site. Furthermore, the existence of 1-4 Jersey Cottages is also materially significant as it has established modern residential development on this side of the Heyford Road and within the listed parkland, promoting a residential character upon this proposed site. A recent planning application on the site (application ref: 23/02471/F) highlighted the extensive public benefits that would result from its development, and outweighing any harm that would arise from the proposal. These included: -Significant social benefits in providing both market and affordable housing in a mix to meet identified local housing needs; -Economic benefits through construction of the development and resulting new residents contributing toward the vitality and viability of local community facilities and services; and -Extensive environmental benefits including a significant onsite biodiversity net gain through a comprehensive landscaping scheme, repair and instatement of the boundary wall along Heyford Road and a management plan	

		for the existing woodland to ensure positive long term management. Whilst the Local Planning Authority (LPA) recently refused this application it is likely that Abbeymill Homes will appeal this decision as the majority of reasons were the result of a failure of the LPA to work positively with the applicant. This will also be the first appeal submitted against a decision by the Council on this site and so is untested. In terms of the specific criteria of the policy, the developer does have concerns with proposed criteria 2 of the policy as in delivering a sensitively designed and high quality scheme it is questioned whether single storey dwellings represent the most appropriate form of development in this location. As such properties occupy greater footprints and require larger plots, this may not be appropriate when seeking to try to minimise the development footprint of a more sensitive located site. If the basis of the policy is aiming to deliver provision of housing opportunities for older persons, it is suggested that this criteria might be best re-worded to reference the requirement for the provision of four plots to be designed to be suitable for older persons (or adaptable housing) rather than specify a particular house type.	
POLICY MC3(B): KIRTLINGTON – SITE ALLOCATION: LAND OFF HEYFORD ROAD (NORTH)			
Elizabeth Russell	[redacted]	See response in relation to policy MC3(A). This goes for any development in Kirtlington.	Noted.

Simon Young	[redacted]	I am in general in favour of small developments of well-designed housing, and I agree that this is a suitable site to meet the needs of the village in the time period. However I would like to suggest some changes to the listed points as I feel they place unnecessary limitations, and will not allow best use of the site. I am unsure as to how restrictive these clauses would be for a future planning application which wished to offer an alternative site layout. My overall observation is that instead of shielding this development by wall and 'green buffer' from the Akeman Street and Heyford Road - as if we should be embarrassed and new housing should be hidden from view - the site creates a natural opportunity for a 'Third Green' to be opened up to and adjoining both of the roads, with beautiful housing overlooking and facing, entirely in keeping with the existing layout around the North & South greens. A road may arc from Akeman Street to Heyford Road and the large variety of attractive housing types around the existing greens - particularly where they are terraced - may give inspiration. As with the recent Duchy fields development in Bletchingdon I think we should see this not as something with which to create minimum - but instead significant positive - impact. With the above approach the entrance to the village from the North and East may be significantly improved. So for clarity I would like to disagree with the principles: • a single vehicular access... as above an additional access from Akeman Street may allow for more imaginative use of the site, and as a benefit also allow better visibility than an entrance to Heyford Road • a pedestrian crossing... out of keeping with the village, more pedestrians are certainly already crossing to walk in Kirtlington Park, already 20mph limit and straight road with good visibility	Thank you for your support and your ideas. Any development proposed on this site would look to create the best resolution to the edge of the settlement, and your proposals are interesting. At present, we envisage a densely treed buffer fronting on to Akeman Street to match that to the north of Akeman Spinney (which was more densely vegetated prior to its incorporation into private gardens). We are concerned that exposed views of houses from the north would bleed urbanisation out into the adjacent countryside. The frontage onto Heyford Road could, in contrast (and in contrast to Site MC3A), be more open, to celebrate the innovative architecture that is envisaged on this site. Our reference to a pedestrian crossing may be reconsidered, as the road is straight, within the 20mph zone and has good visibility.

		• retention of majority of stone wall... naturally an attractive feature, but keeping this places unnecessary limitation • creation of green buffer zone... as above, places unnecessary limitation In addition to the above: • while I recognise the predicted aging population in the area I am unsure that the proposed twelve single storey dwellings (across both development areas A&B) represent good use of the land, and would prefer focus on housing types attracting younger couples and families to support the village • with regard to above description I believe to make best use of the MC3(B) site a cohesive approach is required, and so self-build housing would likely not be suitable • I disagree that development to the SW of the village (e.g. Corner Farm) should be ruled out	
Celia Hawkesworth	[redacted]	This site also strikes me as absolutely acceptable, balancing the new development at Akeman Spinney. In order to continue to emphasise the rural nature of the community, it would be essential to create a 'green buffer zone' between the development and Akeman St, with many more trees planted and all existing healthy trees retained. The scale of the site would make a desirable mix of dwelling types realistic and offers scope for exciting design possibilities for the whole site. It seems to me to a perfect opportunity for management as a Community Land Trust, with a strong emphasis on genuinely sustainable, carbon-neutral buildings.	Interesting points. Thank you for your support We agree on a green buffer zone and this is recommended on the northern boundary of Site MC3B. We are looking at setting up a Community Land Trust for the village. Everyone in the village will then be given the opportunity to support such a project as a tangible way of overcoming the inequalities in the housing market.
Simon Young	[redacted]	I live [redacted]. I have a [redacted], so not much time for that in a full-time job to be delving into appendices and looking at supporting documents. I have to just focus on the things that are important to me, I suppose. One thing that I would say is to	Thank you for your support and your ideas. We also see this review of the MCNP as an opportunity to make the village better.

		build on what this gentleman said here and the gentleman over there talking about the sort of the curtilage of the village, I suppose. In the plan, talking about site MC3B, there's talk of retaining the wall, green barriers, lack of access here. But I think all of these sites, whether they're on the south side of the village, the north side of the village, the middle of the village, they're an opportunity to make the village better. We have maybe 500 years of different house types, all sort of beautiful, the way the houses are arranged around the greens. We have the particular style of the village as it is. And we should see a site like MC3B, that's the entrance to the village from the north, when you arrive at the village, that's an opportunity to make the village better. You see a green, you see an arc of nice terrace houses, and they can be houses of small terraces for families. They can be houses of, all types, there could be, you know, a shop with space there. We shouldn't shut it behind a wall and say we just cram in as many houses as possible. We can make the village better. We can leave our mark, you know, for the next generation. In improving, we don't just say this is curtains and stops today. We don't just squeeze in what we can and shut it all off and, you know, leave it like that. But sorry, the specific question was, in MC3B, the list of conditions for the site, do they prevent a developer from saying, well, the wall, it would actually be better to open that up to be agreed, if we've written it in the plan that the wall has to be protected, because it's a nice wall, but it's not particularly special, for example.	We will consider the wording of the condition requiring the retention of the majority of the wall.
Michael Shackleton	[redacted]	I strongly support this suggestion and the arguments made in its favour in the Appendix to the Plan.	Thank you for your support.
Emma Rhodes	[redacted]	Do not support development at this location.	Comment noted.

Marylyn Robinson	[redacted]	My objection would be similar to that of MC3A with the addition of concern as to how residents could safely walk into the village without destroying the ancient wall. Also the Roman road of Akeman Street runs along the northern boundary. Important archaeological finds have been made along this road. Some in close proximity to this field. This should be conserved not destroyed.	See comments above in relation to policy MC3(A). . Kirtlington is a historic village replete with potential archaeological remains which must be taken into account for any proposed development throughout the village and adjacent fields, not least in this location. Our policy is for development here to be no further north than the housing at Akeman Spinney with a green buffer zone between it and Akeman Street.
Mark Chacksfield	[redacted]	[redacted] I am completely in support of the proposals for [redacted] village in particular.	Thank you for your support
Jan Sprake	[redacted]	The obvious best place for building here	Thank you for your support
Chris Mason	[redacted]	Happy with this	Thank you for your support
Louise Goodman	[redacted]	I'm not so keen on this site as it's taking the development outside the existing area of the village. It will be more obtrusive as there are currently no trees to screen the field from view and it will impact the look and feel of what is otherwise a largely historic village. Having said that, I would rather see this field developed than the land behind Hatch Way as that would severely impact the Hatch Way residents.	Thank you for your qualified support of this site.
Paula Harvey	[redacted]	If new housing is required in Kirtlington, then I would agree that this site (KT8, together with KT7) is the most suitable site, as development there would have fewest adverse effects on the surrounding areas, and it fits best within the linear settlement pattern of the village	Thank you for your support.
Peter Kyte	[redacted]	Fully support	Thank you for your support
David Harvey	[redacted]	I strongly support development at this site. Although the site is slightly more exposed than site MC3(A), development will not have an adverse effect on views from the village and with well-designed housing, it could contribute to an attractive entrance to Kirtlington.	Thank you for your support

Stephanie Hilborne	[redacted]	I am in support of this allocation	Thank you for your support
Margaret Forey	[redacted]	As for my comments on MC3(A). Comments on trees especially commended	Thank you for your support
Kirtlington Parish Council	[redacted]	Support, endorsed by the Parish Council and by villagers present at a public meeting on 27th November 2023.	Thank you for your support.
Ian Stone	[redacted]	I believe this site is also acceptable as it too would retain the linear nature of Kirtlington. However, the development should be no further north than the extent of the recently built Akeman Spinney development to provide a clear gateway to the village and to provide an adequate and robust wooded buffer on the north side (Akeman Street), which would advance the objectives of increasing biodiversity and caring for the natural environment. The housing should be of a mix that again includes truly affordable housing and single storey dwellings to suit local people, and not large executive houses. The opportunity for a community-led development would be more likely to achieve interesting designs and sustainable buildings.	Thank you for your support We agree on a green buffer zone and have recommended this on the northern boundary of Site MC3B. We are looking at setting up a Community Land Trust for the village. Everyone in the village will then be given the opportunity to support such a project as a tangible way of overcoming the inequalities in the housing market.
Chris Daly	[redacted]	I would be in favour of this as I drive past it most days and it would seem to be a good place to potentially site housing.	Thank you for your support.
Rose Todd	[redacted]	This is part of the site of the original village before it was cleared by the Dashwoods when they formed the park.	Thank you.
LANDOWNERS, THEIR CONSULTANTS AND DEVELOPERS, IN RELATION TO THIS POLICY.			
Abbeymill Homes – Tim Northey	[redacted]	The land owners support the proposed allocation of land off Heyford Road (North) for residential development of up to 21 dwellings. This site is considered suitable, available and deliverable for the identified use.	Thank you. We will consider your comments on building types and on site access.

		This site has no recent planning history and is not within the listed park and garden or the Kirtlington Conservation Area. As with proposed allocation MC3(A), it also does not form part of the historic parkland setting of Kirtlington House being outside of being a recent inclusion and with a markedly different character. In terms of the proposed criteria of the draft policy, again criteria 2 is considered overly prescriptive and it is suggested that it is reworded to refer to the provision of adaptable and accessible housing rather than single storey as this is more flexible in meeting housing needs. Criteria 3 refers to a single vehicular access coming off Heyford Road and potentially an emergency access off Heyford Road together with a separate pedestrian and cycle access, potentially resulting in three extensive sections of existing walling having to be removed to allow construction of these accesses. This would likely have an impact upon the existing character of the street scene along the Heyford Road. Alternatively, as site MC3(A) and MC3(B) are in the same land ownership, it is suggested that the policy encourages exploration of delivery of a single access (including pedestrian and cycle) to serve both sites thereby minimising the amount of existing wall that will need to be removed in bringing these sites forward for development. The access designed under application ref: 23/02471/F could potentially accommodate up to 200 dwellings based upon Oxfordshire County Council's highway specification, and therefore should be capable of accommodating both developments and the existing Jersey Cottages. An emergency access could be provided off Akeman Street	

		through the existing agricultural access thereby avoiding the loss of any further section of wall.	
POLICY MC4: GREEN INFRASTRUCTURE NETWORK			
Jane Ryall	■	Building a green network across the area seems a good idea and good for wildlife.	Thank you for your support.
Angela Stillgoe	■	This seems a good idea and should produce better wildlife corridors.	Thank you for your support.
Jon Boyce on behalf of Fritwell PC	■	FPC welcomes this policy and particularly the emphasis on creating bio-diversity net gain within the parish where development is occurring or close-by. Particular attention needs to be paid to ensuring contiguous wildlife corridors to enable traversal of native species through habitats.	Thank you for your support.
Cass Talbot (Miller-Jones)	■	I am glad to see the inclusion of the green infrastructure network in the plan, it is essential that planning gives more consideration to the impact on our natural environment.	Thank you for your support.
Lou Dunipace	■	Yes I feel strongly about the Green infrastructure network and keeping biodiversity net gain as local as possible. Also flood management needs to be high on the list of priorities. I encourage biodiversity net gain to be kept as close to the area of development and preferably in the village where the development is located	Thank you for your support. We agree regarding localisation.
Laurie Newton	■	Support this. Connected networks are at the heart of improving green infrastructure and biodiversity and avoiding fragmentation.	Thank you for your support.
Celia Hawkesworth	■	Excellent	Thank you for your support.
Michael Shackleton	■	Sensible approach	Thank you for your support.
Mark Chacksfield	■	I think this valuable and well thought through.	Thank you for your support.

Jan Sprake	[redacted]	Sounds reasonable	Thank you for your support.
Louise Goodman	[redacted]	Hugely important and glad to see it included	Thank you for your support.
Paula Harvey	[redacted]	I support all policies to preserve our natural environment	Thank you for your support.
David Harvey	[redacted]	In favour	Thank you for your support.
Stephanie Hilborne	[redacted]	I am in support of this	Thank you for your support
Margaret Forey	[redacted]	This is good	Thank you for your support
Kirtlington Parish Council	[redacted]	Support. Essential environmental considerations for the future health of all villages in the Forum. Proper provision for green infrastructure has been long overdue. There is ground to make up, as so much has been casually lost in recent years. Protecting the connectivity of what remains will be key in future.	Thank you for your support.
Ian Stone	[redacted]	Connectivity of green infrastructure is imperative for nature conservation and the well-being of people.	Thank you for your support.
Victoria MacNamara	[redacted]	Re A: I wonder if you could define some aims and objectives - such as those recommended by the Committee on Climate Change. Even if at this stage they are quite generalised, it would mean you define more clearly what this list here actually means. It is always good to put some rough numbers in if you can. So you might aim to add 10% extra woodland or 20% more hedges and 20% better managed hedges, etc Re B: How about buffering what is there - a good way to protect natural assets	Thank you for these helpful ideas. The MCNP area is particularly poor in terms of woodland cover so we could quantify a desired percentage increase in woodland and add some rough numbers to A as suggested. It will need researching. To be considered. Needs researching. We can pursue this

		Re E: Might you undertake to work with the new Mid Cherwell Farmer cluster to identify sites where off site BNG could be delivered.	
Nicole Clough	[redacted]	Suggest inclusion of mitigating for pressure on waste water disposal, given current local (and national) issues with pollution of waterways and other water bodies.	Noted. Consider adding mitigation for pressure of waste water disposal to the Plan.
Chris Daly	[redacted]	Very good initiative and I am all in favour and is very badly needed.	Thank you for your support.
Emily Daly	[redacted]	Quite difficult to understand the map but I understand that development of this is ongoing. Fully support the sequential approach to offsetting of biodiversity loss.	Thank you for your support. Consider whether map can be better presented.
George Daly	[redacted]	I support	Thank you for your support.
Unnamed	[redacted]	Why are the roads coloured green on the Green Infrastructure map?	Because they are bordered by green habitat in the form of hedges and trees.
	[redacted]	I own a fair amount of land adjacent to the proposed settlement area and want to see it protected from development. I am in discussions with TOE to set up a long-term agreement for tree-planting and other biodiversity replacement, which could link to MCNP policy MC4. Is this an approach that could be extended to other landowners?	Thank you for your support. We will follow up.
Martin Dale	[redacted]	Whilst this has all that would be deemed necessary I am very worried about paragraph MC4 E. This seems to me to be a loophole for developers to move environmental factors out of the way of development by simply saying development cannot take place unless the factor is moved. If this were a rare plant etc. then the repositioning either in or out of the development area would be detrimental to the environment because it takes a lot of time for natural plants etc. to re-establish themselves and that always assumes that they will be well looked after which, , looking at some things such as planting on roundabouts, doesn't necessarily happen. I do not think a developer should be given any leeway in this. If a developer takes a particular site with its environmental factors listed etc. then it is just	Noted. The sequential process set out in Clause E will, of course, need to be properly enforced, which will be the responsibility of Cherwell DC. However, MCNP will also monitor such cases and may intervene if necessary.

		up to them to work round it. We are not asking developers to come here. We are being required (agreed with good will) to allow development. Thus I see no need to give such loop hole/get out clause. The first developers may be regulated very well but I can see that over years this kind of oversight might become lax as others inherit the plan.	
Gillian Simmonds	[redacted]	I am strongly in agreement with this important addition to the plan.	Thank you for your support.
Neill Brodey	[redacted]	An interesting idea, not yet clear how it will work, but that is my ignorance. Perhaps more examples?	Thank you.
Ian and Veronica Lough-Scott	[redacted]	We support the importance of MC 4 Green infrastructure.	Thank you for your support.
Unnamed	[redacted]	How does the requirement for a 10% increase in biodiversity work in practice?	For every planning application made within the plan area, we would expect to see a 10% increase in biodiversity directed to a location within the NP plan area. How this works in practice is up to the planning authority to implement. Allocation of the biodiversity could be in the form of hedgerow improvements as an example.
Mary White	[redacted]	We note this is still being developed and the Treescapes report does not seem to be based on very accurate data at present. We strongly support the idea of better-informed policies to help enhance our environment. We are concerned that without better information about existing wildlife and habitats, based on 'on the ground' surveys rather than just desktop reports, the best and most effective interventions will not be found. See also our comments under the community action plan section below.	Noted.
POLICY MC5: LOCAL GAPS			
John Sparrow	[redacted]	Should there be an extra Local Gap immediately to the east of Ardley to provide further protection? (another attendee said that the land is optioned to developers Greystoke Ltd.,	The area suggested is in Stoke Lyne parish, so outside the remit of MCNP. SLPC would have to put it forward for inclusion in the Local Plan.

		and that a covenant forbids the land from being used as a motorway service area).	
	[redacted]	Is the proposed SRFI a genuine threat, or is it more likely not to happen. If it does proceed, what are the arguments against it?	We expect this proposal, currently dormant, to resurface in due course. The scale and visual impact on the countryside, number of traffic movements and volume, lack of local housing for employees, and associated infrastructure, are amongst the considerations.
Helen Metcalfe	[redacted]	Pleased that the importance of Local Gaps in villages other than those immediately close to Heyford park has been recognised	Thank you for your support.
Jane Ryall	[redacted]	OK with idea of Local Gaps, but concerned that the fields between Ardley and Fritwell are left unprotected and will be sought for further development – particularly if, as expected, the warehousing around Baynards Green receives planning permission.	Local Gaps are proposed where identified development proposals threaten to damage the individuality of a settlement. While the countryside between Ardley and Fritwell is not currently threatened in this way, we will consider whether proposed Gaps are extensive enough.
Angela Stillgoe	[redacted]	Why are there no local gaps around Fritwell?	See above
Jon Boyce on behalf of Fritwell PC	[redacted]	FPC supports the inclusion of Local Gaps in the reviewed Plan. FPC however considers that there is a paucity of protection afforded on the land between Ardley and Fritwell, and between Fritwell and Baynards Green - particularly if, as expected, the extensive logistics areas planned around Baynard's Green eventually receives planning permission putting pressure for considerable housing developments to support logistics park employees.	See comments above.
Jason Barlow	[redacted]	In my view, the MCNP policies provide strong and robust policies and I support. I note that there is significant development East and South of the MCNP area. Does MCNP have influence outside of the MCNP represented parishes with CDC?	Thank you for your support. MCNP does not have influence on policy outside its area.
Colin Smith	[redacted]	With the potential for the Warehousing developments at Baynards Green with (c. 6,900) low remuneration jobs will this put pressure on the locality for low-cost housing, and how can MCNP policies reduce this risk?	We remain fully committed to opposing development of the warehouses.

Cass Talbot (Miller-Jones)	[redacted]	I would think the plan would benefit from more Local Gaps between Fritwell and the M40, protecting it from encroaching development in a similar way to Ardley.	See comments above.
Lou Dunipace	[redacted]	I encourage the LG5 and LG4 local gaps to go ahead to protect against a possible huge development at Bernard's Green	Thank you for your support.
Jason Barlow	[redacted]	Very concerned about the land abutting the area to east of LG 5,6 &3, which is outside of the plan area and where we have no control, especially land being allocated for large distribution areas such as Baynards Green or extra housing and warehousing moving north west from Bicester.	This is shared concern. See comments above.
Laurie Newton	[redacted]	Important component of trying to prevent coalescence and loss of indiividual village characteristics. Regrettably this does not include anything to the south and west of Fritwell.	This is shared concern. See comments above.
Cath Mullineux	[redacted]	Supports the policy of proposed Local Gaps, especially those around Heyford Park.	Thank you for your support.
Celia Hawkesworth	[redacted]	Good idea	Thank you for your support.
Michael Shackleton	[redacted]	Again a very helpful way of looking for a practical way of keeping the rural character of the villages. I particularly appreciate the proposal to keep separation between Caulcott and Heyford.	Thank you for your support.
Mark Chacksfield	[redacted]	I think this valuable and well thought through.	Thank you for your support
Jan Sprake	[redacted]	Great plans, good idea	Thank you for your support
Louise Goodman	[redacted]	Hugely important and glad to see it included	Thank you for your support
Paula Harvey	[redacted]	I fully support the aim of preserving distinct gaps between settlements	Thank you for your support
David Harvey	[redacted]	Local gaps are a good idea	Thank you for your support
Margaret Forey	[redacted]	Sensible	Thank you for your support

Kirtlington Parish Council	[redacted]	Support. Necessary to prevent urban sprawl and to preserve village identities.	Thank you for your support.
Ian Stone	[redacted]	I agree. As stated above, rural villages should remain rural and villages.	Thank you for your support.
Jessica Rolfe	[redacted]	I am writing as a resident of Caulcott to object most strongly to the proposals to extend building works to the South of Heyford Park towards Caulcott in the footpath north of field LG2 in the development plan. Caulcott already floods significantly due to water run off and poor drainage maintenance of the Gallos Brook and surrounding drainage/sewer network. Taking land out of the natural soakaway would further impact an already serious situation for residents of Caulcott. The Local Plan for Lower Heyford and Caulcott also identifies the gaps between villages as a significant local feature that must be retained. I believe Heyford Park should be subject to the same restrictions. Building to the north of LG2 at Heyford Park would infill further the gap between Heyford Park and Caulcott taking away from the rural character of the area. I have concerns about the community infrastructure of the area not being in place to sustain further building at Heyford Park, especially medical facilities. This will in turn lead to added pressure on existing medical facilities at Deddington and Bicester, as well as the additional traffic on local roads necessary for residents of Heyford Park to access these facilities. Lastly, the fields north of LG2 hold significant archaeology. A field walk across this area turns up many pot lips indicative of cremation burials from Roman occupation or earlier. Building on this land would require extensive involvement from Archaeologist before it is even	Thank you for your support: MCNP has objected to development of the land to the south of Heyford Park, as proposed by Cherwell DC in its draft Local Plan. Consider a policy on drainage and flood risk? Could include local knowledge about historic flooding and drainage issues. Policy MC12 supports creation of medical facilities at Heyford Park.

		considered, with prohibitive cost for the developer and loss of historically important sites for the community. The land proposed to be built on is food producing arable land, part of the local land drainage system and carries signs of important archaelogical features. Building on it would be foolish and counterproductive. Perhaps building in the brownfield site of the airfield would be a more suitable suggestion if sufficient s106 monies can be sought to provide the infrastructure necessary to support further development	MCNP supports brownfield development if there is infrastructure to support it.
Unnamed	[redacted]	Can you guarantee there will be no development on Local Gap LG2?	The policy will provide a high level of protection if it passes examination. Even so, planning policies can be enforced but then overturned on appeal.
Chris Daly	[redacted]	Again, another excellent policy and will hopefully go some way to protecting our green spaces. In particular LG2 should be sacrosanct if we are to stop Heyford Park from swallowing up Caulcott.	Thank you for your support.
Emily Daly	[redacted]	I fully support Local Gaps to avoid coalescence between development proposals and villages to retain their historic character and rural setting. I strongly support LG2 as there is a realistic threat of development south of Heyford Park. The area of development is on higher ground than Caulcott and would be overbearing and visually intrusive. This gap would protect the separate identity and character of Caulcott and has had support in the past from many Caulcott residents.	Thank you for your support.
George Daly	[redacted]	I support Local Gaps, particularly LG2 to protect Caulcott from sprawling development south of Heyford Park	Thank you for your support.
George and Sally Moncrieff	[redacted]	LG2 would provide an essential break in any housing development encroaching from the Upper Heyford development and help to ensure the character of Caulcott and the surrounding rural area is preserved. We are deeply saddened by the potential plans to build on large areas of 'green fields' in this neighbourhood, especially when there is a vast area of 'brownfields' on the	Thank you for your support. The draft MCNP encourages development on brownfield land and not green fields.

		airbase, that is covered in concrete and tarmac. We understand that English Heritage have designated the airfield an 'internationally significant military landscape' and it contains Listed Buildings and Scheduled Ancient Monuments. However, we do feel that common sense should prevail, and if there is demand for more housing, protecting green fields must be more important than a derelict airfield. Furthermore, the large expanse of concrete on the airbase contributes to the existing high risk of flooding in this area. Building on this would go a long way to mitigating that.	
Unnamed	[redacted]	Can Bucknall Parish Council be asked to join in with MCNP to further protect Middleton Stoney from future encroachment of development?	Bucknall is outside the MCNP area and does not have powers to put planning policies in place. However, the PC can of course object to development proposals.
Martin Dale	[redacted]	Agreed 100%	Thank you for your support.
Mr and Mrs Utting	[redacted]	It is disappointing that the land between Steeple Aston and Middle Aston is no longer identified as a Local Gap between settlements. Nevertheless, we note that this policy has not been effective in recent years by virtue of recent development proposals for the site – including for the erection of three industrial buildings on site (LPA reference 22/03877/F)	Noted. There is still an implied gap between the two villages by virtue of policy MC1, which identifies settlement areas for both villages. The industrial buildings referred to did not in fact require planning permission as they were replacements for floorspace already approved.
Tim Haymes	[redacted]	Can Upper Heyford allotments Local Gap be extended to join up with Caulcott Gap?	This will be given consideration.
Rose Todd	[redacted]	Local gaps are significant to the area. Notion strongly supported. Upper Heyford LG1 and LG2 should be joined on the west. Protecting Ardley from the M40 important.	Thank you for your support. Joining LG1 and LG2 will be given consideration.
Unnamed	[redacted]	What is the Ardley rail freight proposal about?	Oxfordshire Rail freight Limited is proposing a Strategic Rail Freight Interchange (SRFI) at Ardley. This would be a large multi-purpose freight interchange and distribution centre linked into both the rail and trunk road system. It would have rail-served warehousing and container handling facilities. Government policy is to encourage a network of SRFI's across

			the country. Further information is available at https://oxsrfi.co.uk As a "nationally significant infrastructure project" it is outside the control of both neighbourhood and local plans. However, the project is currently dormant.
Unnamed	[redacted]	How sacred is all the space that is currently farmland, with developments planned such as Bicester do we need to define more local gaps?	Local Gaps can not be used to protect farmland – there has to be a credible threat of encroaching development on a settlement.
Gillian Simmonds	[redacted]	This is vitally important for the communities of Caulcott, Ardley and Middleton Stoney. I hope this will be reinforced in Cherwell DC's Local Plan to 2040 and that rigorous enforcement will follow.	Thank you for your support.
Neill Brodey	[redacted]	Excellent idea, as per my response to MC1	Thank you for your support.
Ian and Veronica Lough-Scott	[redacted]	We welcome the gaps LG1 for Upper Heyford, and LG2 for Caulcott.	Thank you for your support.
Unnamed	[redacted]	Why can't brownfield land at Heyford Park be developed for additional homes rather than the greenfield land being proposed by Cherwell?	Historic England has always been opposed to development of the Upper Heyford Airfield due to its significant cold war history, and scheduled monuments. They have an extremely strong voice in this respect.
Unnamed	[redacted]	What is the proposed Strategic Railfreight Interchange?	See comments above.
Paul Weaver	[redacted]	Excellent rewording of the original policy. Upper Heyford residents feel strongly about keeping the historic nature of their village intact and the use of the local gap policy goes a long way to ensuring this.	Thank you for your support.
Mark Hiles	[redacted]	Why does the LG2 gap to protect Caulcott not start at the camp fence? Would also protect green belt land, it's a lovely walk around there, with wild flowers in the spring and summer times.	As these parcels of land have been allocated in the proposed Local Plan we are not able to challenge this. However we can hope to restrict the further spread of HP towards Caulcott via our Local Gap policy.
Christopher Dobey	[redacted]	Needs to be kept	Thank you for your support.
Unnamed	[redacted]	What is the difference between Local Gaps and Local Green Spaces? Which designation has the greatest protection?	Local Gaps prevent coalescence and preserve the physical and visual separation between settlements. Local Green Spaces are areas of land which have particular importance to local

			communities, largely for recreational purposes. Local Green Spaces have more protection, similar to greenbelt land.
Ian and Veronica Lough-Scott	[redacted]	We particularly welcome the enhancement of policies MC5 Local Gaps, MC6 Local Green Spaces, MC7 protection of views & vistas, MC9 Housing policies	Thank you for your support.
Mary White	[redacted]	We support the principle of local gaps.	Thank you
LANDOWNERS, THEIR CONSULTANTS AND DEVELOPERS, IN RELATION TO THIS POLICY.			
Dorchester Group and others	[redacted]	See Appendix A3.8	
POLICY MC6: LOCAL GREEN SPACES			
Helen Metcalfe	[redacted]	I am sure that there must be other sites in all villages that could be designated as a green space to protect the rural nature so I would have liked information on the criteria	All member parish councils have considered the criteria, in public, and put forward appropriate compliant nominations. The policy rationale gives the paragraph reference in the National Planning Policy Framework (currently para. 102), which is readily available on the internet.
Jane Ryall	[redacted]	Support the addition of Covert Field as a Local Green Space. It is well-used for sports and recreation.	Thank you for your support.
Angela Stillgoe	[redacted]	I approve the Local Green Spaces in Fritwell with the new LGS Covert Field .	Thank you for your support.
Jon Boyce on behalf of Fritwell PC	[redacted]	FPC supports the list of new Local Green Spaces and particularly welcomes the inclusion of Covert Field, benefitting the village and wider neighbourhood	Thank you for your support.

Cass Talbot (Miller-Jones)	[redacted]	I am happy to see the Green Spaces proposed for Fritwell, with the 1 & 2 persisting and the addition of no.3.	Thank you for your support.
Laurie Newton	[redacted]	Like to see Fritwell FT1 extended to the south to include 4 fields important to maintaining the historical footprint of the village.	This land was part of the original application for Green Space FT1 in the current NP. It was reduced down by the Examiner who thought the total area was too extensive.
Enilele Betobi	[redacted]	Are the seven Local Green Spaces being put forward for Heyford Park supported by the owner of the sites (Dorchester Group)?	Dorchester Living have objected to most of these nominations, for a variety of reasons. See the entry below, under LANDOWNERS, THEIR CONSULTANTS AND DEVELOPERS, IN RELATION TO THIS POLICY.
Celia Hawkesworth	[redacted]	Admirable	Thank you for your support.
Michael Shackleton	[redacted]	Pleased to see the green spaces of Kirtlington proposed for protection, notably the Village Orchard.	Thank you for your support.
Chris Mason	[redacted]	Good to see the Kirtlington Community Orchard included here.	Thank you for your support. The site is being amended to include the adjacent grazing field.
Paula Harvey	[redacted]	I fully support this policy of preserving existing green spaces	Thank you for your support
David Harvey	[redacted]	Local green spaces are very important and I agree that they should not be built on except in very special circumstances.	Thank you for your support.
Margaret Forey	[redacted]	Not sure why existing greens not mentioned, since Dashwood Mews is.	Village greens are registered as such, and that designation already gives the greens greater protection than a Local Green Space designation. Dashwood Mews, however, is not a registered village green.
Kirtlington Parish Council	[redacted]	Support. Allowing local people to designate local green spaces is important, although a higher level of protection than Green Belt would be desirable, as Green Belt protection has been weakened in recent years	Thank you for your support.
Ian Stone	[redacted]	I agree with retaining the existing Kirtlington local green spaces, and adding the recently established community orchard to protect it as a community amenity.	Thank you for your support.
Chris Daly	[redacted]	Very happy and supportive of all green spaces as proposed in this version of the plan, and especially those additional areas proposed around Lower Heyford (LH 4,5 and 6).	Thank you for your support.

Emily Daly	[redacted]	I support Local Green Spaces in the policy. I particularly support LH4, LH5 and LH6 in Lower Heyford.	Thank you for your support.
George Daly	[redacted]	I support Local Green Spaces. I strongly support the designation of HP5 Lime Kiln Meadow, a beautiful area on a public footpath. I also support LH4, LH5 and LH6.	Thank you for your support. HP5 may only be included in the Plan if it has the support of Heyford Park parish council.
George and Sally Moncrieff	[redacted]	HP5 is a beautiful open meadow, with a stream running through the centre. There is a well-used footpath running along the western boundary and many people comment on this wonderful area, as they walk through. There is a rare egret that returns to this part of the stream every year (which people travel far to see) and evidence of otters has been found. On the eastern side there is a lime kiln, which is designated as an historical monument.	Thank you for your support.
Martin Dale	[redacted]	Again I worry that there is a loophole which may not be prominent currently but which could be used later - namely "will only be considered in special circumstances". If it's a green space why should anything be considered? If I happened to be the owner of a green space I should check the regulations for that before I bought it. Similarly caveat emptor generally. I would oppose this wording.	Our consultants have advised that the phrase concerned makes it more likely that the policy will be compliant with the NPPF. Not to do so would risk losing the policy altogether.
Mr and Mrs Utting	[redacted]	We support the allocation of sites as Local Green Spaces. We note that the National Planning Policy Framework (Dec 2023) (par. 106) allows for land to be designated as Local Green Space, where it is: a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and c) local in character and is not an extensive tract of land. Having regard to the above, Policy MC6 (Local Green Spaces) should be updated to include the following Local Green Spaces:	All member parish councils have considered the criteria, in public, and put forward appropriate compliant nominations. Consideration will be given to the designation of the additional green spaces suggested in Steeple Aston parish.

		Land adjoining Hatch End Old Poultry Farm, Middle Aston i.e the green space between Hatch End and Lakeside Business Park (land registry title no. ON263689) Justification for policy designation: It is in very close proximity to the community it serves; It provides valuable recreational space, which is a significant benefit to the existing community - and especially as it acts as a natural extension to the existing PRoW The trees on site are important for existing wildlife; and It is local in character and is not an extensive tract of land. Furthermore, it is important to protect the site's visual amenity and character (including existing mature trees onsite) especially when viewed from the existing PRoW; and to ensure development does not give rise to coalescence of Steeple Aston and Middle Aston. Land at Cow Lane, Steeple Aston (land registry title no. ON254651) Justification for policy designation: It is in very close proximity to the community it serves; It acts as a natural extension to the existing PRoW and provides valuable recreational space, which is a significant benefit to the existing community; and It is local in character and is not an extensive tract of land.	
Merrik Baggallay	[redacted]	LGSs: Steeple Aston seems under allocated compared to other villages and yet the green spaces within the village are what entirely make up its character and should be protected at all costs. Lower Heyford and Heyford Park particularly have added many.	See comments above.
Rose Todd	[redacted]	Local green spaces should protect the character of an area, about both the buildings and the gaps and open spaces between.	Noted.

Gillian Simmonds	[redacted]	Agreed. We look forward to the allotments and community orchard in Somerton being added to this category when they come into existence.	The site referred to can be added at the next iteration of the neighbourhood plan.
Neill Brodey	[redacted]	Good to provide clarity, if not a 100% definitive list of sites that could have been included.	Thanks. Some sites were suggested that did not meet the criteria.
Christopher Dobey	[redacted]	Expand – sports facilities	Certain areas do not meet the criteria. We have consulted with the individual parishes in order to get as many included as possible.
Mary White	[redacted]	We comment on Steeple Aston only. We support the existing green spaces and designation of one new one, SA4, community orchard. This will help to ensure the preservation of the characteristic green centre of the village and seems appropriate to us as it is already an attractive, popular community owned asset.	Thank you
LANDOWNERS, THEIR CONSULTANTS AND DEVELOPERS, IN RELATION TO THIS POLICY.			
Dorchester Group and others	[redacted]	See Appendix A3.8	
Eynsham Partnership Academy	[redacted]	This response is related to the proposal within the draft MCNP documentation to allocate playing field used by Heyford Park School, and owned by EPA Trust, at their Specialism Campus as 'Local Green Space'. Eynsham Partnership Academy (EPA) are the Academy Trust that manage Heyford Park School (HPS). EPA own the whole of the Specialism Campus (SC) Site, including the playing field. I am responding as the Accountable Officer on behalf of the Board of Directors.	Local Green Space nominations aim to protect land of value to the community. A promise by the owners not to develop, whilst welcome, is not binding, whereas adoption of policy MC6 in the MCNP carries legal force. This objection provides no suggestion that the site proposed does not fully comply with the NPPF criteria. On the contrary it appears to support our own view that this space is a valuable community asset and should be designated as an LGS.

		We object to the inclusion of the school playing fields as Local Green Space in the MCNP. Our reasons are as follows; • Whilst as educationalists we clearly think more protected 'green space' in the wider area of this part of Oxfordshire community is a good idea, there are no plans to develop buildings on the Sports Field. Therefore, we believe this move is unnecessary. The Board of Directors would, if they had been asked, be more than willing to put that promise in writing. • At present this is the only proper sports field for all current and future school children on the Heyford Park Estate. Any moves by external groups to act in any way that might, in the view of the Board, now or in the future, potentially impact on the interests of those children will be opposed by the Trust as both the landowners and the custodians of this sports/play space for children. • In co-ordination with Oxfordshire County Council there will be further educational development to meet the needs of the growing community and the 'Specialist Campus' will become a Primary School with the Sports Field used by all EPA pupils on the estate. As OCC have pointed out, the only proposed additional building at the Specialist Campus is not on the Sports Field but on hard ground next to the school. This is to allow more classroom space for primary aged children. • Additional new fencing will be put in place to ensure that safeguarding of children is paramount and to allow 'free-flow' access for children to all green spaces on the site. Public access is not permitted for reasons of safeguarding. Any evening/weekend community sports use will be that deemed appropriate by Heyford Park	

		School/EPA within the context of the current sports use agreements. The executive team at EPA has a strong record of developing strong community partnerships to allow such work.	
POLICY MC7: PROTECTION OF IMPORTANT VIEWS, VISTAS AND SKYLINES			
Helen Metcalfe	[redacted]	Any further protection of views is to be welcomed. The List of Important views was totally unhelpful without a map and I have been unsuccessful in finding a map containing the views (probably my fault!). I have lived in [redacted] and don't know where Park Street is!	Thank you for your support. Policy Map 15 shows all the views.
Jane Ryall	[redacted]	Support the views listed for Fritwell. Footpath no.9 in FRV2 is my favourite rural footpath walk from the village.	Thank you for your support.
Angela Stillgoe	[redacted]	I support the views and vistas for Fritwell	Thank you for your support.
Jon Boyce on behalf of Fritwell PC	[redacted]	FPC welcomes and supports the views and vistas included in the Plan. Fig.12. Query listing for FRV4. This was submitted by FPC but is in Somerton Parish. Policy map15 has it labelled as SOV2. Query placing and positioning of viewpoint FRV2. FPC submission for assessment suggested the viewpoint nearer the North Street end of footpath no.9 with the splay including the Church and the direction of the former Ormond Manor historical site	Thank you for your support. The same view was submitted by both Fritwell and Somerton parish councils: as the location is in Somerton it is listed as such. Position of splay for viewpoint FRV2 shown on policy map 15 to be amended.
Lou Dunipace	[redacted]	I believe the policy MC7 and the view point FRV2 should be moved slightly closer to the village development. I believe it would be better placed at the style where the footpaths meets the Somerton road. This would have better protection for the village of Fritwell.	See comment above.
Jason Barlow	[redacted]	Please consider adding the view on the road from the B4100 down into Fritwell	The views were selected by the parish council primarily on the basis of protecting rural/countryside vistas.

Laurie Newton	■	Useful, I am concerned that they may be used in future to try to constrain the development of alternative energy sources (solar and wind farms).	The wording of the policy states that "development proposals must not cause significant harm, unless the benefits of the proposal clearly outweigh that harm".
Celia Hawkesworth	■	This strikes me as an exceptionally valuable new dimension to any future planning decisions.	Thank you for your support
Michael Shackleton	■	Important to keep these vistas against encroachment of solar farms	See comment above regarding alternative energy.
Chris Mason	■	Strongly approve	Thank you for your support
Paula Harvey	■	I fully support the preservation of existing views – these views are a fundamental aspect of living in a rural area	Thank you for your support
David Harvey	■	It is gratifying to see that emphasis has been placed on the importance of local views, vistas and skylines. As a resident of Kirtlington, I think it particularly important that the view to the west (KTV4), across an open field, is maintained and not blocked by development on the proposed, but not supported, sites 1-4 detailed in Appendix 6.	Thank you for your support.
Margaret Forey	■	Agreed	Thank you for your support.
Kirtlington Parish Council	■	Support, for all villages in the Forum. This is an important policy for all the village communities within the MCNP. Views, vistas and skylines should not be compromised and the protection offered by the Neighbourhood Plan is greatly welcomed. Kirtlington is a hill top village with priceless view across the Cherwell valley. These need to be preserved	Thank you for your support.
Ian Stone	■	I agree. As Kirtlington sits on a plateau, it is important that these views are protected.	Thank you for your support
Victoria MacNamara	■	Re A: I think this is always quite problematic as our "natural" landscape is actually man-made and there are already conservation area designations which cover this. BTW did you know that the canal is a linear conservation area and I think Cherwell DC may be the only LA in Oxfordshire that has adopted it into their planning. It is a perfect linear feature to work with alongside the river.	The views we seek to protect are valued by the local community, whether natural or man-made. Conservation area designations may help to protect some of these views, but the designations in this policy provide clarity on community opinions on more specific views and on a wider scale.

Chris Cox	[redacted]	The protected skyline map is unclear how the area relates to villages and landmarks.	We will see whether the map can be improved.
Chris Daly	[redacted]	I would like two additional viewpoints to be added to the plan. Having had the scare of Great Heyford - a 5,000 dwelling proposal due south of Lower Heyford - for which survey readings have (illegally) been maintained, I fear that this may be resurrected at some later stage. To that end I would like to propose two new viewpoints. The first lies within Lower Heyford parish boundary at grid reference (ONS Map 164 Grid 492240) looking South West. There is a bend in a farm track and this lies on a bridlepath. There is already a wooden bench for people to sit on and admire the view down towards Tackley down the Cherwell river valley itself and the canal. The second lies in the parish of Kirtlington at grid reference (ONS Map 164 Grid 495227) on the western side of the wood looking due West across the Cherwell Valley towards Tackley Wood. Both of these fall just outside (just to the West) of the green 'protected skylines area', and also fall outside of the 'special landscape area', so grateful if they could be considered for inclusion as an 'important view and vista', with the first one as LHV5, and the second as KTV5.	Consider adding the first viewpoint to the Plan as LHV5. Needs photo This viewpoint is not from a footpath or bridlepath so suggest this is not added.
Bryan Paul Wordsworth	[redacted]	The development at Heyford Park leaves quite a lot to be desired as it currently stands. The development is rather out of keeping with the rural surroundings and the rectilinear arrangement of the housing presents the appearance of a nearly complete wall when viewed from the southern aspect. Further this "wall" of housing is arranged along the skyline when viewed from the south. In many countries such building on a sky line would not be permitted. Any further encroachment to the south would present a stark "urban wall" top the residents of Caulcott. The current development in Heyford Park would be quite	The majority of MCNP policies do not relate to the area within Heyford Park because it is a strategic site subject to its own policies. Noted. Preserving open countryside between villages is supported by MCNP

		suitable for an existing town but seems quite out of place in the highly rural area in which it has been placed.	
Emily Daly	[redacted]	I support this policy	Thanks for your support.
George Daly	[redacted]	I support	Thanks for your support.
Martin Dale	[redacted]	Agreed. This seems very sensible for the rural environment.	Thanks for your support.
Rose Todd	[redacted]	Views are a significant part of the importance of the character of the conservation area. Their protection is vital.	Thanks for your support.
Gillian Simmonds	[redacted]	The addition of the Skylines to this Policy is to be welcomed, especially of all the villages close to the beautiful Cherwell Valley.	Thanks for your support. The skyline policy is already in force in the NP.
Neill Brodey	[redacted]	Agreed. These are key to the sense of the valley.	Thanks for your support.
Christopher Dobey	[redacted]	Yes and not approve pervasive lighting	Thanks for your support. See policy MC8
Mary White	[redacted]	We agree with this policy. It is probably too late but we would suggest adding a view point looking roughly west from the highest point of Cow Lane going eastwards from the Eyecatcher, (near the cow barns) looking back across to the church and across the village generally, probably the best view of the whole village in the landscape apart from across the valley. Is MAV1 meant to be the view from near Middle Aston House where there is a seat looking across the valley? That view would be worthy of protection and the views from Middle Aston across the Cherwell Valley are specifically mentioned in App K as being worth protecting. It looks as if perhaps it isn't included but we are not sure what sort of view there is from Hatch End which is where MAV1 appears to be?	Thanks for these helpful comments. Amendments will be considered.

		Is SAV1 intended to protect the view along the main road from the top of Fenway? The view to the east and south east from that point across the village is arguably worth protecting. Generally, looking at the map showing viewpoints in App K, the Steeple and Middle Aston viewpoints set out in policy MC7 do not seem to reflect all the viewpoints set out in the appendix to App K/ the locations do not match and we are not clear why?	
LANDOWNERS, THEIR CONSULTANTS AND DEVELOPERS, IN RELATION TO THIS POLICY.			
Dan Moore	[redacted]	Isn't there a conflict between the protected skyline in the Kirtlington area and the site proposed for allocation in policy MC3B?	There is no conflict as the site is not within the skyline area.
Dorchester Group	[redacted]	See Appendix 2.8	
POLICY MC8: LIGHT POLLUTION			
Helen Metcalfe	[redacted]	While I agree with the policy as it stands in relation to light pollution, it should be balanced by the need to have sufficient light and adequate spacing between lights to ensure the safety of residents	Noted
Jane Ryall	[redacted]	I support this – we live in a rural village, not a large urban area, and the minimal level of street lighting is part of the character and appearance. I always take my torch!	Thanks for your support.

Angela Stillgoe	[redacted]	I prefer dark skies and minimal street lighting	Thanks for your support. This is consistent with our view.
Jon Boyce on behalf of Fritwell PC	[redacted]	FPC welcomes attempts to control light pollution and maintain dark skies.	Thanks for your support.
Laurie Newton	[redacted]	Like to see this stronger particularly regarding dark skies which should be a feature of rural living.	Noted
Celia Hawkesworth	[redacted]	Good	Thank you for your support
Michael Shackleton	[redacted]	Resistance to light pollution is all part of keeping the rural character of the villages.	Thank you for your support.
Mark Chacksfield	[redacted]	I think this valuable and well thought through.	Thank you for your support.
Paula Harvey	[redacted]	I fully support the aim to limit light pollution	Thank you for your support.
David Harvey	[redacted]	I agree with the proposed policy of limiting light pollution. Kirtlington currently does not have street lighting and this policy should be maintained for any new development for the benefit of local nocturnal wildlife and local amateur astronomers.	Thank you for your support.
Kirtlington Parish Council	[redacted]	Welcome that Parish Councils are to be consulted on this so that villages wishing to preserve their character and their view of the night sky can do so.	Thank you for your support.
Ian Stone	[redacted]	I am not in favour of the addition of further street lighting in Kirtlington. There has been a gradual increase in residential floodlighting, and measures to minimise additional strong lighting on developments should be implemented.	In the 2011 Kirtlington Plan the village voted against street lighting. The MCNP policy accords with this.
Nicole Clough	[redacted]	Suggest further emphasis on the effects of artificial light on biodiversity, in particular the impacts on invertebrate populations. Suggest this emphasis is applied not just to 'nature' areas but throughout areas impacted by dwellings where invertebrates can still potentially thrive. The following is a study which evidenced reduced abundance of and impeded development in moth caterpillars, which are crucial to the diets of many bird species (also in	Thanks for your support. Consider adding another criteria to MC8 to emphasise impacts on biodiversity esp invertebrate populations, and not just to 'nature' areas.

		decline), especially during breeding. Study/paper for reference: *Street lighting has detrimental impacts on local insect populations* *Douglas H. Boyes, Darren M. Evans, Richard Fox, Mark S. Parsons and Michael J. O. Pocock* *https://www.science.org/journal/sciadv*	
Chris Daly	[redacted]	Fully in favour. Sometimes driving back at night Heyford Park seems to be generating excessive light pollution.	Thanks for your support.
Bryan Paul Wordsworth	[redacted]	There has been significant deterioration in the quality of the night sky for viewing stars and planets since [redacted] From Lower Heyford looking north there were times when street and other lighting impaired the view of the night sky until 1994 when the airbase was decommissioned but thereafter there was a period when this aspect of the night sky was greatly improved. The last ten years in particular. have seen a considerable deterioration with much street and other lighting in Heyford Park. Until the past few years there were actually occasional opportunities to see the Northern lights but this is quite impossible now. The encroachment of light pollution from the east as Bicester enlarges has also considerably reduced the vision of the night skies in that direction too. No longer is it possible to see Sirius - "the dog star" clearly and Hydra, which sits low on the horizon has been impossible for a number of years. The enjoyment of clear skies and the opportunity to enjoy a fine view of the heavens, which one took for granted 20 years ago when I bought my 8 inch reflecting telescope, is now such a rarity that I now assemble it and am almost invariably disappointed when I do.	We hope that Policy MC8 will help to minimise light spillage beyond the boundary of Heyford Park.
Emily Daly	[redacted]	I support this policy	Thanks for your support.
George Daly	[redacted]	I support	Thanks for your support.

Martin Dale	[redacted]	The provisions in MC8 seem very good. If there are other provisions that come forth from the consultation I would advocate that they be included. +reducing Light pollution is important.	Thanks for your support.
Ann Haymes	[redacted]	There is no objective measure of light pollution. Measurement depends on location eg difference between town or Scottish Highlands. Do not want light pollution to creep here.	Asked her to send any examples of measurement.
Gillian Simmonds	[redacted]	Our dark skies are diminishing at an alarming rate. Again, I hope this can be rigorously enforced due to the huge impact on our rural localities, wildlife and increased energy waste.	Thanks for your support.
Neill Brodey	[redacted]	An American visitor commented to me recently that he was very impressed by the darkness of the skies in Somerton. The light spillage generated by occasional filming at the airfield shows how undesirable it would be to have it every night. Keeping the base dark is important because of its dominance over the valley.	Thanks for your support.
Paul Weaver	[redacted]	It is extremely important that care be given to this policy. Already with the numbers of dwellings at Heyford Park, the night skies are ablaze with light pollution. In the villages, the authorities are upgrading lamp posts to LED style, which have a much colder, whiter light output, giving a harsher appearance. No consultation with local residences or parish councils are made before these changes are actioned.	Thanks for your support.
Christopher Dobey	[redacted]	Minimise light pollution	Thanks for your support.
Mary White	[redacted]	We broadly agree with it. Is it possible to word it to limit light spilling upwards into the sky/ lost into the sky, to maximise dark skies where possible, not just beyond the site boundary?	To be considered.
LANDOWNERS, THEIR CONSULTANTS AND DEVELOPERS, IN			

RELATION TO THIS POLICY.			
Dorchester Group	[redacted]	See Appendix A3.8	
POLICY MC9: HOUSING DEVELOPMENT			
Helen Metcalfe	[redacted]	I am pleased with the requirement for a mix of dwellings; however, I wonder about the affordability of new build dwellings, whatever their size. Paragraph E traditional walls should be retained or repaired every time, not just "wherever possible"	Thank you for your support.
Jane Ryall	[redacted]	We need more social housing, although the lack of public transport is also a problem.	Thank you for your support.
Angela Stillgoe	[redacted]	Fritwell needs to absorb the new housing currently being built (Cala 28 homes) and don't anticipate needing more in the life of this plan.	This is consistent with our view.
Cass Talbot	[redacted]	Are there risks where the expansion and developments at Heyford Park do not happen for any reason, consequently putting pressure on unmet housing needs needing to be fulfilled by other parishes, including those within the MCNP?	There are indeed risks, as the Heyford Park development does a great deal to obviate the risks of unwanted development in rural areas. This remains a significant reason why Dorchester Living have a seat on the MCNP Forum. Even so, policies MC2 and MC3 address unmet housing need in two of our villages.
Jason Barlow	[redacted]	Agree with proposals	Thank you for your support.
Laurie Newton	[redacted]	Very much support emphasis on affordable housing for local people.	Thank you for your support.
Chris Mason	[redacted]	Cherwell Swifts Conservation Project. The current 2019 plan contains this provision - New buildings should wherever possible incorporate special bricks or boxes designed for swifts, and care should be taken in the repair of traditional buildings not to remove existing opportunities for birds to nest in eaves and other traditional locations.	Policy on inclusion of swift bricks should be reinstated. Note: Cotswold DC are recommending (in emerging Policy EN8) that "all new housing development should provide three swift bricks and opportunities for bat roosts within each new dwelling, located on a suitable elevation". We should consider doing the same.

		This does not appear in the new draft plan. Nor has it been replaced with stronger wording. Why not? There is no policy or regulation at central or local government level which covers the issue and our Swift population continues to decline. As far as I can see the only related reference in the new draft is a feeble aspiration about bird boxes. The 2019 plan has been useful for making comments on planning applications and elsewhere and even using that wording again would help; but since 2019 the continuing decline in the UK Swift population has resulted in Swifts being added to the Red List of Species of Conservation Concern in 2021, so I would suggest a revised wording in the new plan as follows: Swift bricks should be incorporated within developments (refurbishments, extensions and new build) to provide nesting and roosting opportunities for birds, including species under threat. The requirement is for Swift bricks because unlike other integrated nest bricks (House Sparrow terraces for instance) they are used by other Red-listed species, House Sparrows, Starlings and House Martins for instance as well as Swifts. Integrated nesting bricks are preferred to external boxes for reasons of longevity, reduced maintenance, better temperature regulation with future climate change in mind, and aesthetic integration with the building design. The bricks should be installed in accordance with best-practice guidance, e.g. British Standard BS 42021:2022, which recommends one Swift brick per dwelling on average in each development, installed at least 4 metres high. Care should also be taken in the repair of buildings not to remove or block up known nest places in eaves or other locations. If that is unavoidable, alternative nest boxes or bricks should be installed.	

		Please let me know what you think. Thank you.	
Celia Hawkesworth	■	A painstaking and thorough assessment	Thank you for your support.
Michael Shackleton	■	Yes, to a rebalancing of the ownership of homes but will require strong nerves against the developers who will say they cannot make money if there is too much affordable accommodation.	Thank you for your support.
Chris Mason	■	Agree especially with the proposals in Clause C	Thank you for your support.
Paula Harvey	■	I support this policy	Thank you for your support.
David Harvey	■	Generally in favour of the housing mixture (although it is difficult to see, in a development of only 10 houses, how 1% could be of 4 or more bedrooms). Parking provision is particularly important. At present, there is too much on-street parking which is particularly dangerous on the A4095 through the village.	Thank you for your support.
Margaret Forey	■	This section is excellent. Villages should not become middle-class enclaves. Retaining families allows for child-care for young families, support for the aged. When the Council moves people from Oxford into the village they hate it here - no shops, etc, little transport.	Thank you for your support.
Kirtlington Parish Council	■	Support. Matching housing development to local need is particularly important for the health of village communities. If villages are to stay alive as viable communities, young people need starter homes and older folk need to be able to downsize and/or move into bungalows to free up family homes. The needs and wishes of local people should be paramount, so it is good that this policy champions community-led housing development.	Thank you for your support.
Ian Stone	■	While I broadly agree with this policy, I believe that the proposed housing mix should favour smaller (1&2) bedroom housing to support local young people that wish to remain in the home villages.	Thank you.

Chris Daly	[redacted]	Fully in favour	Thank you for your support.
Emily Daly	[redacted]	I support this policy	Thank you for your support.
George Daly	[redacted]	I support	Thank you for your support.
Adrian White	[redacted]	As you know Cherwell and the other authorities are disputing the City Council's projections. Does the Census 2021 estimate of 3,642 dwellings for the wider area need to be revised if it draws on the same assessment?	We will seek advice from Cherwell DC on this.
Martin Dale	[redacted]	All the policy MC9 makes excellent sense and the supporting rationale is very strong. However, as always I am disappointed that whilst single storey and whole life usage is laudable I do not see any equivalent insistence on major things such as the houses being constructed to passive house standards. I would welcome the inclusion of at least a clause that all new housing/structures to be built to the Future Homes and Building Standards even though I worry that this standard may not go far enough.	We understand that such policies at neighbourhood plan level may not be enforceable. Further investigation needed.
Caroline MacLean	[redacted]	Can houses have obligatory design policies.	There are higher-level design policies in place at national and District level already. The proposed Community Land Trust is expected to have high standards amongst its policies for housing development in two of the MCNP villages.
Tina Ferguson	[redacted]	Disagrees with plan statement that 99% of new homes should be 3 bed or less. Thinks there should be more 4 bed and larger houses in plans. School and pre-school won't have enough children otherwise. Don't want this to be village for old people. What will happen if Heyford Park leave MCNP?	Recent private housing development locally has been criticised for being too expensive, largely because of the emphasis on homes with more bedrooms. Independent consultants have produced evidence to advise on type and size of homes needed. It is too early to say what impact this will have.
Rose Todd	[redacted]	People will buy smaller homes and then extend them. Can you stop extensions on proposed new homes in these developments?	The proposed Community Land Trust can maintain home sizes in perpetuity through its continued ownership.
Carl Tomlinson, Steeple Aston Parish Council Environment	[redacted]	The MCNP should insist that all newly built domestic properties should be carbon neutral. We ask the MCNP forum to require that all new development meets	Noted and PC to be made aware for consideration in planning applications.

& Sustainability Committee		Passivhaus standards. This will contribute to a reduction in carbon emissions during the life of those properties. The villages in the MCNP area contain many properties which are listed, or in conservation areas. National planning frameworks mean that the owners of those properties have very limited scope for the installation of solar PV panels, particularly if the southern elevation of the property faces the highway. This denies many householders in the Mid-Cherwell area an opportunity to make a significant reduction in their carbon footprint. We therefore ask the MCNP forum to seek the power to ignore, or be released from, the national planning framework which limits the installation of solar panels on listed buildings and in conservation areas, so that everyone who lives in this beautiful part of the world has the opportunity to reduce their carbon emissions.	Higher level planning considerations are not within our control, but we can discuss with Cherwell DC whether there is a way of relaxing controls on solar panels in the conservation area.
Rose Todd	[redacted]	Some control should be asserted over future development/extension of the new homes. Starter homes should remain small in perpetuity to give the next generation of young people an option to stay in the area. Ditto buildings for the aged/disabled.	See comments above.
Gillian Simmonds	[redacted]	I applaud the focus on smaller dwellings and those designated 'Affordable', both shared ownership and social housing. Enabling older and disabled folk to adapt their homes as their needs change is hugely valuable to promote thriving and socially coherent communities.	Thank you for your support.
Neill Brodey	[redacted]	Glad to see rules for housing mix. (See above re need for really low cost housing.)	Thank you for your support.
Mark Willis	[redacted]	I am concerned that additional housing on Heyford Park without more local services including GP services etc , will become a problem	See policy MC12 for health facility.
Christopher Dobey	[redacted]	Stop or at least pause further development	The Inspector at appeal (Richborough Estates) found that CDC do not have a 5 year land supply. This means that speculative developers have a greater chance of succeeding with planning applications for more housing. By supporting limited further

			development at Heyford Park and the surrounding villages, to our criteria, we aim to avoid speculative and aggressive developers encroaching further into our plan area.
Mary White	[redacted]	We understand the reasoning behind the housing mix and agree with it. We are not sure where this should go in the plan, but would like to see more emphasis, for residential development schemes, on favouring schemes focussing on meeting local needs/ offering properties to those with local links first. We think this is the main justification for any development in these villages which have limited public transport links among other issues and that is the basis on which we agree with the development policies. This is particularly the case given the relatively high CO2 emissions associated with transport in Cherwell, presumably because this is a rural area. We cannot see anything requiring new housing to use renewable energy/ other eco-friendly requirements eg including electric car sockets. Is this because this is in the existing local plan/ planning rules? Whilst it is understood that economics may militate against some measures, should there not at least be a general aspiration that developments should be as eco-friendly as possible? The Strategic Environmental Assessment plan recommends: “Support could also be set out through the MCNP for community renewable energy schemes, increasing renewable electricity and heat generation, as well as supporting low carbon building design and construction. This could help meet local and national targets for renewable energy generation and carbon emission reductions in the longer term.” Is there a policy along these lines in this plan? We cannot currently find it. If	Thanks for these helpful comments. We will investigate further.

		not, we are unclear why not? Some or all of this could at least be an aspiration in the community plan? It would be good to avoid another development like Coneygar Fields which does not fit well with the local vernacular, unlike Shepherd's Hill as highlighted in App K: "The eastern rural exception site has been more successful at following the local vernacular than the mid-to-late 20th century development in the village, using dressed limestone and slate roofs. The box form and size of the properties at the western rural exception site are however are out of scale with other development within the village," Is it possible to highlight the need to fit sympathetically with existing styles/architecture or is this covered by other planning policies (which did not, we note, prevent Coneygar Fields)?	
LANDOWNERS, THEIR CONSULTANTS AND DEVELOPERS, IN RELATION TO THIS POLICY.			
Abbeymill Homes – Tim Northey	[redacted]	Clause A of draft Policy MC9 seeks to set out a housing mix for new developments of 10+ dwellings with delivery focused upon 1, 2 and 3 bedroom homes, but effectively seeking to discourage the provision of any 4+ bedroom homes. The justification for this appears to be a desire to create a more diverse housing stock in the local area having regard to existing housing provision rather than being based upon evidence concerning local housing needs. This proposed clause is a concern as creating diverse new communities requires a wide range of house types to be	The policy is based on evidence provided to us by independent consultants. However, we will look again at this evidence and consider the points made.

		delivered, including larger family homes which would be prevented under this proposed policy. Furthermore, it is understood that the affordable housing register for the district includes a specific need for larger affordable homes of 4+ units to be provided. It is therefore requested that a review of the proposed housing mix is undertaken that allows for some larger family homes to be delivered to ensure housing choice to meet all housing needs in the local area.	
Dorchester Group and others	[redacted]	See Appendix A3.8	
POLICY MC10: SUSTAINABLE TRAVEL AND TRAFFIC CALMING			
John Sparrow	[redacted]	How can Ardley benefit from this policy?	Ardley, along with several other villages in the MCNP area with major through-traffic, can benefit from mitigation schemes that embody the place-making principles referred to in the Rationale, and as set out in supporting evidence.
Helen Metcalfe	[redacted]	Pleased with the traffic calming measures	Thank you for your support.
Jane Ryall	[redacted]	Traffic calming schemes never seem very effective (e.g. 20mph). Better connectivity route needed for active travel from North to Heyford Park.	Noted.
Angela Stillgoe	[redacted]	We need better connectivity for walkers and cyclists e.g. access to Heyford Park tracks from villages north of the base.	This is consistent with our view.
Jon Boyce on behalf of Fritwell PC	[redacted]	Traffic and Transport – would be useful to improve footpaths, bridleways and cycling routes across the MCNP area, including new paths created to join up sections of the current network. HGV routing and weight limits needed to avoid heavy traffic (except farm vehicles) on narrow country lanes.	This is consistent with our view.

		Effective rural road calming involves reducing the number of vehicles using the roads. Significant funding should be pooled to support bus services linking the villages with each other, Heyford Park for local shopping, health and sporting facilities, and local towns, jobs etc. Young people need to be included in the design of the services – evening and daytime.	
Jason Barlow	[redacted]	Goods traffic is already blighting local roads	Agreed. This policy aims to address the problem, albeit with the limited scope available to a neighbourhood plan.
Laurie Newton	[redacted]	Seems like a good approach, but nothing obvious on public transport.	Noted. Do we say more in the CAP?
Enilele Betobi	[redacted]	Does the MCNP support cycling?	Yes- that is one of the components of active travel.
Celia Hawkesworth	[redacted]	Good	Thank you for your support.
Michael Shackleton	[redacted]	The development of Heyford is an inevitable concern for residents of villages to the south, like Kirtlington. It will take great care to prevent intolerable levels of traffic, particularly at the beginning and end of the day.	A very important point about the development of Heyford Park and their traffic to/from the South. Traffic issues apply to the whole village and arise predominantly from through-traffic. Kirtlington's Traffic Calming Sub-Cttee has already got the road signage greatly reduced, because effective traffic-calming is not through signage. Instead, attractive traffic-calming features are being considered.
Emma Rhodes	[redacted]	The desire to embrace traffic calming measures puts this policy at odds with the aim to maintain the rural character of the neighbourhood. Incongruous traffic calming paraphernalia and ugly highway signage are ruining the rural character of our villages and the Mid-Cherwell area. With MCNP Forum support for further housing, traffic will then inevitably increase. Few drivers locally and nationally adhere to the draconian 20mph speed limits thereby rendering unnecessary the need to waste further council tax payers money on more ugly traffic calming measures	See comments above.
Marylyn Robinson	[redacted]	The traffic calming measures initiated over many years in Kirtlington have been a complete waste of money. Without	See comments above.

		enforcement the majority of vehicles do not comply with the speed limits. I have been overtaken by impatient drivers when I have been complying with the speed limit which is very dangerous.	
Louise Goodman	[redacted]	I DO NOT want more traffic calming in terms of road narrowing or chicanes. The amount of traffic is mostly an issue at rush hour and we already have bollards and signage on two of the roads in/out of the village. The only way to improve the amount of traffic coming through the village is to persuade people to get out of the cars and onto public transport - bollards and bloody annoying 20mph limits won't improve anything.	Interesting conclusion noted.
Paula Harvey	[redacted]	I support this policy	Thank you for your support.
David Harvey	[redacted]	Generally in favour, particularly regarding 20 mph speed limits. Reduction of heavy traffic on the A4095 would help but I doubt if this is possible.	Thank you for your support. Traffic issues apply to the whole village and arise predominantly from through-traffic. The issue is being constantly discussed with Oxfordshire County Council.
Margaret Forey	[redacted]	This is well-considered	Thank you for your support.
Kirtlington Parish Council	[redacted]	Support. Traffic, and particularly HGVs, using village roads as rat runs is an increasing issue and the policies for traffic mitigation and support for bus services are welcome. Weight restrictions would help to reduce HGVs	Thank you for your support.
Ian Stone	[redacted]	I broadly agree with this policy, but would not be in favour of poorly thought out traffic calming measures, and in particular any urbanising effects that they might have. Considerations around traffic calming are often based on emotional responses rather than objective evidence-led solutions.	Thank you for your support.
Victoria MacNamara	[redacted]	A, B and C: There needs to be much more joined up thinking across all statutory authorities and utility providers in relation to this. This should include the Highways authorities, National Rail, utilities providers.	Thank you.

		Nature recovery can work hand in hand with this too feeding into health and well-being. National Rail have funding for tree planting along the Charlbury line - and so they should here too. The utilities providers need to deliver net zero too. So I would be adding something about net zero here which implies these organisations should be approached as sources of funding and that above all they should all be in the room with MCNP and the Mid Cherwell Farmer cluster to deliver better outcomes	We will look into sources of funding for nature recovery to deliver net zero, and liaise with the Mid Cherwell Farmer cluster.
Chris Daly	[redacted]	Fully in favour	Thanks for your support.
Bryan Paul Wordsworth	[redacted]	When we moved to [redacted] we were fully aware of the fact that aircraft noise from the F-111s and some traffic irritation would be inevitable. However, the peak traffic flows at change of shifts in the air base lasted less than an hour and were trivial compared to the regular flows of heavy traffic through our village since the developments at Heyford Park, the opening of the M40 and the developments in Bicester, all of which have had dramatic affects not only on traffic numbers but also the nature of the traffic. The B4030 which runs [redacted] in Lower Heyford is designed as its name would suggest as a "B road" not a trunk road for heavy goods vehicles, coaches, motorway maintenance vehicles and high performance sports cars on their way for a weekend jolly in the Cotswolds at 80 mph. The loss of the local bus service in Lower Heyford is also yet another blow to those who do not own their own vehicles. Despite some changes to the speed limits recently implemented in Lower Heyford and the surrounding villages most of the through traffic continues to break the limit along B4030 - Station Road (specifically around the corner opposite the allotments). Since speed limits have not achieved a satisfactory result it seems that something like chicanes will be necessary. Similarly, recommendations regarding optimal routes for heavy goods vehicles do not seem to have the necessary	Neighbourhood plans are unable to have traffic policies, Oxfordshire Highways being the relevant authority. However, this policy aims to support our objectives under 'Traffic and Transport' in the Community Action Plan, which includes: Campaign for OCC to introduce weight limits at villages affected by HGV traffic as part of planning approvals for Bicester and Heyford Park. Urge OCC to provide resources for enforcing routing agreements, and to explore the use of cameras and HGV tracking technology.

		effect at deterring these unwelcome visitors from the village so weight restrictions must now be considered.	
Emily Daly	[redacted]	I support this policy	Thanks for your support.
George Daly	[redacted]	I support	Thanks for your support.
Martin Dale	[redacted]	This seems to me as entirely excellent and the rationale explains it very well. I wish the committee luck in effecting this.	Thanks for your support.
Lawrence White	[redacted]	No mention in plan of road improvements. These would be needed eg lane at Caulcott, if Heyford Park extension goes ahead. Can developers be forced to upgrade local roads?	County Council will require this where necessary. However, it is not MCNP's policy to urbanise country lanes. The extra Heyford Park houses proposed by others would, we believe, have access from Camp Road and not from Caulcott. Policy MC5 proposes a Local Gap to protect Caulcott.
Rose Todd	[redacted]	Better transport links are need for the area.	Noted.
Gillian Simmonds	[redacted]	Agreed	Thanks
Neill Brodey	[redacted]	The roads are in a terrible state, as evidenced by my recent damaged tyre. While roads are an OCC issue, the more houses and people, the worse the damage becomes. Rat-runs can be an unintended consequence of development. (Soho Farmhouse has put Somerton on the route for unnecessary and unwanted traffic). Bus routes from Oxford to Bicester through Heyford Park were useful when they existed. Again the challenge is funding.	Noted.
Paul Weaver	[redacted]	It is important that an holistic view is taken to traffic mitigation when in planning. Hamilton Baillie Associates provided a much softer, but equally effective approach to traffic mitigation than would be seen normally in planning applications. Care must to taken to seek views from the surrounding communities BEFORE any actions are taken.	Traffic mitigation is a key focus area for us. To date we have not been able to secure real funding for the surrounding villages to action any measures. Section 106 funds have been paid by Dorchester to the Local Authorities, but so far we have been unable to effectively access the allocated amounts.
Duncan Hedley	[redacted]	It would be wonderful if there was a path between Upper Heyford and Lower Heyford that could be used all year round. It is just not possible to use the tow path for much	Parish Councils have been in discussion with OCC Highways about the inclusion of a footpath along the Lower Heyford road. We will continue to request this, and potentially a cycle path.

		of the year and it is potentially a risk to life and limb to attempt to walk along the road during "rush hour".	
Christopher Dobey	[redacted]	Maintain current situation	With the advent of additional housing and businesses, we are seeing a large increase in traffic use on our rural roads. We do need to consider some traffic mitigation actions in order to relieve the burdens. We are working on Traffic Routing Agreements and also potential weight restrictions in order to minimise the HGV traffic. Further work needs to be done on restricting the amount of speeding traffic through the villages.
Mary White	[redacted]	We agree with it and such a scheme is likely to be needed for any development on Fenway.	Noted
POLICY MC11: LOCAL EMPLOYMENT			
Jason Barlow	[redacted]	New small businesses do not seem to be priorities and economic benefits to the local community are not clear.	Noted
Laurie Newton	[redacted]	Good policy. Too much inappropriate development in the broader area which is inappropriate in rural area without offering sufficient opportunities for well-paid employment or local economic benefits.	Thank you for your support.
Celia Hawkesworth	[redacted]	Approve	Thank you for your support.
Paula Harvey	[redacted]	I support this policy	Thank you for your support.
David Harvey	[redacted]	Again generally in favour of the proposals with policy MC11c being particularly important.	Thank you for your support.
Margaret Forey	[redacted]	This is very good	Thank you for your support.
Ian Stone	[redacted]	I agree.	Thank you for your support.
Chris Daly	[redacted]	Fully in favour	Thank you for your support.
Emily Daly	[redacted]	I support small scale development which would provide local employment in the neighbourhood area.	Noted

George Daly	[redacted]	I support new small businesses that provide local employment. The first sentence is ambiguous: 'Continued commercial use of premises providing local employment.... will be encouraged' - this may not preclude significant commercial use from extension of premises or intensification of commercial use. Lower Heyford is particularly sensitive to commercial traffic and HGVs from Heyford Park	Policy wording amended.
Jeff Sasin	[redacted]	Is it viable to have a web page specific for the 12 parishes devoted to businesses in this area. There are plenty of businesses tucked away that are hard to find using normal search engines with most searches ending up at Amazon.	Perhaps a role for the Chamber of Commerce?
Martin Dale	[redacted]	It is hard to foresee how inward investment and building of small businesses will affect the area. I am sure that all would be checked on a case by case basis. Perhaps a clause such as this might be included in the policy?	Development is already appraised on a case by case basis.
Mr and Mrs Utting	[redacted]	We would strongly encourage the strengthening of employment policy to ensure only appropriate development comes forward on employment sites. Criterion (d) in particular should be reworded to ensure all traffic is accounted for - not just goods traffic. Furthermore, we consider that the Neighbourhood Plan should identify the extent of employment sites such as Hatch End to ensure any future redevelopment sits within the defined boundaries rather than further encroach into the countryside. We consider that the policy as currently worded is vague and would likely allow for inappropriate development on employment sites. The identification of land between Hatch End and Lakeside Business Park as a Local Green Space would assist in clearly identifying where development is acceptable and where it is not.	Noted, thank you. Amended to read 'goods and other traffic....'
Rose Todd	[redacted]	A good idea. But a range of opportunities not just the service industries is needed.	Noted.
Gillian Simmonds	[redacted]	Agreed	Thanks for your support.

Neill Brodey	[redacted]	Again the bus routes should allow commuting to the larger towns in Cherwell.	Noted
Christopher Dobey	[redacted]	Needs to increase	Encouraging the right mix of employment is key to this challenge – building large warehousing that requires minimal staffing is not necessarily the correct approach. Supporting growth of the existing Innovation Centre might be an example.
Mary White	[redacted]	We agree with it.	Thank you
POLICY MC12: HEALTH FACILITY			
Unnamed	[redacted]	Why don't Cherwell insist on a new doctors' surgery, together with other necessary infrastructure, being provided as a condition of still further new housing at Heyford Park?	Different authorities are responsible for health, planning and traffic. There are signs of improved coordination, and this policy will support that.
Helen Metcalfe	[redacted]	Would welcome a health facility at Heyford Park	Thanks for your support.
Jane Ryall	[redacted]	A good idea, especially if public transport is provided.	Thanks for your support.
Angela Stillgoe	[redacted]	A good idea but needs local transport options	Thanks for your support.
Jon Boyce on behalf of Fritwell PC	[redacted]	Health facility needed, and bus transport for residents to get there	Thanks for your support.
Laurie Newton	[redacted]	Good if it can be achieved.	Thanks for your support.
Tim Coggins	[redacted]	Why do you say that MCNP is responsible for the opening of the Heyford Park pharmacy when this is not true?	MCNP provided crucial evidence to the NHS body that over-turned the earlier refusal for the pharmacy. The evidence was of wider demand for a pharmacy from communities surrounding Heyford Park.
Celia Hawkesworth	[redacted]	Would be most welcome	Thank you for your support.
Michael Shackleton	[redacted]	Eminently sensible	Thank you for your support.
David Harvey	[redacted]	In favour	Thank you for your support.
Margaret Forey	[redacted]	Desirable, though we go into Oxford for most things	Thank you for your support.

Ian Stone	[redacted]	Would be welcome, but transport links to other villages would be crucial.	Thank you for your support.
Chris Daly	[redacted]	Fully in favour	Thank you for your support.
Emily Daly	[redacted]	I support this policy	Thank you for your support.
George Daly	[redacted]	I support	Thank you for your support.
Unnamed	[redacted]	Is there going to be a new health centre at Heyford Park?	A site has been earmarked; we believe the authorities will act when the population size reaches their threshold level.
Martin Dale	[redacted]	An excellent proposal. Let us hope that personnel will be found to run it all.	Thank you for your support.
Rose Todd	[redacted]	Better medical facilities are definitely needed. GP centre a requirement.	Thanks for your support.
Gillian Simmonds	[redacted]	The vision of a Health Hub at Heyford Park, with sustainable / public transport from the villages is an aspiration which must not be lost. It is clear that a GP surgery is unlikely to be achieved in the near future but let's hope that it will become a reality in due course.	Thanks for your support.
Neill Brodey	[redacted]	Deddington is great, but a local surgery at Heyford Park sounds like a good idea.	Thanks for your support.
Unnamed	[redacted]	What is the position on a new health centre at Heyford Park.	The pharmacy is being run by an offshoot of the Alchester GP practice in Bicester, and it is expected that, in due course, they will pursue the creation of a new surgery on the site which has been earmarked for it at Heyford Park.
Paul Weaver	[redacted]	The inclusion of GP healthcare facilities at Heyford Park is a growing issue. Local GP's can no longer take on new patients and with an ever increasing population, Heyford Park Residents will be travelling far further to access these services, than should be expected.	See comments above.
Christopher Dobey	[redacted]	Visiting doctor?	Alchester Medical Group provide on-site consultations with a Practitioner at the new Heyford Park pharmacy.
Mary White	[redacted]	We agree with it. Anecdotally we are aware of people in Steeple Aston who had to register with a GP in Woodstock due to Deddington closing its lists. There is no public	Thank you

		transport at all in that direction and no regular public transport from Steeple Aston to Heyford Park. However, any measure that took pressure off Deddington surgery might improve the Deddington service for Steeple Aston residents.	
LANDOWNERS, THEIR CONSULTANTS AND DEVELOPERS, IN RELATION TO THIS POLICY.			
Dorchester Group	[redacted]	See Appendix A3.8	
POLICY MC13: NEW CEMETERY			
Jane Ryall	[redacted]	More cemetery places are needed in the area.	Thanks for your support.
Angela Stillgoe	[redacted]	We do need a new cemetery in the area	Thanks for your support.
Jason Barlow	[redacted]	Welcomed	Thanks for your support.
Tim Coggins	[redacted]	Why has this policy not used the wording requested by Heyford Park parish council?	The policy was amended in the Reg 14 version.
Celia Hawkesworth	[redacted]	Essential	Thank you for your support.
David Harvey	[redacted]	In favour	Thank you for your support.
Margaret Forey	[redacted]	Will soon be needed; churchyard will not hold many more.	Thank you for your support.
Ian Stone	[redacted]	I have no objection.	Thank you for your support.
Chris Daly	[redacted]	Fully in favour	Thanks for your support.
Emily Daly	[redacted]	I support this policy	Thanks for your support.

George Daly	[redacted]	I support	Thanks for your support.
Martin Dale	[redacted]	Agreed	Thanks for your support.
Rose Todd	[redacted]	Probably a good idea.	Thanks for your support.
Gillian Simmonds	[redacted]	Agreed	Thanks for your support.
Neill Brodey	[redacted]	Will be needed. Very sensible.	Thanks for your support.
Ian and Veronica Lough-Scott	[redacted]	It is essential that the Heyford Park development has its own cemetery.	Thanks for your support.
Paul Weaver	[redacted]	This is a much needed facility at Heyford Park - without question.	Thanks for your support.
Christopher Dobey	[redacted]	Possibly	[redacted].
APPENDICES			
Emma Rhodes	[redacted]	APPENDIX 3: HOUSING NEEDS Affordability is about more than the acquisition of the house, it's about the relationship between the acquisition and the cost of living and its effect on income. The affordability of the house itself matters little if the cost of living burden is too high for the occupants to cover essential living expenses. The desire to be seen to support the building of 'affordable homes' is an empty gesture made more often than not by middle-class homeowners happy to support schemes with little concern for the model of funding adopted to pay for these subsidised houses but unwilling themselves to sell their own homes for much less than they paid for them thereby contributing to the constant increase in prices. Government and central bank policy actively encourages,	Considering growth (and sites for it) in Kirtlington is difficult. Yet, if the village is to thrive as a living community, there exists a need for appropriate affordable homes for young people and for older people who wish to down-size. We recognise the need to allocate sites, but quantifying the number of dwellings is problematic given the infrastructure issues in Kirtlington and the uncertainty about the number of dwellings being allocated to the village by CDC in the Local Plan. The recommendations recognise CDC's draft Local Plan which currently allocates 500 houses between the 11 larger villages in the district. Kirtlington is one of those 11 villages expected to accommodate that housing. In an attempt to build affordable homes in Kirtlington, the MCNP and KPC are looking at setting up a Community Land Trust for the village. Everyone in the village will then be given

		contributes and profits from high house prices by facilitating asset price bubbles and speculative behaviour. APPENDIX 6: HOUSING SITE ASSESSMENT Lack of any evidence as to how the MCNP Forum agreed to the additional number of houses in Kirtlington.	the opportunity to support the project as a tangible way of overcoming the inequalities in the housing market thus identified. Kirtlington is already committed to providing a site/sites for 17 houses. The village needs to play its part in meeting the acute housing needs of the district. The numbers of houses suggested on the sites to be allocated has been dictated by their size and the application of densities in keeping with the character of the village. Our task has been to find sites for the type of housing needed by the village in locations where the village wants it to be and in sufficient numbers to satisfy the District Council. The alternative would be for CDC and developers to decide on the locations and the amount and type of housing according to their own interests and preferences, rather than what Kirtlington's parishioners themselves would want.
Kirtlington Parish Council	[redacted]	Full support for Appendix 6	Thank you for your support.
Chris Daly	[redacted]	Not sure I could find these, but if they are as logical and sensible as the rest of the document, then I do not regard this as an issue.	Thank you for your support.
Adrian White	[redacted]	Rural Exception Sites - as two sites have been identified is there any planning or legal restriction preventing their development within say the next 5 years if a planning application is made to Cherwell which would prevent say all 59 houses being developed on the four sites at the same time?	If RESs were to come forward in Steeple and Middle Aston independently of the policies in the NP, then the allocated sites may not all be required. However, the respondent is correct in pointing out the absence of a limitation policy on total numbers, which will be addressed.
Martin Dale	[redacted]	The appendices are a complete study in themselves. I assume that their contents helped the team to make the consultation document and the CAP. There is a vast amount of information within the appendices and frankly I cannot hold what is in them. I am grateful for the summaries of each section. The only section that I would like to comment on is the section on our CO2 emissions being higher than average. I would ask the team to point	Noted; this issue is in the main not within the scope of the NP to influence. The ranking of CO2 emissions in AECOM's SEA report in relation to various development options does not take into account the background CO2 level to which the respondent refers. It is a fair criticism. However, even if it did, it would not change the relative rankings of the options.

		out to whoever oversees this document, that we have 3 major sources of CO2 emissions nearby that other areas may not have namely: a railway using only diesel train going through the valley sometime every few minutes where the emissions can hang; the M40 which though it only crosses our area in the North east corner actually boundaries the whole of it and Oxford airport which makes above average CO2 whenever a plane takes off. Many of these planes are jets which give out a lot of emissions, plus the average wind direction is southwesterly which naturally drives the fumes direct from the airport towards us. Equally the flight path to landing crosses virtually the whole of the area north south. Whilst wind may diversify pollutants there will inevitably be above average emissions around because of the above.	
Merrik Baggallay	[redacted]	More Local Green Space needs to be allocated in Steeple Aston	See comments on policy MC6 above.
Keith Murray	[redacted]	Why was Jean Conway ([redacted] excluded from the Kirtlington site assessment team?	The local team was of the view that Cllr Conway had conflicts of interest in her roles as a District Councillor and Parish Council chair, and as a landowner of a site under initial consideration, that might influence her judgement. She was however asked to be a member of the wider assessment group, and took part in this.
Jean Leeming	[redacted]	It would be good to hear more detail about how the site assessment process was conducted	There is a great deal of detail about that in Appendix 6, which should answer all reasonable questions about it.
Cllr Simon Holland	[redacted]	First of all, I think Local Plans, and specifically Neighbourhood Plans are extremely important, so it's very important to get these things right. So, having read through this, one of the things that jumps out at me is as follows: there is a number mentioned in Appendix 6, that's this number 46, which seems to be an extrapolation of a whole villages' number, which was from a withdrawn consultation document that has no relevance in fact, so why is that included in Appendix 6 and doesn't this sort of thing facilitate a false narrative?	The review of the MCNP was commenced in the context of CDC's emerging Local Plan (the 'withdrawn consultation document') and whilst the figure of 46 homes for Kirtlington may not be the final one, it is highly relevant, and we would be foolhardy not to take this as a good indication of officers' recommendations to councillors. The MCNP's recommendations recognise CDC's current draft Local Plan which currently allocates 500 houses between the 11 larger villages in the district. Kirtlington is one of those 11 villages expected to accommodate that housing. That being so, it is considered highly likely that the larger villages will need to take

			some additional housing. As most of the larger villages have expanded considerably in recent years, and Kirtlington has not, the pressure to accommodate some housing in the village is real.
Cllr Simon Holland	[redacted]	So, despite there being no demonstrable evidence, there's no housing needs assessment on the village, just the general one for the er, from Mid Cherwell. But, there's no demonstrated, demonstrable need for housing. So why is the number increased from 17 to 37 bearing in mind my question as well?	Quantifying the number of dwellings is problematic given the uncertainty about the number of dwellings being allocated to the village by CDC in the Local Plan. The recommendations recognise CDC's draft Local Plan which currently allocates 500 houses between the 11 larger villages in the district. Kirtlington is one of those 11 villages expected to accommodate that housing. Although agreed that there is no up to date housing needs assessment for the village, CDC is producing that evidence now in time for issue of the Reg 18 consultation in Autumn/Winter. If that evidence was made available to MCNP ahead of the issue of the Reg 18 and we could work together, then Kirtlington could consider sites to meet that assessed need. Without the identification of sites, we fall on the mercy of developers every time CDC fails to demonstrate a 5yr Housing Land Supply. The number of dwellings now proposed is driven by the capacity of the sites selected in the site assessment process. Note: MC3A is allocated for up to 14 units and MC3B allocated for up to 21 units, thus 35, not 37.
Cllr Simon Holland	[redacted]	Thirdly, you say you've worked very closely with CDC, so why did you completely ignore the planning officer's report and the result of the planning meeting only a week before your Forum meeting and why are you trying to push a site that the council has found to be completely unsuitable?	KPC and the majority of Kirtlington's residents have supported the previous applications for housing at Jersey Cottages. It should be noted that all the sites assessed by the MCNP in Kirtlington, where there have been past planning applications, have been refused planning by CDC at least twice over the last ten years. The MCNP recommendations acknowledge at the outset that there are no unproblematic sites in Kirtlington. We consider that the potential level of harm to heritage assets at MC3(A) was overinflated in the planning officer's report and that any

			perceived harm can be outweighed by the benefits of developing this as the best of the available sites.
Cllr Simon Holland	[redacted]	Fourth, if Corner Farm wins on appeal, will you amend your site selection and will you continue to push for 37? or would that be treated as a windfall site? And then this is an iterative process, of course, and your proposal hasn't even had first review from CDC. If it condemns your chosen site as being unsuitable, in other words, being consistent with what their planning officer said, then you have to come up with an alternative. Could I ask you, where is that alternative?	The outcome of the current appeal for Corner Farm is unlikely to change the proposed site allocations for Kirtlington and yes it would be treated as a windfall. Depending on the amount of support for site MC3A, it is possible that CDC will accept the choice of this site as that preferred by the majority of villagers. The alternative site is of course MC3(B).
Cllr Simon Holland	[redacted]	There was something you said about insurance, and I don't really understand this, so perhaps you could explain it, but if you put into the Neighbourhood Plan a number for development, that means you will almost certainly get that development. I used to be a developer, I would have thought that was a developer's charter, because if I looked at those sites, I'd go, "Oh good, Kirtlington Village, wants 37 houses or 35 houses or whatever it is, they are not going to get them on the registered park and garden, so what I am going to do is option every other site in Kirtlington and your site assessors have very kindly laid them all out for me and then, with the power I have as a developer, I can tackle each one of those sites to get my 35." So, I don't see what insurance that is, I take it as quite the reverse. I mean the position at the moment…. Our Neighbourhood Plan, which is excellent in many ways, but it has a number for this village, 17. Outside the Neighbourhood Plan, if we were to be just reliant on the Local Plan, the pressure on this village to have houses at the current moment is zero and that's because villages aren't allocated individual amounts. Large amounts are allocated to all the villages.	Without site allocations, all land contiguous with the Settlement Boundary could be promoted for development and some of those sites are capable of accommodating hundreds of houses. This village doesn't want or need hundreds of houses; it needs enough to sustain existing facilities and provide genuinely affordable houses (e.g. through a Community Land Trust). In identifying sites for development and defining a direction of travel and a maximum quantum for development during the plan period it is hoped that this will give some reassurances to residents that those sites preferred by the majority will be developed first and the village will not be forced to accept excessive numbers of new houses that would be disproportionate to the existing size and settlement pattern of the village. It is agreed that the larger villages have taken on an enormous amount of development in the last 10 years though Kirtlington has not. The previous Local Plan housing numbers allocation of 750 units across Cat A villages has been exceeded, with applications lodged every time there is a lack of a 5 year HLS. It is this scenario that we are trying to protect the village against. It is not a cast iron guarantee, as demonstrated by Adderbury, who had a Neighbourhood Plan and still ended up having to take substantially more housing than they had anticipated, but we are trying to ascertain the wishes of the villagers and get a

		And as you all know, what has happened in Cherwell over the last 10 years is there has been an enormous amount of development, not in this village, but that has absorbed the housing allocation for the villages. So here we have the irony is that putting in 17 means that we'll probably get 17, whereas we wouldn't have to take any if it was without that. We should only be building according to what we need in the village, not what other people say we need. So please explain how the insurance policy works, because it seems to be the reverse in my understanding.	plan-led system in place to direct development in the way villagers want without this being dictated by developers or CDC.
Mark Harrison	[redacted]	Just going back to the site selection process, can you perhaps tell me why the site assessment team for Kirtlington were chosen? I ask that question because I question a little bit of an independent view perhaps being needed due to the obvious personal views, preferences and perhaps biases of the people involved, we're all ultimately biased by our own individual views anyway.	The assessment team comprised four core members, plus four additional advisors, all of whom are village residents and who all have a current or former mandate to serve the best interests of the village impartially. (Chair of KPC, past chair of KPC, past parish councillor who had had responsibility for planning, current planning advisor to KPC, two democratically elected members of current KPC and two elected Kirtlington members of the MCNP Forum).
Jamie Elwin	[redacted]	You started by saying that Cherwell District Council had identified the need for 500 houses in 11 villages. That is correct. In which case that's roughly 50 per village of which we are one. So somehow, room for housing has to be found, if not on this site. I think somebody also asked you earlier, have you got a plan B? And I think I would reiterate, have you got a plan B?	We are aware that all the sites assessed by the MCNP in Kirtlington where there have been past planning applications have been refused planning by CDC at least twice over the last ten years and to date no other suitable options have been identified. MCNP Forum will monitor decisions affecting Kirtlington and finalise its policies in the light of these and consultation responses. At this stage we can not say whether we will have a Plan B for Kirtlington.
Mary White	[redacted]	App 2. Strategic Environmental Assessment. Our mistake but we had not realised that this environment report is largely a desktop exercise and does not really consider wildlife/the wider countryside/biodiversity in any detail at all. If effective action is to be taken to enhance biodiversity, we need more detailed information based on	Thanks for your helpful comments. Regarding App 4 and protected views, unfortunately MCNP Forum does not have sufficient resources to commission revision of the consultant's report to include all the views included in policy MC7.

		physical investigation about what is currently in this area and what might realistically be improved. See our comments under 'Community Action Plan'. 6.24. This only mentions a crushed rock mineral consultation zone for ironstone. From the OCC map we found, it seems likely that the proposed sites in Steeple Aston are part of the Duns Tew soft sand consultation area? (We now see this is mentioned at 9.43 but should also be mentioned here). Minor detail. 6.25 states no watercourses run through…the three settlements. There is a stream running through the middle of Steeple Aston, if that qualifies as a watercourse. App 4, Landscape architect's report. This does not seem to include any review of the views suggested for protection around Steeple Aston. See our comments above as we do not understand the rationale behind some/ wonder if others have wrongly been omitted. It may be the views were already in the existing neighbourhood plan but in that case we are not sure the latest map and description accurately reflect all of them, see above? Green space assessment 4.4 (community orchard Steeple Aston). "Historic significance" might also include that it is part of the central green space of the village? We note the designation as green space is supported. App 5. Treescapes report. This is potentially interesting but we cannot readily see where the information for all the mapping has come from, e g the map showing existing species rich grassland. The report says that the hedgerow map is not accurate, and indeed it is not. We assume this is a desktop report only. We are unsure if the report is accurate enough to provide useful information. Obviously, tree planting may be in principle desirable but not always,	

		for example, if it replaces long established undisturbed grassland or other biodiverse habitat. App 6. Site assessment report. Since this was drafted it has become apparent that there are restrictive covenants relating to site SA3 which should mean that the site should be rated 'not available because of potential legal impediments'.	To be considered.
OTHER COMMENTS			
Peter and Carol Rigby	[redacted]	We fully support all the various proposed changes to the Mid-Cherwell Neighbourhood Plan of 2019 contained in the revised pre-submission consultation version. We would also like to thank you for the hard work in producing the document and in explaining face to face in village meetings.	Thank you for your support.
Unnamed	[redacted]	Is the referendum an effective way of seeking support for approval of the neighbourhood plan?	It is the only way we have available and allows everybody to participate. 1,365 people voted at our initial Referendum in 2019, 91% of whom were in favour of adopting the Plan. The turnout was higher than for local elections.
Unnamed	[redacted]	Why are Cherwell proposing to extend Heyford Park on to greenfield sites, apparently against their own policy?	CDC appear to regard the brownfield areas of the former airfield as inviolable because of their historic status. As to why greenfield sites are being allocated in the revised Local Plan, that is a question for CDC. MCNP has objected to this.
Unnamed	[redacted]	If Heyford Park do succeed in leaving the MCNP designated area, will that result in a loss of the influence of MCNP on planning decisions?	It is too early to say.
Unnamed	[redacted]	There was a proposal some years ago for a new passenger rail station to be called Heyford Parkway. Shouldn't such infrastructure improvements be required before any further expansion of Heyford Park?	The current proposal by the Dorchester Group is to secure a new passenger station at Ardley, which they believe will support much greater expansion of Heyford Park.
Colin Smith	[redacted]	First many thanks to the MCNP Members/Volunteers for all their work in developing the 2040 plan. Having a local neighbourhood plan is of course better than not having one, otherwise it would leave our parishes in a	Thank you for your support.

		"wild west" development situation with widespread developer speculation. Whilst the MCNP 2040 proposal has merit, I have some reservations/concerns about it [redacted]	See our responses on p.7 and p.14
Helen Metcalfe	[redacted]	As a resident of [redacted] who has supported recent small developments as a means of revitalisation, and recognising that all villages should take their share of the much needed extra dwellings, I am pleased to note that Fritwell no longer appears in Policies M2 and M3. Merely to thank the members of the Forum for the work involved and the consultation document that successfully meets the needs of a diverse group of villages and their residents.	Thank you for your support.
Jon Boyce on behalf of Fritwell PC	[redacted]	Housing developments are covered by policy but not major capital projects. (Although the following comment does apply to housing developments as well). Possibly consider asking CDC to consider CIL. CIL and S106 planning obligations are separate infrastructure funding sources. S106 agreements address site-specific mitigation required to make a new development acceptable in planning terms. Whilst CIL addresses the broader impacts of the development). This could be important for Warehouse developments around the MCNP area. In addition, S106 is planning centric while CIL seems to be more aligned to the immediate needs of residents affected by developments. This might be considered for the Community Action Plan. FPC feels that the Briarwood materials included require more simplification and clarity to facilitate better navigation of the information	CDC are once more considering introduction of CIL. MCNP unfortunately does not have the resources to ask our consultants to revise their documents.
Rob Jones	[redacted]	Does Fritwell Parish Council (FPC) have a say in the decision on whether the MCNP policies will be enforced? Are FPC obliged to follow MCNP policies? Does FPC have the power to veto MCNP policies?	FPC are members of the MCNP Forum, and most decisions of the Forum are taken on the basis of majority views. Policies in the "made" Plan form part of the District planning process affecting all planning applications. All parish council members retain the right to take a different view on planning matters to

			those of the Forum, and can and do submit separate representations when necessary.
Unnamed	[redacted]	When it comes to the stage of examination, can you get an unsympathetic examiner? Who nominates the examiner?	MCNP Forum is consulted by Cherwell DC when they are appointing an examiner for the NP. We can nominate alternative candidates if we wish. Most examiners are experienced and have good reasons for the recommendations they make.
Cass Talbot (Miller-Jones)	[redacted]	The online form only allows comments against one policy. If you indicate more than one the second one overwrites the first.	Noted. This was corrected during the consultation period.
Laurie Newton	[redacted]	Just that I lost the beginnings of my first attempted submission because the 'Save and Continue Later' button seemed to crash the system!	Noted.
Tim Coggins	[redacted]	Why has the MCNP Forum agreed to payment of an honorarium when they have seen legal advice that it is an incorrect use of public funds?	The advice received by Heyford Park Parish Council was not legal advice and was anyway based on incomplete briefing. The Forum voted by a majority that an honorarium could be paid, subject to conditions being met. To date no such payment has been made.
Enilele Betobi	[redacted]	As Heyford Park is a growing community, and the only one that is doing so in the MCNP area, how does the Forum justify having policies that do not focus principally on providing facilities at Heyford Park?	CDC advised MCNP Forum when it started preparing the MCNP that it should not include policies regarding development of Heyford Park, on the grounds that it is a strategic development site covered by policies in the Local Plan.
Enilele Betobi	[redacted]	Why are the minutes and finances of the MCNP Forum not made public?	Both are available to all the member parish councils. However, the MCNP Forum is not a public body, subject to the same regulations as parish councils. Minutes can be found on the MCNP website.
Paul Weaver	[redacted]	Would like to propose a meeting between Heyford Park PC and members of the Forum to try to resolve the current issues.	Noted.
John Harrison	[redacted]	[redacted]resident and a fisherman of the River Cherwell for 50 years plus. The comments I have are on Sewage treatment: I didn't see sewage treatment mentioned in any of the policies or community action plan aspirations in the MCNP.	Utilities providers are consulted as part of the planning application process for new housing developments. We know that in several parts of the MCNP area, including Kirtlington, residents already experience problems with the disposal of sewage, and that the system is in need of investment. MCNP policies, however, cannot require this to happen, and neither

		Any development is going to produce sewage which must be properly treated before discharge into water courses and the River Cherwell. Before any development is allowed the existing sewage treatment works which will serve the developments must be assessed for their ability to deal with increased sewage volumes. Sewage treatment works which are assessed as poorly performing, undersized and frequently discharging untreated sewage must be improved BEFORE development is permitted. The River Cherwell has been in decline for decades due in part to sewage treatment capability not keeping up with development The construction of the M40 and industrial development in the M40 corridor, the growth of Banbury, Bicester, Heyford Park etc. has led to decline of water quality in the River Cherwell as sewage treatment works discharges and road run-offs have increased with inadequate treatment. The MCNP should address the need for improved sewage treatment with increased development and should have an aim or ambition to halt the decline of the River Cherwell and improve its water quality. The environmental aspirations in the Community Action Plan should be beefed up and there should be policy on Environment. There is more in the MCNP on light pollution than on water pollution. Light Pollution has its own policy - Policy MC8. Water Pollution should also have its own policy. Developments should not be spread around the mid cherwell parishes on a fair share basis. They should be spread around on an 'infrastructure capability to support development' basis, eg where a Sewage Treatment Works (STW) is currently underperforming and has no capacity to support additional development no development should	can those of the local planning authority. It is a severe weakness in the planning system. We can, however, address the issue in the CAP, and will do so.

		be permitted - or development will only be permitted once necessary STW upgrades are completed , or at least started. In an area or parish where a STW is performing well, meeting all its discharge consents and has capacity to treat more sewage then that area should take a higher proportion of the required development in the Mid Cherwell area. If we, the water companies and the government are serious about cleaning up our rivers adopting this strategy would be a step on the long road to achieving cleaner rivers.	
Elizabeth Russell	[redacted]	I truly believe this will not be handled correctly; there are too many conflicts of interest.	Noted.
Richard Milliken-Smith	[redacted]	It looks to be a foregone conclusion that development of new housing will happen in the village of Kirtlington and discussions right now continue as to where, in a village that already suffers with traffic issues. As has been the way in the past in the decision making process within the village little or no consideration goes into the future and is always about what is best for now. A survey has been done on Place Making within Kirtlington and has suggested both North and South Green to be utilized. Great idea but what space is being made available for residents around both greens for parking and also morning and evening parking for parents dropping off children to school along with North Green being used as a coach stop for children going to other schools out of the village? It is already clearly shown on maps that areas 1-4 and 7-8 are the most likely with areas 1-4 being of major concern with access via the already dangerous corner of Corner Farm. How do the planners intend to make this access safe for the first Area 1 development which will undoubtedly make sites 2,3 and 4 favourable for future development? At some point the original access used will not be able to	We understand and share your concerns. Sites 1-4 are not being proposed for housing allocation.

		cope which will lead to opening traffic onto Mill Lane (a bridleway) placing pressure on traffic on over North Green. One does not need to be a rocket scientist to work out the eventual outcome with pressure already on the main road passing through the village (along with complaints from villagers and Parish Council concerns) that a bypass for the whole village will be constructed to the East of the village to alleviate this issue. The obvious route being from Corner Farm to connect into Akeman Street. This has been done in other villages in Oxfordshire — Middleton Cheney to name one. It is on these future grounds I have my concerns and strong objections to proposed Sites 1-4.	
Paul Clifford	[redacted]	I am concerned by the apparently rigid adherence by some parish councils and the district planning authorities to the "historic settlement" of the villages in the plan area. The two most recent planning applications in Kirtlington (one at Corner Farm and the other at Jersey Cottages) were both turned down by Cherwell's Planning Committee at least in part on the grounds that the proposed developments extended, in their view, beyond the historic settlement. The determination of the former site was rejected solely on that ground. What worries me about this is that the logical conclusion of such a policy is to regard the village as, in effect, frozen in time. If new houses may only be built where our forebears built and nowhere else, villages will be in danger of becoming ossified. We shall be limited exclusively to the occasional piece of very minor in-filling but no expansion of any kind, however modest, can ever be allowed. It seems to me a very odd policy to shackle the needs of the present, let alone the future, to the walls built in previous generations when housing considerations and pressures were very different from those we now face. The need for additional homes nationally is probably more acute now than it has been for many years, possibly in our entire	We agree with the main point being made here. The character of a place is partly dictated by its incremental and historic development and the settlement pattern that it creates and Kirtlington has a traditional linear pattern. Building houses on the Corner Farm site is considered to be contrary to that pattern, extending beyond the historic route of the Woodstock Way which has always been a limiting feature to the expansion of this traditionally linear village on its western side. Instead, we propose development of sites that we feel could be acceptable in historic terms.

		history, and yet by insisting on limiting what might be possible in our villages to within the boundaries of what history has bequeathed us, we constrain our ability to meet it. I should like to propose instead that a policy is adopted whereby development may be permitted on land which would extend beyond the historic settlement in a manner which is “modest, reasonable and proportionate”, provided that it met all other necessary planning criteria (as now). I think that is the least we should do to play fair by the present and future generations.	
Celia Hawkesworth	[redacted]	Just to say an enormous thank you to all involved for such an admirably comprehensive and detailed plan. The possibility for residents to feed into it is very welcome. I am particularly excited by the prospect of a community land trust being established in Kirtlington to influence planning in a proposed development area. It’s a tremendous achievement and we are all in your debt.	Thank you for your support.
David Pratt	[redacted]	I fully support the 2024-2040 MCNP. Congratulations to all those who have worked so hard to reach this plan.	Thank you for your support.
Keith Murray	[redacted]	Please take note that I object in general to the Mid-Cherwell Neighbourhood Plan for the following reason: It is unclear from the MCNP website whether or not the group that has put together the MCNP is in fact a legal ‘qualifying body’ in accordance with the Act. I would therefore be grateful if you would set out in detail, and by reference to the Act provisions, how this body satisfies the requirements of a qualifying body. I object specifically to the findings of the group purporting to represent Kirtlington for the following reasons: The guidance states ‘A qualifying body should be inclusive and open in the preparation of its neighbourhood plan or Order and ensure that the wider community’: Is kept fully informed of what is being proposed, is able to make their views known throughout the process,	The qualifying body of the MCNP Forum is Ardley with Fewcott Parish Council. The fact that there is already an adopted MCNP demonstrates that all legislative requirements have been correctly followed. By undertaking this consultation, the preparation of the plan and its recommendations to date, we ensure open discussion by the wider community. Each of the participating parishes has had local engagement meetings, website presence, and social media activity. The regulatory process governing consultations for NPs is much more rigorous than that for Local Plans and we are adhering to that process. The scale of response in this document is evidence of its effectiveness.

		has opportunities to be actively involved in shaping the emerging neighbourhood plan or Order.	
Jan and Dave Sprake	[redacted]	After attending a meeting in Kirtlington on Wednesday evening, presented by Martin Lipson, I would just like to say how much we appreciate the obvious hard work and dedication put in by all those involved. I'm sure you all thought it a thankless task at times! But this enormous effort, put in by local volunteers with their own communities in mind, is very impressive and well thought through. So, it's a thumbs up and thanks from us. We just hope those who make the decisions listen to your sensitive and sensible conclusions. [redacted]	Thank you for your support.
Mark Harrison	[redacted]	This question is really around the needs of the school in the village. It probably applies to Steeple Aston as well. I understand that both schools are struggling with the numbers. It strikes me that a significant number of houses are needed, not only in the north of the village, but also at Corner Farm and the other site to ensure that we get the required numbers over the coming years to keep the school viable. We need houses, we need modest houses, with the sort of people who will send their children through the school education system at least to year 6 as far as the primary school is concerned. I just wondered how much emphasis on the future of the school is put in the thought process?	Thank you. The continued health of all aspects of life in the larger villages, including school rolls, is a key reason for supporting some additional housing in these villages.
Peter Shaw	[redacted]	I'd just like to reiterate what Tom said about affordable housing and keeping things in perspective. I hope the developers, what we want are the developers telling us what they propose. But just from my point of view, I'm just a little confused as to how the system works. You probably explained this when you were talking about it initially. Does the Mid Cherwell Neighbourhood Plan have the ability to circumvent what the CDC decide? And given that that blue area MC3A was turned down twice by the	The review of the MCNP will be subject to Examination by an independent examiner. That examiner can decide, after weighing up the arguments put forward, in favour of the housing allocation policies that we put forward. Such policies then have to be given weight by Cherwell DC when decisions are made about planning applications for the sites in question. In the case of an appeal against refusal, MCNP's policy supporting development also has to be given weight.

		CDC, does that not mean we are getting nowhere because CDC will not allow it in the first place?	
John Harrison	■	The Wolf Development, which is going to end up putting more sewage into the sewage treatment works, and then that goes into the River Cherwell. Does anyone at the time do an assessment of the existing sewage treatment works and their capacity to take it into development?	We believe that the Wolf development is on the wrong side of the watershed to discharge into our part of the River Cherwell and is more likely to discharge into Gallos Brook and from there into the River Ray (like the rest of Bicester). The quality of our stretch of the Cherwell is currently much better than the Ray at Islip. The responsibility for the assessment of capacity of local sewage treatment works falls to Thames Water
Michael Shackleton	■	This questionnaire is very user friendly!	Thank you for your support.
Emma Rhodes	■	Strongly disagree with the refusal of sites that are less than 5 houses. 'Infilling' allows for more sensitively designed houses appropriate to their surroundings and more opportunities for self-build housing. The emphasis should be on smaller developments promoting high quality design that positively contribute and maintain the characteristics of our local landscape.	Kirtlington's housing needs include social and affordable housing. The law allows small developments with no need to include social housing. There is no restriction on sites of less than 5 houses, i.e. windfalls, coming forward and each will be judged on its merits. Such 'infilling', however, does not help in the provision of affordable homes. Smaller developments do not necessarily mean they would be more sensitively designed. The quality of any development in the village should be high regardless of its size.
Peter Shellens	■	I bow to the very intensive work of the authors of the report who have ensured they have gathered all considerations to be balanced. I support the proposals. Thank you.	Thank you for your support.
Mark Chacksfield	■	I think that the whole proposal is excellently approached and thought through. I commend those involved and am fully supportive. Thank you!	Thank you for your support.
Chris Mason	■	I have already made a comment about the fact that the previous plan supported the inclusion of swift bricks, questioning why it has now been omitted. I hope that a Community Land Trust can be established.	Agree that policy on inclusion of swift bricks should be included in NP. Note: Cotswold DC are recommending (in emerging Policy EN8) that "*all new housing development should provide three swift bricks and opportunities for bat roosts within each new dwelling, located on a suitable elevation*". We should consider doing the same.

David Harvey	[redacted]	I would like to let you know that I am strongly in favour of the Mid-Cherwell Neighbourhood Plan. I have left some comments on the on-line survey.	Thank you for your support.
Kirtlington Parish Council	[redacted]	This Review of the Neighbourhood Plan has been carried with a view to giving all the people in all the villages of the Forum an opportunity to input to it and influence the future of their communities and it deserves to succeed.	Thank you for your support.
Catherine Purtell	[redacted]	I have massive issues with Heyford park exiting the plan and existing separately to the main plan for our local area when they are a part of the local area.	Heyford Park PC has chosen to leave the MCNP Forum. Their proposal to form a separate neighbourhood plan is to be decided by Cherwell District Council.
Unnamed	[redacted]	Who appoints the Examiner – Cherwell DC or MCNPF?	CDC appoints. We are expected to approve but can veto if desired.
Unnamed	[redacted]	Can Cherwell DC override MCNPF re housing, eg. Heyford Park pushing South?	MCNP must be in conformity with Cherwell's Local Plan 2031. The more recent plan takes precedence so if MCNP is made before the emerging Local Plan Review 2040 its policies will have greater weight than Cherwell's Local Plan for a period of time.
Unnamed	[redacted]	Clarification is sought over who controls housing policies - District Council or MCNP?	Both sets of policies, once approved, decide planning policy, together with national planning policy.
Unnamed	[redacted]	Can Heyford Park PC come up with their own neighbourhood plan?	Too early to say.
Unnamed	[redacted]	Which areas of land are proposed for the 1,235 Heyford Park houses in the draft Local Plan?	Land to the first field south of Heyford Park. See CDC Local Plan review on CDC's website for clarity.
Chris Daly	[redacted]	Overall I feel that this is a very impressive document and is a clear reflection of the amount of dedicated volunteer effort and dedication to get it to its current state. I fully commend it - and hope that my comments can be taken on board in terms of MC7. If you are able to keep to the timelines as indicated in the consultation meetings, then a) that would be brilliant and b) you all deserve a massive pat on the back and a rest!	Thank you for your support.
Jeff Sasin	[redacted]	Would there be any interest incorporating within the site allocations any areas for tennis courts, bowling greens,	Community provision may be possible on some sites. The proposed Community Land Trust might be able to assist.

		cricket pitches. Would there be any funds to build or maintain and would they be used.	
George and Sally Moncrieff	[redacted]	Thank you so much for all the effort you are taking to ensure that the rural environment in our neighbourhoods is preserved, whilst trying to accommodate the demand for more housing. We acknowledge that trying to balance those conflicting needs is challenging.	Thank you for your support.
Unnamed	[redacted]	Why is Heyford Park Parish Council leaving the neighbourhood plan?	See HPPC's website.
Unnamed	[redacted]	What impact will it have if HP does leave the neighbourhood plan?	Too early to say.
Jane Jana	[redacted]	I live in [redacted], and I am very concerned to read that the parish council wants to leave the MCNP. I do not support this move, and am concerned that residents have not been consulted about it.	We share this concern.
Hilary Magee	[redacted]	Thank you very much for this email. I'm sorry that I am unable to come the meeting this evening. I would like to express my concerns to many areas of what is being proposed, especially access issues and disruption to what are currently very quiet and calm areas of Steeple Aston.	Noted.
Martin Dale	[redacted]	I would like to thank the committee and especially its leaders for all the work that has gone into the producing of this consultation document. I know it is a great deal! I hope very much that all the provisions and advice that they have outlined will be followed properly over the years ahead. I look forward to seeing how the new development on sites outlined takes place	Thank you for your support.
Martin Dale	[redacted]	Just thank you very much for all the hard work and time you have all put into producing this amazing document. Please excuses any typing or syntax mistakes I may have made.	Thank you for your support.

Janice Kinory	[redacted]	A new cemetery is being planned for Upper Heyford and SA may have to think about this at some point. How about using Cottrell Dormer former allotment site and put a hedge round it?	An Interesting idea which could be further investigated.
Carl Tomlinson	[redacted]	Solar panels need planning approval in conservation areas. Can MCNP say change rules here? Can local planning preference overrule top level planning decisions?	Higher level planning considerations are not within our control, but we can discuss with Cherwell DC whether there is a way of relaxing controls on solar panels in the conservation area.
Caroline Langridge	[redacted]	North Aston has a communal heating system. Could new developments have the same? Should be looking at possibility of green energy.	We will look at possibility of green energy.
Mark Utting	[redacted]	Can landowners be persuaded through the MCNP to provide community benefits? What about regardless of housing allocation? Community Action Plan rather than planning policies. Should Assets of Community Benefit be identified (shop, pub etc) in plan?	If development is significant (10 or more) there have to be community benefits, but not yet discussed with land owners. Replanting lost hedges, for example? ACBs are perhaps for the Community Action Plan rather than planning policies, or individual parish councils rather than MCNPF.
Isobel Lang	[redacted]	Once the green belt is gone it is gone for ever. This is a laudable attempt but ultimately won't work. The power of developers and those who seek to gain by selling land will mean in many instances it is the better, green field sites that are developed no matter how you try and control it	Noted.
Merrik Baggallay	[redacted]	I have made comments on the Steeple Aston site allocations and the Local Green Space. Please confirm these have been received as despite saving as instructed these comments are not appearing.	Confirmed
Unnamed	[redacted]	What is the reason for Heyford Park wanting to withdraw from the MCNP and have its own Neighbourhood Plan?	See HPPC's website.
Unnamed	[redacted]	Why is it not possible to build in the other direction of the Heyford airfield (ie the Flying Field)?	CDC appear to regard the brownfield areas of the former airfield as inviolable because of their historic status.
Unnamed	[redacted]	We were originally told by CDC that there was a proposal to build circa 1250 houses at Heyford Park, they now appear to have changed their mind it doesn't give us a feeling that we can be confident in what they are telling us – Is that a correct assumption?	There is currently planning permission to build 2,819. Dorchester Living have a long-term strategic plan to significantly increase the number of homes at Heyford Park over the next 30-40 years. CDC will need to consider plans based on the number of forecasted homes required across the CDC area.

Unnamed	[redacted]	Comment – There are issues/ challenges maintaining some of the buildings on the airbase; some of these have been rented in response to these issues.	Noted
Unnamed	[redacted]	Comment – If we allow Heyford Park to get bigger it will become a massive town within a rural community – we should oppose any further developments now.	Noted
Unnamed	[redacted]	Will a change of government mean things will change or what will be the impact if that happens?	The impact and what will change if there is a change of government is not known.
Unnamed	[redacted]	Who is the examiner? Presumably they are not local and can therefore be objective?	The examiner is appointed by CDC and is independent, normally not local and always objective.
Unnamed	[redacted]	Are there any proposals for solar farms to occupy current farmland?	Currently, we are not aware of any such proposals. There are alternative energy proposals detailed in the Dorchester Living's proposed new Master Pan.
Unnamed	[redacted]	Comment – benefits of solar – heating scheme at Upper Heyford – government withdrew funding a potential solution could be a scheme that would generate low-cost renewable energy.	Noted
Unnamed	[redacted]	In terms of actions going forward for us and the consultation ending, presumably before then it would be helpful if we also feedback what we support as well as what we may disagree with?	Yes, it is helpful to have feedback both of what is supported and what is not.
Gillian Simmonds	[redacted]	I would like to express huge thanks to Martin Lipson and all the Forum members for the huge amounts of time, commitment and dedication they have given to this project from the outset. Your efforts on behalf of the wider community are greatly valued and appreciated.	Thank you for your support.
Neill Brodey	[redacted]	Thanks for all the work that goes into this.	Thank you for your support.
Ian and Veronica Lough-Scott	[redacted]	Please pass on our thanks to the representatives of the parishes for their efforts on behalf of local communities, and in particular Martin Lipson for his most helpful presentation at Upper Heyford village hall and other venues.	Thank you for your support.

Unnamed	[redacted]	Who can vote in the referendum, and what would happen if Heyford Park residents voted against the Plan?	All voting residents within the Neighbourhood Plan Area are eligible to vote with 51% of the turnout required to vote 'YES' to the revised plan. Should the residents of Heyford Park sway the vote to a 'NO' the MCNP would have to revise its policies further and resubmit the Plan. Whether they are able to vote will depend on the outcome of HPPC's application to form a separate neighbourhood plan.
Unnamed	[redacted]	Can community benefits and infrastructure at Heyford Park be required before more housing is built?	Dorchester are responding to demand for HGVs to be removed from Camp Road by bringing forward construction of Chilgrove Drive to 2025. Other community benefits are still under discussion.
Unnamed	[redacted]	Who says that housing can not be built elsewhere at Heyford Park than on greenfield land?	See comments above.
Unnamed	[redacted]	There are very few facilities for the large number of young people growing up at Heyford Park. Why does MCNP not put forward support for such facilities in its policies?	This is a helpful and positive proposal and one that we had not considered to date. We will investigate this for the next revisions of the Plan, if necessary.
Unnamed	[redacted]	There is a great need for more housing, especially properly affordable housing. If Heyford Park and the MCNP are delivering that, there should be more positive messaging to the community about what is being achieved and proposed.	There are projects underway, including the formation of a community land trust that will allow delivery of truly affordable housing in certain areas within the plan area. This is in the very early stages and as this develops we will be actively promoting the initiative. The development at HP has delivered affordable housing and runs shared housing and joint ownership schemes. We will draw the lack of visibility of these to the attention of the Dorchester team.
Paul Weaver	[redacted]	The creation of a neighbourhood plan and its subsequent revision is a huge undertaking for any single parish. That this plan is made up of 11 separate parishes across 12 villages is astounding. The dedication and diligence of the MCNP volunteer team is second to none. Whilst I count myself as a member of the forum, I have not been able to dedicate as much time as many others in this revision process. I applaud everyone involved, and in particular, the Chair of the forum for keeping the wheels turning. I only wish that more people could see the work that goes on behind the scenes before it gets to this stage.	Thank you for your support.

Duncan Hedley	[redacted]	Thank you for all your efforts.	Thank you for your support.
Christopher Dobey	[redacted]	Again underline too much development in what should be a rural area	Noted.
Mary White	[redacted]	No, save for thank you again to all who have put so much time and effort into it.	Thank you
LANDOWNERS, THEIR CONSULTANTS AND DEVELOPERS, IN RELATION TO THIS POLICY.			
Abbeymill Homes – Tim Northey	[redacted]	In general, the approach and content of this draft Neighbourhood Plan is welcomed particularly now that it intends to identify land for development as this was a shortcoming of the previous plan, resulting in no new housing sites coming forward at Kirtlington and which still has an outstanding housing requirement under the current plan.	Thank you for your support.
COMMUNITY ACTION PLAN (CAP)			
Jason Barlow	[redacted]	Support weight limits and speed restrictions in villages close to M40; we do need to find a way of slowing down farm vehicles that regularly speed through our villages. Support the introduction of more bus services. Traffic calming and place making should not be at the expense of rural settings.	If residents choose to live in a community surrounded by farms, they do need to conduct their business but with the proviso that farm vehicle drivers need to respect residents and speed limits.
Laurie Newton	[redacted]	Support the general approach - have not had opportunity to consider the detail. Pleased to see exploration of schemes such as dial-a-ride, etc. Very limited opportunities for good general public transport at the population densities in the plan area.	Thank you.

Celia Hawkesworth	[redacted]	Excellent	Thank you for your support.
Sally Finesilver	[redacted]	Is it really a Plan yet?	There is much more work to do to secure the MCNP's objectives for the best possible future of our communities.
Michael Shackleton	[redacted]	Very sensible if it can be implemented to have an effect on planning decisions	Thank you for your support.
Emma Rhodes	[redacted]	TRAFFIC AND TRANSPORT: Heavy Goods Vehicles will inevitably deliver the building materials needed to construct the new homes the MCNP Forum supports. It's a contradictory objective and makes little sense to want to limit the number of HGVs using our village roads while actively encouraging new housing and commercial developments. If our rural road network can't support a rise in traffic and weight limits are needed to protect our rural villages, then clearly additional housing can't be supported or justified. The anti-car/anti-HGV/traffic calming bias is nauseating. Haulage businesses and their drivers have a right to earn a living Traffic mitigation schemes do not reduce the volume of traffic in our local area they just litter our rural neighbourhood with excessive signage and ugly traffic calming paraphernalia. If the MCNP Forum/Neighbourhood Plan Forum/Parish Councils don't want more traffic then they must stop supporting new housing development. The objective to 'encourage healthy alternatives to driving' is more anti-car nonsense and unnecessary interference in people's lives. HOUSING: Whether it be a local authority or MCNP Forum objective to offer those with a provable connection to the area preferential allocation of 'affordable homes' the policy is discriminatory towards those with no local connection but with possibly greater need. For local residents this policy aim is little more than bribery in return for agreeing to incongruously large scale housing developments. COMMUNITY LAND TRUSTS:	Traffic issues apply to the whole village and in Kirtlington arise predominantly from through-traffic. There is an acute need for housing throughout Cherwell District, and we consider that it is our responsibility to act positively to meet some of that need.

		Community Land Trusts favour landowners and developers at the expense of tax payers. Tax payers money is used to fund these schemes in the first place in the form of grants thereby increasing the taxation burden on all our lives.	
Peter Shellens	[redacted]	A work in progress	Thank you.
Paula Harvey	[redacted]	I fully support all attempts to limit HGV traffic through villages; and to stop development on greenfield site	As no brownfield sites exist in Kirtlington, greenfield is, unfortunately, our only option, and the use of precious greenfield warrants the highest of standards of housing delivery.
David Harvey	[redacted]	I agree with the proposals in the action plan. Maintenance of biodiversity is particularly important and further development on greenfield sites should be prohibited or severely curtailed. Traffic calming or reduction is also important and it would help if existing speed limits (e.g. 20 mph) were enforced. At present they seen to be extensively ignored. Drainage in Kirtlington seems to be a particular problem and should be improved if more houses are built.	Thank you for your support.
Margaret Forey	[redacted]	I thoroughly support this. It was plain at the meeting of the community held in the church that the small group very vocal against it (some of whom had personal reasons for that) were a tiny minority. Someone has dropped an anonymous flyer round the village full of distorted comments, which I hope will not influence people who do not know where it has come from. This plan was good for Kirtlington and I assume for the other villages also	Thank you for your support. We are aware of the anonymous flyer being distributed all around the village and the misinformation it contained. It is clear from some responses to the consultation that some parishioners have been misled by the 'fake news' in it.
Kirtlington Parish Council	[redacted]	Support all aspect of the CAP.	Thank you for your support.
Ian Stone	[redacted]	This appears to be a very sensible set of measures.	Thank you for your support.
Chris Daly	[redacted]	Fully in favour	Thank you for your support.
Emily Daly	[redacted]	Fully support	Thank you for your support.

Jeff Sasin	[redacted]	It would have been nice to see a map showing the two Rural Exception Sites proposed for Steeple Aston, this would keep all informed of other housing that may be coming down the pipeline, allowing residents of SA and MA to make comment on all developments in the area.	Noted. To be considered.
Catherine Fulljames	[redacted]	Why are routing agreements for HGVs passing through Middleton Stoney when they should not do so, not being enforced?	We have taken up with OCC which has confirmed no resources are devoted to enforcing routeing agreements. We will continue to pursue with them.
Jonathan Rees	[redacted]	Early action on traffic problems is essential, especially in relation to HGVs and current lack of enforcement	Agreed.
Martin Dale	[redacted]	Reading this through it is very impressive. I would like to see again something like the NHBS mentioned even though it is about to become statutory.	Noted.
Gail Lang	[redacted]	Only that as lovely as this is it runs contrary to the sites chosen for development which are beautiful green field sites when there were other brown field sites available so I lack total trust in this	Noted.
Helena Lang	[redacted]	Given the way the fields have been chosen and I am sure the well-intentioned approach taken by the group behind this I have no faith sad to say as a young person that this will work. I am quite sure that when I return to this village to show my family [redacted] it and the surrounding area will be decimated - much like what happened to the fields and green belt near where my mother was brought up in [redacted] it is depressing.	Noted.
Gillian Simmonds	[redacted]	I'm pleased to see that the Community Action Plan has been retained and updated to include the many issues that really matter to residents, despite many being of a nature that does not fit with the legal wording of the Policies.	Thanks for your support.
Neill Brodey	[redacted]	Some of the above comments tie in with the CAP. Housing and Transport in particular.	Noted
Ian and Veronica Lough-Scott	[redacted]	Community Action Plan. We agree with the aspirations set out in the document.	Thanks for your support.
Paul Weaver	[redacted]	I feel that the 250 Bus section of the CAP is out of date. the new 25 bus service already runs between Upper and Lower	Amendments are noted for revision.

		Heyford over certain times and I believe is quite well utilised. Heyford Park Free School is no longer named as such. It is Heyford Park School.	
Christopher Dobey	[redacted]	Underline the fact too much housing. '-poor youth/sport facilities/local industrial jobs.	Noted.
Mary White	[redacted]	Traffic and transport. Again, this seems focussed on transport to Bicester only. There is no regular public transport to Bicester or Heyford Park from Steeple Aston (there is a once weekly bus to Bicester). Transport to Oxford and Banbury is not mentioned and is probably more important to Steeple Aston residents at least and generally probably more important from the point of view of travel to employment. Planning applications. It used to be possible to set up an alert to notify of any local applications. That facility no longer seems to exist on the 'new improved' CDC website (or if it does it is very well hidden). This is important as CDC's view of people who might be affected by particular developments appears sometimes very restrictive. Development/ housing. There is nothing that we can see, here or in MC 9 about encouraging sustainable development/ eco-friendly housing/ renewable energy or other measures that would help address climate change related issues? The Strategic Environmental Assessment plan recommended: "Support could also be set out through the MCNP for community renewable energy schemes, increasing renewable electricity and heat generation, as well as supporting low carbon building design and construction. This could help meet local and national targets for renewable energy generation and carbon emission reductions in the longer term." Is there a policy	Text to be amended CAP to be amended to include these aspirations.

		along these lines in this plan? We cannot currently find it. If not, we are unclear why not? This could at least be an aspiration in the community plan? Encourage electric car charging points e g at Village Halls? Not everyone has the ability to charge at home. Investigate and encourage community schemes to share power generation eg ground pumps as in North Aston? Community infrastructure. We queried above whether there is a need for more pre-school/ nursery provision? It does not seem to be mentioned/ considered anywhere? The natural environment and biodiversity. To take effective measures, we need better knowledge of what wildlife and plant life we already have, where it is, and what it is realistic to encourage, to enable better planning. More detailed surveys on the ground, not just desktop surveys, would be good if people with the expertise to do these can be found. We suspect there are many such people in these villages. A comprehensive database of wildlife/habitats would help inform consideration of development proposals and enable measures to be taken to protect vulnerable sites and improve others. For example, what native wild flowers would be appropriate for the area and particular conditions, rather than encouraging generic wild flower growth (which might just lead to invasive growth of particular species, eg wild garlic is often included in hedgerow mixes). What bats are likely to be present and what sort of habitat might they use? (Some bats use boxes but not all). What mammals birds insects amphibians etc are already present, what wildlife can realistically be encouraged and how? Eg	

		Hedgehog routes, as done in Kirtlington. Consider encouraging developers to install swift bricks for example. Creation of habitat for swallows and house martins, especially when a barn conversion is resulting in a loss of habitat. Is it necessary to mention here as well considering enhancing existing green networks etc? Green networks are mentioned earlier of course.	

A3.3: Response of Cherwell District Council (February 2024)

See next page

Planning & Development

David Peckford – Assistant Director for Planning and Development

Cherwell DISTRICT COUNCIL NORTH OXFORDSHIRE

To
Cllr Jenkins
Ardley with Fewcott Parish Council

By email

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Please ask for:	[redacted]	**Direct Dial:**	
Email:	[redacted]@cherwell-dc.gov.uk	**Our Ref:**	**Mid Cherwell Neighbourhood Plan**

23 February 2024

Dear Cllr Jenkins

Re: Mid Cherwell Neighbourhood Plan 2024 – 2040: Pre-Submission Consultation

Thank you for consulting Cherwell District Council on the pre-submission (Regulation 14) Mid Cherwell Neighbourhood Plan and its supporting documents. These supporting documents include:

- A Strategic Environmental Assessment prepared by Aecom
- A Housing Needs Assessment prepared by Aecom
- Landscape Architects Report
- Treescape Report
- Housing Site Assessment Report

These comments are being made directly to you as Ardley with Fewcott PC is the qualifying body for the Mid Cherwell Neighbourhood Plan. The Neighbourhood Plan Forum is copied-in.

As Local Planning Authority, the District Council has a duty to advise or assist a Parish Council in preparing a plan and is expected to be proactive in providing information to communities about neighbourhood planning. Our comments should be considered in that context and we are happy to engage constructively with any involved or affected Parish Council.

General Comments

Firstly, I must place on record that an application for Neighbourhood Area designation has been received from Heyford Park Parish Council. The Parish Council was not in existence at the time of the Mid Cherwell area designation in April 2015 nor when the original Neighbourhood Plan was prepared. The officer comments set out below are made without prejudice to the future decision by this council regarding that application. Nor does it consider the implications this may have for the Mid Cherwell Neighbourhood Area. The outcome of that decision will need consideration in progressing the MCNP.

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Secondly, I would draw you attention to the following Government Planning Practice Guidance (https://www.gov.uk/guidance/neighbourhood-planning--2):

'In a multi-parished neighbourhood area when does a town or parish council need to gain the consent of the other town or parish council/s in order to take the lead in producing a neighbourhood plan or Order?

A single parish or town council (as a relevant body) can apply for a multi-parished neighbourhood area to be designated as long as that multi-parished area includes all or part of that parish or town council's administrative area. But when the parish or town council begins to develop a neighbourhood plan or Order (as a qualifying body) it needs to secure the consents of the other parish councils to undertake neighbourhood planning activities. Gaining this consent is important if the pre-submission publicity and consultation and subsequently the submission to the local planning authority are to be valid.

Paragraph: 027 Reference ID: 41-027-20140306'

Clarification should therefore be provided as to whether consent has been given by each of the affected Parish Councils. I have been advised that at least one Parish Council has actively withheld its consent which raises significant questions in the context of the above guidance. We would therefore advise that the position of each Parish Council is placed on record and that we as LPA are advised of the overall situation before work on the Plan continues. We would wish to ensure that the Plan is a valid one and that hard work is not wasted.

Notwithstanding the above, the following comments on your draft neighbourhood plan are intended to be constructive in order to assist your future decision making process. In preparing them we have sought the advice of other Council services. Our comments are made without prejudice to those that the Council may wish to provide upon the submission of the Plan (Regulation 16).

The Reasons and Significance of the Proposed Modifications

The existing Mid Cherwell Neighbourhood Plan was made in May 2019. I understand that this consultation is a focussed review of that made neighbourhood plan. As you know there is no legal requirement to update a neighbourhood plan, nevertheless the Government has provided detailed advice at https://www.gov.uk/guidance/neighbourhood-planning--2#updating-neighbourhood-plan

This advice includes:

'Updating a neighbourhood plan

In what ways can a neighbourhood plan or order be changed?

There are 3 types of modification which can be made to a neighbourhood plan or order. The process will depend on the degree of change which the modification involves:

- *Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.*

- *Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or*

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sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.

- *Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.*

Paragraph: 106 Reference ID: 41-106-20190509

When will it be necessary to review and update a neighbourhood plan?

A neighbourhood plan must set out the period for which it is to have effect (section 38B(1)(a) of the Planning and Compulsory Purchase Act 2004). Neighbourhood plan policies remain in force until the plan policy is replaced.

There is no requirement to review or update a neighbourhood plan. However, policies in a neighbourhood plan may become out of date, for example if they conflict with policies in a local plan covering the neighbourhood area that is adopted after the making of the neighbourhood plan. In such cases, the more recent plan policy takes precedence. In addition, where a policy has been in force for a period of time, other material considerations may be given greater weight in planning decisions as the evidence base for the plan policy becomes less robust. To reduce the likelihood of a neighbourhood plan becoming out of date once a new local plan (or spatial development strategy) is adopted, communities preparing a neighbourhood plan should take account of latest and up-to-date evidence of housing need, as set out in guidance on preparing a neighbourhood plan or Order.

Communities in areas where policies in a neighbourhood plan that is in force have become out of date may decide to update their plan, or part of it. The neighbourhood area will already be designated, but the community may wish to consider whether the designated area is still the most suitable area to plan for.

Paragraph: 084 Reference ID: 41-084-20190509

How are more substantive neighbourhood plan updates made?

If a qualifying body wish to make updates (modifications) that do materially affect the policies in the plan, they should follow the process set out in guidance on updating a neighbourhood plan, with the following additional requirements:

- *the qualifying body must (at the pre-submission publicity and consultation stage and when the modified plan is submitted to the local planning authority) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons.*

- *the local planning authority must (when sending the modified plan to the independent examiner) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons. The local planning authority must also submit a copy of the original plan to the independent examiner.*

- *the qualifying body must decide whether to proceed with the examination after the examiner has decided whether the modifications proposed change the nature of the plan*

Paragraph: 085 Reference ID: 41-085-20180222'

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I note that in the documents published for this consultation there is no statement from the qualifying body regarding the significance of the modifications as required by Government. The position should therefore be clarified and published as a matter of urgency.

I would also draw your attention to the advice provided by Locality https://neighbourhoodplanning.org/toolkits-and-guidance/how-to-implement-monitor-and-review-your-made-neighbourhood-plan/

This document includes a checklist for reviewing neighbourhood plans which includes:

- Effectiveness of the existing plan;
- Changes to National Legislation and Policy;
- Changes to Local Policy
- Changes to Local Circumstances and Evidence;
- Local opinion

The Locality advice also sets out the steps that should be followed in revising a neighbourhood plan. The first of these steps is to engage with the community and stakeholders to publicise the proposed revision and invite feedback on what is required. The next stage is then to update the evidence base, identifying the most recent data and evidence available.

Whilst there is no requirement to publish a formal Statement of Consultation at this stage I have noted the statement in paragraph 1.12.2 of the draft Neighbourhood Plan that the main community engagement is only through this Regulation 14 consultation. As recommended by Locality I would have expected earlier engagement with the wider local community to assist in the initial decision to undertake a review, and subsequently its scope. Perhaps this has indeed happened but has not yet been documented.

Document Structure and Presentation

You are to be congratulated on the presentation of the Neighbourhood Plan. It is clear, concise and accessible and its structure is logical. You may however wish to consider adding a much fuller section to capture the key messages received from local communities (including from the current consultation). You may also wish to consider linking the analysis of the issues raised, the baseline position, evidence and community feedback, with the revised proposed vision and objectives.

It would be helpful to have a list of proposed 'saved' policies from the 'made' MCNP. This would help the Review to focus on areas and policies of change.

Basic Conditions

Planning Policy Guidance states that, "A statement (a basic conditions statement) setting out how a draft neighbourhood plan or Order meets the basic conditions must accompany the draft neighbourhood plan …. when it is submitted to the local planning authority (see regulation 15(1)(d) and regulation 22(1)(e) of the Neighbourhood Planning (General) Regulations 2012 (as amended))" (https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum)

The basic conditions are that the Neighbourhood Plan:

a) has regard to national policies and advice contained in guidance issued by the Secretary of State
b) has regard to the desirability of preserving any listed building or its setting or any special features of architectural or historic interest

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c) has special regard to the desirability of preserving or enhancing the character or appearance of any conservation area
d) contributes to the achievement of sustainable development
e) is in general conformity with the strategic policies contained in the development plan for the area
f) does not breach, and is otherwise compatible with EU obligations
g) meets and complies with prescribed conditions.

Officers will at the appropriate time review the submission version of the Plan against the accompanying Basic Conditions statement but comments on relevant matters in the pre-submission draft are provided below to assist the Plan's progress.

National Policies and Advice

It is clear from the references to the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) that some regard has been given to national policies and advice. We have however, highlighted later in this response where it is considered that your policies as drafted maybe contrary to these policies and advice.

Please also be aware that the Government has very recently made revisions to the NPPF. National Planning Practice Guidance is also updated periodically.

General conformity with the Local Plan

This Neighbourhood Plan is required to be prepared within the context of the adopted Cherwell Local Plan Part 1 2011-2031.

The adopted Local Plan 2001-2031 includes a range of strategic policies that are particularly relevant to preparation of the Neighbourhood Plan. They include those related to village categorisation (policy Villages 1), housing distribution (policy Villages 2), affordable housing and housing mix (BSC3, BSC4, Policy Villages 3); the built, natural and historic environments (e.g. ESD10, ESD 13, ESD15, ESD 17), and climate change (ESD 1 – ESD 5).

Policy Villages 1 of the adopted Local Plan categorises villages within the Mid Cherwell Neighbourhood Area as follows:

- Category A Village – Fritwell, Kirtlington, and Steeple Aston
- Category B Villages – Lower Heyford, Middle Aston

Policy Villages 1 provides for different levels of development within the built-up limits of different categories of villages.

Policy Villages 2 provides a distribution of housing to the district's 'Category A' villages for sites or 10 or more dwellings subject to specified criteria. The policy states that 750 homes will be delivered at category 'A' villages, in addition to the rural allowance for small site windfalls and planning permissions for 10 or more dwellings as at 31 March 2014.

Policy Villages 5 relates to the Former RAF Upper Heyford site.

Notwithstanding the above, you will be aware that the Council is currently preparing a review of this Plan. The Cherwell Local Plan Review, will when adopted replace the Cherwell Local Plan Part 1 and the 1996 Saved policies.

This new local plan is still at the early stages of preparation (Regulation 18) and therefore has very little weight in the decision making process. The Regulation 19 draft plan is expected to be published for consultation in autumn 2024, with submission to the Secretary of State spring

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2025. The Plan will then be subject to a formal examination. Given this timescale it is not anticipated that the Cherwell Local Plan Review will be adopted until late 2025/early 2026.

It is therefore probable that the Mid Cherwell Neighbourhood Plan will progress ahead of the Cherwell Local Plan Review. Given this position the advice in paragraph 9 of the Government's Neighbourhood Planning PPG is relevant. It states:

Neighbourhood plans, when brought into force, become part of the development plan for the neighbourhood area. They can be developed before or at the same time as the local planning authority is producing its local plan….

A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the basic condition. Although a draft neighbourhood plan or Order is not tested against the policies in an emerging local plan the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. For example, up-to-date housing need evidence is relevant to the question of whether a housing supply policy in a neighbourhood plan or Order contributes to the achievement of sustainable development.

Where a neighbourhood plan is brought forward before an up-to-date local plan is in place the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in:

- the emerging neighbourhood plan
- the emerging local plan (or spatial development strategy)
- the adopted development plan

with appropriate regard to national policy and guidance.

The local planning authority should take a proactive and positive approach, working collaboratively with a qualifying body particularly sharing evidence and seeking to resolve any issues to ensure the draft neighbourhood plan has the greatest chance of success at independent examination.

The local planning authority should work with the qualifying body so that complementary neighbourhood and local plan policies are produced. It is important to minimise any conflicts between policies in the neighbourhood plan and those in the emerging local plan, including housing supply policies. This is because section 38(5) of the Planning and Compulsory Purchase Act 2004 requires that the conflict must be resolved in favour of the policy which is contained in the last document to become part of the development plan.

More generally, Government Policy and Guidance https://www.gov.uk/guidance/neighbourhood-planning--2 also includes the following advice which is relevant to drawing up Neighbourhood Plan policies:

Paragraph 4 states:

A neighbourhood plan should support the delivery of strategic policies set out in the local plan or spatial development strategy and should shape and direct development that is outside of those strategic policies.

Within this broad context, the specific planning topics that a neighbourhood plan covers is for the local community to determine.

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Whilst the draft neighbourhood plan does briefly acknowledge the emerging Cherwell Local Plan Review it would benefit from a much clearer, more detailed explanation about the relationship between the adopted Local Plan, the Cherwell Local Plan Review, and the Neighbourhood Plan Review. This is particularly important for your housing and site allocation options and proposals.

Housing Evidence

The AECOM Housing Needs Study which supports the neighbourhood plan review provides information on:

- tenure and affordability
- The need for affordable housing
- Type and size of housing
- Specialist housing for Older people

Paragraph 54 of the Study is clear in stating that CDC has not yet fulfilled its requirement of providing Mid Cherwell with either a definitive or indicative Housing Requirement Figure (HRF). For the purpose of the study the housing requirement figure is unknown.

The evidence for the neighbourhood plan therefore does not include an overall housing need figure for the plan period. Instead it appears to rely solely on housing figures derived from a superseded draft of the Cherwell Local Plan Review. The published Regulation 18 draft plan published in September 2023 does not include these numbers.

The lack of a housing requirement figure is a significant concern. This has consequences for the site selection process.

Moreover, the Regulation 19 Cherwell Local Plan Review will, as required, include a housing requirement figure for the whole of the neighbourhood area, not for each individual settlement as currently surmised in the neighbourhood plan.

The site selection process also has an overreliance on the Regulation 18 draft settlement hierarchy which, as highlighted above, has very little weight given the early stage of the local plan process.

I am concerned that the lack of an overall housing need figure and the reliance on superseded information presents a serious risk to the neighbourhood plan process.

Sustainable Environmental Assessment (SEA)

SEA is a required process for considering and communicating the likely effects of an emerging plan, and alternatives. It seeks to avoid and mitigate potential negative effects and maximise potential positive effects.

The SEA, prepared by AECOM states that it has sought to assess each individual site option emerging to inform the site selection process. It also, however, advises that other broader choices can still be identified, namely at the settlement scale, and it therefore presents additional options to assist in plan development.

Recognising that the site selection process undertaken separately has only identified sites within three of the twelve settlement areas, the following four options were identified for the purposes of SEA:

- Option 1: Allocate sites in Steeple Aston only.

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- Option 2: Allocate sites in Steeple Aston and Kirtlington (the large villages within the neighbourhood area).
- Option 3: Allocate sites in Steeple Aston and Fritwell.
- Option 4: Allocate sites in Steeple Aston, Kirtlington, and Fritwell.

The choice of these options, as stated in the SEA, recognises the expectation that development will occur at Steeple Aston as it is a larger village with better access to sustainable transport and services and facilities than other parishes in the neighbourhood area.

However, the SEA further notes that whilst Kirtlington is also identified as a larger village in the emerging Local Plan, there are key sensitivities (including an extensive Registered Park and Garden) that warrant testing alternative locations for development (including Fritwell).

The following SEA recommendations have been made through the appraisal of the draft MCNP:

- Policy MC10 (Sustainable Travel & Traffic Calming) is commended for setting a requirement for development applications to contribute to the creation of traffic calming schemes in villages most affected by the proposals. Another way for the MCNP to address transport emissions could be to target local improvements that will support a modal shift towards electric and alternative fuel vehicles. This could include through setting requirements for the delivery of necessary infrastructure.

- Support could also be set out through the MCNP for community renewable energy schemes, increasing renewable electricity and heat generation, as well as supporting low carbon building design and construction. This could help meet local and national targets for renewable energy generation and carbon emission reductions in the longer term.

- It is recommended that the spatial strategy for Kirtlington is revisited with Historic England to consider alternative sites that could avoid allocating land within the Registered Park and Garden in Kirtlington for development, or to agree appropriate mitigation strategies for the existing allocation sites.

- While national and local policy provides a level of protection to designated assets in the neighbourhood area, there remains an opportunity for the neighbourhood plan to establish a clear vision for the historic environment and to appreciate the key conservation issues affecting the plan area. A historic environment focussed policy underpin by local evidence, could further protect and enhance locally valued elements of the Conservation Areas, the condition of designated and non-designated historic buildings, the neighbourhood's character, and its archaeological potential. In this respect, consideration should also be given to the Conservation Area Appraisals as key evidence to inform development design and master planning.

The SEA is a key piece of evidence for the neighbourhood plan. It is of significant concern that its recommendations have not been taken into account in the draft neighbourhood plan, particularly at Kirtlington.

Heritage Considerations

Attention is drawn to https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment .

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In addition to the planning framework which is primarily set out in the Town and Country Planning Act 1990:

- the Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest

- the Ancient Monuments and Archaeological Areas Act 1979 provides specific protection for monuments of national interest

- the Historic Buildings and Ancient Monuments Act 1953 makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields).

Any decisions where listed buildings and their settings and conservation areas are a factor must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular sections 16, 66 and 72) as well as applying the relevant heritage policies in the development plan and the National Planning Policy Framework.

Detailed Policy Comments

In the interest of brevity, comments on policy areas are bulleted below:

POLICY MC1: SETTLEMENT AREAS

- The settlement boundaries should include the proposed allocated sites.

- there are some developments, such as rural exception sites, which Policy Village 3 would allow outside, but adjacent to settlements. Equally, there are some forms of development, permitted by the saved policies in the 1996 Local Plan, which supports certain types of developments in the countryside, such as replacement dwellings.

- At the same time, there are sections of the NPPF which have a presumption in favour of development in the countryside, such as the reuse of redundant or disused buildings (which enhance the immediate setting), developments which allow for the growth and expansion of all types of business in rural areas either through building conversion or well-designed new buildings.

- Having to pass the test of being essential or suited to a countryside location is therefore not consistent with the NPPF and the adopted development plan

POLICIES MC2 – MC3: SITE ALLOCATION POLICIES

- Site allocation must first be informed by robust consideration of housing need and the strategy for / sustainability of development locations.
-
- We are of the view that the conclusions of the SEA should be more closely considered for Fritwell and Kirtlington.

- It is important that sites are considered robustly. Locality guidance is available at https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/ . It emphasises the importance of a transparent and objective process:

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'This process will also allow you to 'tell the story' of how the sites that are chosen for allocation were selected, and why others were not. This will help to demonstrate to the community and to landowners and developers who may be promoting other sites, the basis on which the decisions were reached.'

- We welcome the production of a site assessment paper but have some concerns regarding the robustness of particular site assessments.

- There is a legal requirement for developments to preserve and enhance the character and appearance of a conservation area. The proposed policy wording 'minimising harm to the conservation area' is therefore contrary to this requirement.

- The proposed Kirtlington sites are within a Grade 2 Registered Parkland and Garden. There is a requirement therefore to consider the impact of development on the landscapes' special character.

- It is strongly recommended that you carry out a detailed Heritage Impact Assessment of all proposed sites. This is essential for the Kirtlington sites given the potential impact on designated heritage assets.

- The appropriateness and choice of the reserve sites is of concern.

We would strongly recommend that further discussions are held with us as LPA on the overall and detailed site allocation process. We would also welcome discussions around the site allocation policies which as currently drafted are imprecise and vague in places. These discussions should be held before the neighbourhood plan progresses further.

POLICY MC4: GREEN INFRASTRUCTURE NETWORK

- The principal of this policy is welcomed, but several elements conflict with national requirements and existing and emerging local plan policy.

- Paragraphs D and E should be deleted. They are inconsistent with the Government's new Biodiversity Net Gain requirements. The emerging Cherwell Local Plan Review will include a comprehensive suite of strategic policies on this topic and therefore it is not considered appropriate for the neighbourhood plan at this time.

POLICY MC5: LOCAL GAPS

This policy proposes several new 'gaps' including within the vicinity of Caulcott, Middleton Stoney and Ardley. The proposals at Ardley are particularly extensive, effectively surrounding the whole settlement.

- We have concerns about the rationale and evidence supporting these proposed designations and would welcome further discussions.

- Concerns are also raised about the precise policy wording which goes well beyond that of Policy PD3 of the made neighbourhood plan.

- The policy is in our opinion inconsistent with Government policy in a number of ways. It is also not in general conformity with existing and emerging strategic local plan policies and proposals.

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POLICY MC6: LOCAL GREEN SPACES

It is noted that a further 15 local green spaces are proposed supported by evidence prepared by landscape consultants.

Proposed local green spaces must meet the following criteria:

a) Be in reasonably close proximity to the community it serves;

b) Be demonstrably special to a local community and holding a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

c) Be local in character and not an extensive tract of land.

POLICY MC7:PROTECTION OF IMPORTANT VIEWS, VISTAS AND SKYLINES

As part of the evidence base for the emerging Cherwell Local Plan Review, the Council has commissioned a district-wide study. This study will include an assessment of:

- The extent and justification for the designation of 'valued landscapes' across the district;

- Settlement gaps.

The findings of this study will inform the landscape related policies in the local plan.

To ensure consistency between the local plan evidence and the neighbourhood plan we would therefore welcome a discussion on these designations, particularly the appropriateness of such designations at a neighbourhood plan level.

POLICY MC8: LIGHT POLLUTION

No comments.

POLICY MC9: HOUSING DEVELOPMENT

Objections are raised to criteria B within this policy. It is inconsistent with Government policy on First Homes. For example, the First Homes definition sets a capped price of £250,000 for the first sale. If the policy is applied as written, homes with a market value of say £500,000 would fail to meet the Government's definition as a 40% discount would still exceed £250,000.

The restrictions on equity share for shared ownership also seems unduly restrictive and onerous.

I would also highlight that the emerging Local Plan is reviewing affordable housing requirements across the district in close collaboration with the Council's Housing Team.

POLICY MC10: SUSTAINABLE TRAVEL & TRAFFIC CALMING

No comments at this time.

POLICY MC11: LOCAL EMPLOYMENT

No comments.

POLICY MC12: HEALTH FACILITY

No comments.

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POLICY MC13: NEW CEMETARY

No comments.

Thanks you for consulting us.

Yours sincerely

[redacted]

[redacted]
Planning Policy, Conservation & Design Manager

CC [redacted] Mid Cherwell Neighbourhood Plan Forum

A3.3 RESPONSE OF MCNP FORUM TO CHERWELL DC

[redacted]
Planning Policy, Conservation and Design Manager
Cherwell District Council

By email 4th March 2023

Dear [redacted]

Re: Mid Cherwell Neighbourhood Plan 2024 – 2040: Pre-Submission Consultation

In advance of our meeting on Thursday (which, incidentally, will be attended by myself and two other members of the MCNP Forum), I am writing to clarify two of the issues you raise in your letter of 23rd February 2024.

Under the heading of General Comments, you refer to an extract from the PPG as follows:

'In a multi-parished neighbourhood area when does a town or parish council need to gain the consent of the other town or parish council/s in order to take the lead in producing a neighbourhood plan or Order?

A single parish or town council (as a relevant body) can apply for a multi-parished neighbourhood area to be designated as long as that multi-parished area includes all or part of that parish or town council's administrative area. But when the parish or town council begins to develop a neighbourhood plan or Order (as a qualifying body) it needs to secure the consents of the other parish councils to undertake neighbourhood planning activities. Gaining this consent is important if the pre-submission publicity and consultation and subsequently the submission to the local planning authority are to be valid.
Paragraph: 027 Reference ID: 41-027-20140306'

You then state:
"Clarification should therefore be provided as to whether consent has been given by each of the affected Parish Councils. I have been advised that at least one Parish Council has actively withheld its consent which raises significant questions in the context of the above guidance. We would therefore advise that the position of each Parish Council is placed on record and that we as LPA are advised of the overall situation before work on the Plan continues. We would wish to ensure that the Plan is a valid one and that hard work is not wasted."

A careful reading of the PPG reveals that it refers to "when a parish or town council **begins to**

develop a neighbourhood plan.....". There is no mention of any requirement in respect of the review of an existing made plan.

As you know, consent from all the parishes involved was obtained when work on the MCNP commenced in 2015, with all the parishes signing a copy of the Forum Constitution, and in addition specific consent was obtained from each PC prior to the Reg 15 submission in 2018. Please see the separate attachment to the email for evidence of this.

Cherwell District Council, and the Examiner, were satisfied at that time that the correct procedure had been carried out by the MCNP, acting on behalf of and with the authority of the Qualifying Body. We believe that the PPG does not require the process to be repeated at the stage of a review.

When Heyford Park PC came into existence in 2019, they were invited to join the MCNP Forum, and they started to attend meetings. The Minutes of the HPPC meeting on 5th July 2019 state:

59/19 Finances:
The PC further considered becoming members of the Mid-Cherwell Neighbourhood Planning Forum (MCNP Forum). The Chairman had received further information about the forum which he shared with the Council. This confirmed that there was significant potential value to be gained from Heyford Park PC joining the MCNP.
Action: The Clerk will ask CDC to pay the MCNP Forum £772 as the Heyford Park contribution to the forum's funds for 2019-20

More recently, HPPC raised no objection at the Forum meeting of 8th June 2022, when the Review group was set up. They also willingly took part in the Review process workshops, and nominated 7 Local Green Spaces within their parish. There is therefore no question as to their original membership of the Forum, or of the consent of HPPC in commencing and conducting the review of the MCNP.

Their subsequent withdrawal from the Forum and their application for designation does not impact on our correct application of the PPG.

Secondly, under the heading "The Reasons and Significance of the Proposed Modifications" you further state:
"I note that in the documents published for this consultation there is no statement from the qualifying body regarding the significance of the modifications as required by Government. The position should therefore be clarified and published as a matter of urgency."

Unfortunately, you seem to have missed our "Statement of Modifications", signed by the Qualifying Body, which fulfils this obligation. It was first displayed on our website on January 9th 2024, and was therefore part of our package of consultation for more than the statutory 6 week period. The document remains on the website, and can be seen here:
https://mid-cherwell.org.uk/wp-content/uploads/2024/01/Reg-14-Statement-of-Modifications.pdf
I have also attached it to the covering email.

Lastly, you refer to consultation as follows:
"Whilst there is no requirement to publish a formal Statement of Consultation at this stage I have noted the statement in paragraph 1.12.2 of the draft Neighbourhood Plan that the main community engagement is only through this Regulation 14 consultation. As recommended by Locality I would

have expected earlier engagement with the wider local community to assist in the initial decision to undertake a review, and subsequently its scope. Perhaps this has indeed happened but has not yet been documented."

Engagement with the community has been at the heart of MCNP's activity in undertaking the review. The intention to undertake the review was advertised originally in 2022 on MCNP's website, and people were invited to comment. Member parish councils received progress reports on the review at their PC meetings, held in public, and as the review progressed, more people were drawn into the activity. Both the Forum Executive and its consultants, supported by Locality throughout, gathered new evidence and made it available to the parish councils. As you confirm, there is no requirement to document all of this activity at the Reg 14 stage. It will be included in the Submission documents, as required, and as we did without adverse comment last time. Indeed, the Examiner of the MCNP said in his 2019 report: "I am satisfied that the arrangements for public consultation exceeded the requirements of the legislation and made every effort to ensure that the residents and businesses in the whole neighbourhood area were engaged throughout the preparation of the plan."

Yours sincerely

[redacted]
On behalf of MCNP Forum and our Qualifying Body.

A3.4: RESPONSES FROM SECOND REG 14 CONSULTATION (APRIL - MAY 2025)

MCNP Regulation 14 (Revised – April 2025): Schedule of Consultation submissions 1st April to 23rd May

42 representations in total; 22 were from residents; 8 from statutory consultees; 5 from landowners; 4 from developers; 3 from other.

Date	Ref	Name	Parish	Subject	Comment	MCNP response
1.4.25	1	Network Rail		Template response	No comments specific to MCNP	
1.4.25	2	Janet Shackleton	[redacted]	MC3 Kirtlington site allocation - land South of Jersey Cottages	I fully support the allocation of this site for future housing. I would like the type of housing to be agreed by the whole village.	Thanks for your support
1.4.25	3	Duncan Hedley	[redacted]	Q1 Plan Period	Reasonable timeframe	
				Q2 Presentation	Summary boxes showing key points	
				Q3 Vision	I agree	Thanks for your support
				Q4 Objectives	Ensure that infrastructure keeps up with development	
3.4.25	4	Marcus Kemp	[redacted]	MC10 Local Gaps	If I understand correctly, this document dictates no house building South of the perimeter of the old air base site towards Cullcot.	Correct, although 'dictates' is not how planning policy works.
				MC11 Local Green Spaces	If I understand correctly, this document dictates no house building South of the perimeter of the old air base site towards Cullcot.	ditto
				MC16 Sustainable Travel and Traffic Calming	Addition traffic towards Upper Heyford has increased, to the point that the bottom corner of Camp Road is now a busy junction. The 20mph speed limit doesn't include the bus stop...the most critical point of the road. No effort is made to police the speed limits, so is a total waste of time and is a potential danger as pedestrians think they are safer. I walk this road every day, and the vast	Unfortunately, neighbourhood plans have very limited impact on traffic issues.

					majority of vehicles exceed the speed limit in my view.	
				CAP	If Dorchester are allowed to expand in any of the active farmed fields, this document has been a total waste of money.	
4.4.25	5	Clare Walker	[redacted]	MC6 Steeple Aston site allocation - land off Fenway	I object to the vision of housing in Steeple Aston on proposed site MC6 as this site did not meet any of the criteria that the mid Cherwell plan set out. It is on the outskirts of the village making it as far away from the facilities and bus route compared to other proposed sites, making it extremely isolated from the rest of the community and will take away the country views every time you enter or leave the village. There are other sites within the village meeting nearly all of the criteria set out by mid Cherwell plan. This site will also be seen from the main road. I object to this site very strongly. It meets minimal criteria set outby the mid Cherwell plan. It is also on the outskirts of the community making it difficult for new residents to walk to any of the village amenities therefore increasing the traffic through the village. It will be using good farm land and destroying the lovely local views that so many have enjoyed over the years. Taking away a big open view and sky. This plan does not meet your objectives. It will increase the traffic through Steeple Aston as it is far away from the local amenities making it difficult or impossible for older people to walk. It is also the opposite end from the bus route.	The respondent is the daughter of the landowner of the reserve site allocation in policy MC7. Appendix 6 explains why the Fenway site has been allocated, while other sites preferred by the respondent have not. No criteria have been ignored; the site assessment team took into account the views of the parish council and several local engagement meetings.

					It is not a brown fields site. It is good farm land with rural country side views. By developing on this site in Steeple Aston you are creeping the urbanisation of the village towards the main road and neighbouring villages such as Middle Aston. As identified by the mid Cherwell plan there are other sites that were far more suitable and meet more of the criteria. However these have seemed to have been ignored.	
				MC7 Steeple Aston reserve site allocation - land off Grange Park	99% of the residents of Steeple Aston will not be effected by the development of this site as it is already within the village community and surrounded on three sides by existing development. This site is close to local amenities such as the school, village hall, playground and sports facilities and a short distance to the shop and bus route. It also backs onto an existing footpath with the possibility of making the access route to these amenities even shorter. Excellent mobile phone signal and no flooding.	
				MC12 Protection of Important Views, Vistas and Skylines	By building on site MC6, this will be destroying important views of the country side and will take away the lovely big skyline that we see every time we enter or leave Steeple Aston.	
10.4.25	6	Dan Moore	[redacted]	MC3	I'll be making further comments on the Regulation 14 documents shortly, but in the meantime, I wanted to offer something that may help. Historic England now offers an updated online mapping service that allows users to easily check if land falls within a listed park or garden. I thought this might be particularly useful for the MCNP team, given that reading OS maps can sometimes be challenging, as confirmed by your reports online. The map also shows scheduled ancient	

					monuments as well, which I know affect this site. I've included an extract below in case the link isn't accessible. The bright green areas represent the listed park and garden.	
21.4.25	7	Sally Knowles	[redacted]	MC5, MC6 and MC7	Given the total number of dwellings required to be built in the prescribed period in Mid Cherwell, the number allocated to these sites is too high. It is too great a proportion of the total number required which should be spread 'more thinly' over a greater number of sites.	The site assessment process and its community engagement meetings, endorsed by the parish council on several occasions, has supported the principle of 30 additional dwellings across two or more sites in the plan period. While this turns out to be a high proportion of the total number of new dwellings put forward in this plan, that is in our view more a reflection of the reluctance of other parishes than a criticism of Steeple Aston's community.
21.4.25	8	Lewis Sumner	[redacted]	Q1 Plan Period, but probably intended for MC6 (following poster campaign)	I would like to keep the view of the fields and walks, and avoid having any building work completed on the surrounding fields and green areas.	
				Q3 Draft vision	We do not need any more housing, there is plenty already.	This view is not supported by the evidence of housing needs surveys. It is the type and affordability of existing housing that is largely the problem.
				Q4 Objectives	Destroying the fields for more boring housing is such a shame, the houses have no character and ruin the countryside.	Carefully designed houses can minimise the impact.
29.4.25	9	Hugh Lazenby	[redacted]	MC5	This site is a greenfield site. There are other brownfield sites that are available and have been	

					discounted. In particular, site 4 is a brownfield site. This site is listed as unavailable, presumably because it was disqualified on a technicality. That is now being challenged and should that challenge be successful the site is a better candidate. Some further reasons: 1. Site 5 represents village creep. 2. Site 5 is on the road into the village and the additional houses will harm the character of the village. 3. Site 5 is further away from village amenities such as the shop, church and school than either site 3 or site 4 4. Site 5 is on a road that is dangerous for young pedestrians entering the village.	
				MC6	This site is a greenfield site. There are other brownfield sites that are available and have been discounted. In particular, site 4 is a brownfield site. This site is listed as unavailable, presumably because it was disqualified on a technicality. That is now being challenged and should that challenge be successful the site is a better candidate. Some further reasons: 1. Site 6 represents village creep 2. Site 6 is on the road into the village and the additional houses will harm the character of the village. It will also ruin the best walk in the village up to beeches 3. Site 6 will be visible form the road, further harming the character of the village. 3. Site 6 is further away from village amenities such as the shop, church and school than either site 3 or site 4	

1.5.25	10	Richard Preston (Landowner of site MC7)	[redacted]	Q1 Plan period	Plan period is acceptable	
				Q.3: Vision	Unable to give view on neighbouring villages as we are not familiar with their requirements or ability to achieve objectives BUT not comfortable with the proposals provided for Steeple Aston. Original objectives have been ignored in what looks like a possible reduction of short term inconveniences such as contractors vehicular movement within a small part of the village. Unable to see where the 100 houses are to be constructed as requested by CDC. Development outside of villages able to provide minimum facilities such as public transport, schools and shops should be avoided.	
				Q.4: Objectives	Not enough consideration given to the need for accommodation suitable for our ageing population. Bungalows or retirement flats that are nearer to basic facilities are needed as identified in the village consultations.	This need is fully acknowledged. The wording of allocation policies for Steeple Aston will be reconsidered.
				MC5	Although better than some alternative options within Steeple Aston, it is still too far for many residents to walk to village facilities such as the school, the church, the village hall, the playing field and possibly the shop.	
				MC6	This site contradicts all requirements suggested at the time of the consultation. It was refused in 2017 by CDC for good reason. It is disassociated from the village. It will remove the rural vista from the heavily used bridleway whilst walking along Coneygar from The Beeches footpath to Fenway. It will increase traffic into the village as it is again, too far from any village facility including public transport, the school, the church, the village shop and all recreation facilities. At present, the	No scheme has been submitted or refused for this site. The respondent may be referring to the HELAA assessment.

					approach to the village is open with rural views to the North and South. To remove such a fundamental part of the village's entrance will make it more like approaching a large, modern development that has no consideration for the village's history and rural setting.	
				MC7	This site should be considered alongside and possibly in front of the other two sites as it is closer to most of the village facilities, is not going to spoil the entrance to the village and can provide a more suitable and considerate development site, retaining its unique rural surrounds and not be intrusive to any entrance to the village. It is closer to all services other than public transport and as the ability to provide a new and convenient public footpath to the school and village recreation areas. Ideal for bungalows having good mobile connection and much closer to village amenities.	This is the respondent's site.
				Other	Congratulations on the immense amount of work that has gone into the plan but please listen to the voices of local residents that do not always attend meetings. This is what being part of a local organisation such as a parish council is all about.	
8.5.25	11	Canal and River Trust	[redacted] and [redacted]		The Trust have previously commented on the Plan and whilst there is a significant section of the Oxford Canal within the Plan Area it is very disappointing to note that there is still limited reference to the canal network and the benefits it can offer within the document. A copy of the Trust's Guidance on 'Planning for Waterways in Neighbourhood Plans' which may be of assistance.	
				MC9	The Neighbourhood Plan defines the Mid-Cherwell Green Infrastructure Network in the designated Plan area, as shown on Policy Maps 11, and IIA and IID, for the purposes of promoting: -	

					a net gain in biodiversity - improved connectivity - recognition and protection of wildlife corridors - carbon capture - natural flood management - recreation and wellbeing - reduced soil erosion, air pollution and noise. The Network comprises a variety of green and blue infrastructure assets, including existing woodland, species rich grassland, hedgerows, and water bodies as well as public rights of way, amenity and recreation spaces. This is in line with the Trust's views on Green Infrastructure and our promotion of the Oxford Canal and its towpath as multi - functional Green/blue Infrastructure. The Trust is generally supportive of the Policy. We are pleased to note that the Oxford canal is identified on the various Policy Maps 11. However the Map Key describes the Oxford Canal as the Oxford Canal Trail, which recognises only one aspect of its multi- functional role. Whilst it is understood that this relates to Policy MC 16 as the policy maps cover both aspects Gl and sustainable/active travel we would prefer it if is identified as the Oxford Canal. Sections D and E relate to BNG. D. For the purpose of calculating Biodiversity Net Gain requirements using DEFRA's latest metric, development proposals on land that lies within or immediately adjoining any part of the defined Network should anticipate achieving at least a medium distinctiveness multiplier score (see the penultimate paragraph of the supporting text).	Key to be amended.

					E. Any proposal that can demonstrate that off-site compensation to mitigate for biodiversity loss is necessary must follow a sequential approach to its delivery. In the first instance, the gain should be delivered within or adjoining the Green Infrastructure Network where the land is suited in principle for delivering the necessary gain with multiple-benefit areas, as defined in the Policy Map. If this is impractical, then the gain should be delivered on land elsewhere within the same Parish before considering a location within an adjoining MCNP Parish that is suited in principle for delivering the necessary gain. Only if it can be shown that this is impractical may the gain be delivered on other land. A copy of the Trust's guidance on Local Nature Recovery strategies and Biodiversity Net Gain is attached. A copy has been provided to Cherwell Council. In order to meet the requirements of statutory BNC, developments where the site boundary includes land within 10m of a canal or river, should undertake an assessment of the watercourse's ecological condition as part of the BNG baseline assessment. Where the proposed development will result in a negative impact on the watercourse or its riparian zone, a net gain in watercourse biodiversity units is required. The BNG baseline assessment (or evidence that the development is exempt from BNG requirements) should be provided by applicants to enable the local authority to validate the application. While on site mitigation is	We note these comments and generally support them. The policy wording however can not easily be amended to address all the points made. We will aim instead to discuss any relevant planning applications with CDC officers when they arise.

					encouraged, the Biodiversity Metric also supports the use of off-site compensation, with generated locally units supported by spatial risk factors. This is especially beneficial in terms of an uplift in watercourse units where the watercourse may not be within the site boundary. The Trust considers that where the biodiversity of its waterways is affected, the strong presumption should be that the impact is compensated for on its waterways. As well as providing opportunities for watercourse units, enhancements to habitats on the Trust's land will also deliver other types of biodiversity units required by developers to meet their net gain requirements, including hedgerows, grasslands, woodlands and reservoirs.	
				MC11	Within the list of areas to be designated as local green space there are 4no. (?) which have a direct frontage to the canal corridor: LHI — the meadow abutting Oxford Canal UHI — the Common UH3 — The meadow abutting Allen's Lock Whilst it is noted that no development is being promoted on these sites it should be acknowledged that they have a boundary with the canal network and that the designation will not prevent any necessary works to protect the integrity of the waterway structure, maintenance / management works, such as the cutting of trees/shrubs etc, or to ensure safe navigation of the waterway can be maintained (including emergency access under our statutory powers). In accordance with Paragraphs 106-108 of the NPPF. The details/responsibility for the maintenance and management regimes for the local green spaces should also be set out.	We understand that arrangements for canal access are made with landowners, and that designation as an LGS has no bearing on such agreements.

				MC12	The Trust welcome reference to the Oxford Canal at Somerton and Lower Heyford	
				MC13	The Trust welcome the reference to the Canal at criterion (e) however it should be noted that the concerns with regards to lighting are not just related to protecting the setting of the canal. It is important to ensure that lighting does not also adversely impact on the biodiversity of the canal corridor and the importance of the canal to the Plan Area's natural environment and potential adverse impacts from lighting should be more clearly outlined. Criterion (e) should be amended to: 'e) particular care should be taken to avoid light pollution where the development is in a remote rural location, or where it might adversely affect the setting and biodiversity value of the Oxford Canal'	Wording to be amended
				MC16	The Trust note that the Neighbourhood Plan identifies the existing Active Travel Network and marks the route of the Oxford Canal towpath on Policy Maps 11, IIA and IIDD, for the purpose of supporting healthy and safe active travel opportunities in the Parishes. We support section B in that Development proposals on land that lies within or adjacent to the Network should sustain and, where practicable, enhance the functionality of the network by virtue of their layout, means of access and landscape treatment and C. Proposals that will cause harm to the functioning or connectivity of the network will not be supported.	

					The towpath offers a safe, convenient and attractive walking and cycling network to promote local health and well-being, consistent with the aims of the NPPF. Given the ageing population in the area, the canal towpath offers a flat, safe and manageable way for people in the local area to remain physical active and improve their mental health. The canal and its towpath is in close to 'several Green Infrastructure designations and is recognised as an active travel route. It has the potential to significantly assist in reducing demands on the highway network and providing sustainable traffic free routes through the Plan area with targeted investment. In the context of future major developments and population increases, the Oxford Canal can contribute to 'reinforcing the sense of rurality that defines the neighbourhood' and will become ever more valuable to local residents as a green corridor. The adopted Local Plan is clear that the canal is a resource that is not used to its full potential and access should be improved to promote green and sustainable leisure opportunities using the towpath for walking and cycling. To ensure the Neighbourhood Plan is consistent with adopted Local Plan Policies clear reference should be made within Policy MC16 and the supporting Rationale to the need for developments to consider the potential of the canal network and assess the impacts of the development upon the towpath and access points, detailing any enhancement and mitigation works required. The mechanisms through which improvements are to be provided should also be referenced within the Plan for clarity.	We fully support the views expressed here, and will consider how we can suitably amend the Rationale wording.

				CAP	In addition, it is positive to note that the 'Community Action Plan' section recommends highway plans from OCC and developer contributions include plans for cycle paths and footways to Heyford Park. The Trust would welcome discussions relating to the use of the canal towpath to provide a sustainable travel route to the Railway Sation for the future residents of Heyford park as well as existing residents of the area. The Oxford Canal however should also be included here as a key route through the Plan area. As stated above it has huge untapped potential for walking and cycling which could be realised through towpath upgrades such as those already delivered or likely to be delivered from Oxford city north into the Cherwell district.	Add reference in CAP
12.5.25	12	Savills for Richborough Estates	[redacted]	MC10	See separate document. Summary: Our request is for identification of Richborough's land interest within the neighbourhood plan as an access to development within Heyford Park Parish and we request the deletion of Local Gap No.2 (LG2) under Policy MC10: Local Gaps and as shown on Policy Map 12.	We do not support this request.
14.5.25	13	Keith Murray	[redacted]		See separate document for full text. Extracts include: I object specifically to the composition and actions of the group purporting to represent Kirtlington for the following reasons: The guidance states: 'A qualifying body should be inclusive and open in	The proposal for a site assessment and report was set out to the village in a public meeting on in May 2023. The Kirtlington Group comprised four individuals appointed by the parish council either directly to be Kirtlington's reps on MCNP or specifically to the site review team. They were supported by a wider

					the preparation of its neighbourhood plan or Order and ensure that the wider community: Is kept fully informed of what is being proposed. Is able to make their views known throughout the process. Has the opportunities to be actively involved in shaping the emerging neighbourhood plan or Order.' In the case of Kirtlington, the wider population of the village has most certainly not been kept fully informed. The group purporting to represent Kirtlington has effectively held its meeting in secret without any public notification or invitation to the wider membership of the community and most certainly has not given any other person the opportunity to be actively "involved in shaping the emerging neighbourhood plan". The membership of this select group comprises largely persons living towards the southern end of the village; the furthest point away from where it proposes that any development should take place. It has provided no evidence that it has given consideration to all villages allegedly within its remit (some 12 in all but with occupancy concentrated in Kirtlington and Steeple Aston) and my understanding, since there was no public meeting at which a vote took place, is that the assessors who have put forward the two proposed sites for development voted on and so approved their own submission. The neighbourhood plan guidance also advises that "a qualifying body may wish to consider what	team of four further members, from people across the village. The methodology and proposed conclusions were widely publicised to the village and available online, following which there was a well-attended village meeting (with approximately 75 attendees), at which there was a long discussion of the approach, report and site assessments, and also an indicative vote taken which was overwhelmingly in support of the draft proposal. That report and site assessments were also approved of by Kirtlington Parish Council, at a public parish council meeting. In terms of Mr Murray's comments concerning the sewage infrastructure, that was explicitly addressed in the report (and sewage is an issue across the village). Indeed, it was flagged as a major concern in the second paragraph of the front page of the report, was discussed at the public meeting on 5 October 2023 (see section 10), and is raised again in considering the number of homes proposed in section 14. As to the relationship of sites KT7 and KT8 with respect to Kirtlington Park (and its grounds) and other nearby listed properties, these issues also were explicitly considered and

					infrastructure needs to be provided in their neighbourhood area from the earliest stages of plan-making alongside developments such as homes....". In this context whilst the word 'may' is clearly a discretionary word, quite logically if a proposed development is going to put an increased strain on an already over-stretched infrastructure then the neighbourhood plan should put an appropriate condition on any such development taking place. It is a fact that in Kirtlington the sewerage system at the north end of the village is already over-stretched on account of the age and composition of the pipework and blockages are all too frequent yet the MCNP group has given no indication that it has taken this into account when putting forward the two sites in question for development since no conditions are proposed. *The submission goes on to detail how, in the opinion of the consultee, the MCNP has failed to comply with Cherwell's Local Plan policies or the NPPF on heritage-related issues.*	discussed in the report and site assessments for sites KT7 and KT8. The importance of taking into account the need for the proper preservation of historic properties and landscapes was closely considered and addressed in the report and site assessments. Mr Murray is, with respect, therefore entirely wrong to suggest that these issues were not taken into account – on the contrary, they were carefully considered and explicitly addressed.
16.5.25	14	Hilary McPhee	[redacted]	MC3	See separate six-page letter. Summary: the letter consists of copies of parts of Cherwell CDC officers' report on a planning application on the site, which was refused at Committee. The consultee askes that MCNP reconsider its support for the site.	All the material contained in the letter is already known to MCNP Forum and has been taken into account in the review of the MCNP.
19.5.25	15	Carter Jonas for Henry Teare	[redacted]	MC10 and MC11	See separate document. Summary: The Mid-Cherwell Neighbourhood Development Plan needs to include clearer reference to the emerging Cherwell Local Plan review, and the Forum should consider the direction of the new National Planning Policy Framework. The Forum should be careful not	

					to cut across any potential emerging spatial strategy for strategic growth. The MCNDP Forum, should review its policies to ensure they meet the Basic Conditions, and with particular reference to policy MC10 (and potentially also 11), and be sure that the evidence which underpins them is robust, and justified and that the proposed polices follow the recommendations contained in that evidence.	
19.5.25	16	Antonia Maclean	[redacted]	MC5	So, I think the key points are: 1. The proposed sites are greenfield and it is the stated aim of the plan not to build on greenfield where possible and where brownfield are available. 2. suitable brownfield site 4 was ruled unavailable on a spurious technicality that is being challenged formally. 3. These sites will damage the aesthetic character of the village, representing village creep 4. The site on south side is far from local amenities, unlike site 4 which is more central. 5. The site on south side does not have a safe footpath connecting it to the village. It will be unsafe for young pedestrians.	
19.5.25	18	Simon Clark	[redacted]	Q1: Plan period	I would prefer it to be longer for better consideration	Misunderstanding for consultation period?
			[redacted]	MC5	The site on south side does not seem to be the best choice for the allocation of new housing for the village of Steeple Aston. First off it is a Greenfield site where the MCNP states that housing developments would not be built on Greenfield sites where possible and when better brownfield	

					sites are available (as is the case in Steeple Aston). It seems the vastly more suitable Brownfield site 4 is discounted on a technicality, which I understand is being challenged. Developing this south side site will detrimentally affect the natural feel and character of the village and the surrounding area. There is already a new development on South side which has provided new housing. The road into the village is busy and there is no walkway for pedestrians to safely walk to the village. if selected the site would extend the village ever closer to a very main road (A4260) and the utilities would need to extend to reach the new development. The 20mph limit only starts at the Hill house entrance and unless the speed limits are altered these two main roads would make living unsafe for families and have a detrimental impact on their quiet enjoyment of the housing. The land selected to be built upon is historic parkland previously part of Hill House and abundant with wildlife. In summary there are many more suitable sites in and around Steeple Aston.	
20.5.25	18	Framptons on behalf of Loggin	[redacted]		On behalf of the owners (Marion and Grenfell Loggin) are the owners of Fewcott Farm, please find below our representations in response to the draft Mid-Cherwell Neighbourhood Plan April 2025: Revised Plan Released for Consultation. We have submitted representations previously (as attached) but consider that the comments made in our previous submission have not been addressed, in particular in relation to Local Gaps.	The proposed Local Gaps at Ardley have been amended for the Reg 14 2025, and are now dealt with in policy MC10 which is different to the 2024 policy.

20.5.25	19	Thames Water		Generally	See separate documents This assessment is based on the information provided and correct as of the date the assessment was carried out (October 2024) "The following assumptions have been made: • The connection will be made to the closest and largest foul water or combined sewer via gravity. • All surface water will be disposed of at source as per the drainage hierarchy. Should surface water require a connection to the public network, further assessment will be required. • Thames Water have only assessed the existing water and wastewater network and its capacity to serve the proposed development. • It is the responsibility of the developer to contact Thames Water ahead of any planning application submission to determine the presence of any Thames Water assets that may require protection, diversions or that may have an impact on the amenity of new occupiers of the development. • Modelling for network upgrades will proceed once sites have planning approval and there is certainty of development coming forward. • Where network upgrades are required it can take 18 months to 3 years to plan and deliver from the point at which there is certainty of development coming forward."	
			[redacted]	MC2	Notes: FEWCOTT: Treatment for this site is served by Fewcot STW, which is owned and maintained by Anglian Water.	

			[redacted]	MC3 and MC4	RAG rating for STW is amber. Waste network, water network and clean water production are all rated green. Notes: BLETCHINGDON: An upgrade is planned for Bletchingdon STW. This will improve its ability to treat the volumes of incoming sewage, reducing the need for untreated discharges in wet weather. The scheme, which is still being designed, is due to complete in 2026.	This is good news, as Kirtlington already suffers from the effects of an overloaded sewage treatment works.
			[redacted] and [redacted]	MC5 - 8	RAG ratings for 'Heyfords' all green. Notes: HEYFORD: An upgrade is planned for Heyford STW. This will provide a major increase in treatment capacity, from 17 to 22 litres per second. This will reduce the need for untreated discharges in wet weather. We expect the project to complete in late 2025.	This is also good news.
20.5.25	20	Colin Smith	[redacted]	Q1: Plan period	Understand the reason to extend to 2042 to align with the CDC Local Plan.	
				Additional comments	Whilst similar to a previous response to the last MCP plan, I have an increasing sense of being overwhelmed and powerless to be able to influence my future as an MCNP resident, when it comes to maintaining the rurality of the area. This is not due to anything that the MCNP team has done in regard of the updated plan. The MCNP plan now to 2042 with the loss of Heyford Park, looks very comprehensive (amazing work that Martin L & the huge team of contributors have created on a mainly voluntary basis). Thanks from me for this sterling work. I particularly agree with the concerns raised in regard of the lack of doctor surgery provision to a hugely expanded population in the area with more to come.	Thanks for your kind comments.

					However to me, a huge set of shadows hang over the plan by adjacent to the MCNP area likely developments on green field locations. The plan can't yet respond to e.g. increased traffic - due to building plans not being fully formulated/approved. I reference warehouses 2 × Baynards Green (Albion + Tritax Big Box) + Ardley SRFi, Great Wolf, Puy De Fou - (Bicester -Chesterton & Bucknell) becoming the UK's Orlando), 5000 new houses in Heyford Park*. All this could blow several holes in the MCNP that has already caused you significant rework. These developments if granted would result in a phenomenal increase in vehicle movements all on a network of rural roads - in or connected to the MCNP area. Villages in the MCNP area risk becoming prison islands - by grid locked roads if all these developments go ahead. We already have grid lock in Fritwell every time the M40 close to Jct 10 has a major incident. Articulated Lorries attempt to go thru the village & multiple hundreds of cars/vans. [redacted] already gives me a sense of every local road within 10 miles of Fritwell has far more traffic on it that it did when I first arrived. Really noticed this in the last year, cycling the local minor roads in the area. With no sense of being able to influence these developments I am resigned to feeling that responding to specific aspects of the MCNP plan is valueless. This is not a good place to be as a Community active MCNP resident. I also sense that most District & County Councils Planning Dept seem now to be staffed by part timers & the Councils don't have the financial	

					resources to legally defend against deep pocketed developers who try to work their plans strategically at Gov level to bypass local democracy. *(let alone what extra demands the "new" Gov will make re housing in our area as their term in office progresses and their commitment to unlock planning obstacles).	
21.5.25	21	Robert Preston	[redacted]	MC6	I object to the use of this site for a number of reasons. Back in 2023 the site assessment team has a number of considerations and a list of criteria it looked for in a site. Somewhere along the way this seems to have been forgotten. MC6 is greenfield space, good agricultural land that is separated from the settlement area by a bridal way. The residents of the village, have expressed their concerns about 'creep' and this is the definition of that. MC6 creeps towards the A4260 and has unlimited 'creep' potential onto more of our greenfield land, and I'm sure the development would continue to spread far wider than the current boundary. MC6 currently offers the best, and only real view from the north end of the village. This is enjoyed by walkers. This would be lost, and spoil the gateway to the village from the A4260 with new builds visible from the road. The Site assessment team were looking into the following criteria. Access to village amenities, sites isolating residents from the village. MC6 is about as far away from village amenities as you can get. The shop is nearly 1 mile away. The School, Village Hall, Park, and playing fields are at least half a mile away. The closest bus stop is around half a mile	The respondent is the son of the owner of the reserve site dealt with at policy MC7.

					away, along with the pub. Residents of this new development would be isolated from the rest of the village. MC6 is stuck out on a limb and create more traffic through the village as people would be forced to drive to amenities.	
21.5.25	22	Abbeymill Homes (potential developer of sites covered by policies MC3 and MC4.	[redacted]	Q1	Agree with its revised timeframe which accords with the emerging district Local Plan.	
				Q3: Vision and objectives	Support the draft plan's aspiration to sensitively deliver more affordable housing as this is the most significant social issue in the district with the current local plan / neighbourhood plan having failed to deliver which has contributed toward worsening housing affordability over the current plan period. However, it is suggested that the draft vision also includes reference to housing more generally as a significant need also exists for market housing which is normally required to facilitate the provision of affordable homes.	
				Q4: objectives	The inclusion of specific housing allocations is critical as the previous plan has demonstrated that without this the plan will fail to fulfil the required housing needs of the area.	
				MC3	The proposed allocation of land south of Jersey Cottages for the development of 12 new homes is fully supported by both the land owners and the end developer. Abbeymill Homes has a legal interest in this land and can confirm that the site is both available and achievable for residential development purposes.	

					Abbeymill Homes has carried out a full technical appraisal of the site which has included highways, arboriculture, drainage, ecology, heritage, landscape and archaeology, confirming that an acceptable technical design exists in relation to all these matters. It is acknowledged that the site is sensitively located with regard to heritage assets, but a suitably designed proposal for approximately 12 dwellings on the site has been assessed by heritage advisers as being capable of being delivered whereby the public benefits of the proposal would outweigh the limited harm that would arise. It is materially important to note that this site did not form part of the original historic parkland setting of Kirtlington House, only being included within the listing on the request of the then owner of the house (see accompanying Heritage Assessment prepared by Bidwells). It maintains a markedly different character to the adjoining parkland which was formally landscaped by Capability Brown in the 1750s but which excluded Home Farm and land to its west. The accompanying Ordnance Survey Map 1875-1884 shades the extent of Kirtlington Park but notably excludes both proposed site MC3 and MC4 which is not considered part of the historic parkland. Furthermore, the existence of 1-4 Jersey Cottages is also materially significant as it has established modern residential development on this side of the Heyford Road and within the listed parkland. This together with adjoining Home Farm, has the effect	This comment about the status of this specific site is important, and is always overlooked by those who oppose development on the site.

					of promoting a residential character on the land proposed for allocation. Abbeymill Homes previously submitted a planning application on the site in 2023 (application ref: 23/02471/F) for 14 new homes and which included extensive public benefits. These included: • Significant social benefits in providing both market and affordable housing in a mix to meet identified local housing needs; • Economic benefits through construction of the development and resulting new residents contributing toward the vitality and viability of local community facilities and services; and • Extensive environmental benefits including a significant onsite biodiversity net gain through a comprehensive landscaping scheme, repair and instatement of the boundary wall along Heyford Road and a management plan for the existing woodland to ensure positive long term management. Cherwell District Council refused this application and whilst Abbeymill Homes was planning to appeal this decision, ultimately it decided not to pursue this instead to engage positively with the Neighbourhood Plan process. In terms of specific comments on proposed Policy MC3, the following comments are made: • It is suggested that Figure 7 is amended to extend the allocation to include the existing access between Jersey Cottages to the Heyford Road so as	

					to align with the layout principles of the policy as the access is a material part of the allocation; • The area shown as the proposed allocation is largely devoid of trees as these are located on its boundaries. It is suggested the policy is reworded to require any scheme that comes forward on the land to respect and ensure a sustainable relationship with offsite trees.	
				MC4	The land owners of this proposed allocation are supportive of this draft policy as a reserve site to deliver approximately 12 dwellings. It is confirmed that the site is available and deliverable for residential development purposes. The land has no recent planning history and is not within the listed park and garden or the Kirtlington Conservation Area. As with proposed allocation MC3, it also does not form part of the historic parkland setting of Kirtlington House being outside of the originally landscaped grounds and with a markedly different character. In terms of the proposed policy criteria, the following comments are made: • Given proposed allocations MC3 and MC4 are under the same ownership, in heritage terms it would be desirable that both developments utilise the same access arrangements to the public highway otherwise significant amounts of boundary wall will need to be removed to facilitate safe access. It is therefore suggested that the policy is reworded to refer to the main access continuing through from allocation MC3 to serve this development and Figure 8 is amended to indicate this;	

					▯ A separate pedestrian and cycle access onto the Heyford Road is again unlikely to be desirable in heritage terms and this could be adequately provided via an extension of the access through from site MC3; ▯ This site contains few if any trees with woodland on its eastern boundary. The policy maybe better reworded to the need for development proposals to respect and ensure a sustainable relationship with offsite trees; ▯ The land owners are supportive of the inclusion of a woodland buffer zone along the northern boundary, but it is suggested that this is included as part of the allocation shown at Figure 8 being a policy requirement and it is likely to be required to achieve a statutory biodiversity gain on the site; ▯ The final criteria of the policy specifies that the site should only come forward in the second half of the plan period, and only if proposed site MC3 is unable to be delivered. Firstly, it has been confirmed that site MC3 is capable of being delivered and relatively quicky so this should not be a concern. Secondly, given that there is a need to deliver greater housing numbers than being proposed for allocation in the plan it is suggested that this site should rather be considered a second phase to site MC3 to come forward in the second half of the plan period to ensure a more positive and resilient plan. It is therefore suggested that the text after '…Plan Period…' is omitted.	
				MC14	Clause A of draft Policy MC9 seeks to set out a housing mix for new developments of 10+ dwellings with delivery focused upon 1, 2 and 3 bedroom homes, but effectively seeking to discourage the provision of any 4+ bedroom	The criteria in this policy are those recommended in AECOM's Housing Needs Assessment. While the developer's comments are understandable in relation to

					homes. The justification for this appears to be a desire to create a more diverse housing stock in the local area having regard to existing housing provision rather than being based upon evidence concerning local housing needs. This proposed clause is a concern as creating diverse new communities requires a wide range of house types to be delivered, including larger family homes which would be prevented under this proposed policy. Furthermore, it is understood that the affordable housing register for the district includes a specific need for larger affordable homes of 4+ units to be provided. It is therefore requested that a review of the proposed housing mix is undertaken that allows for some larger family homes to be delivered to ensure housing choice to meet all housing needs in the local area.	marketing, removing the restriction would do nothing to remedy the current imbalance of housing sizes in the area. However, reconsider wording.
				Appendices	Policy Map 3 (Kirtlington) fails to include the proposed allocation under draft Policy MC4. This needs to be included to be consistent and avoid a policy conflict.	We were advised by our consultant that reserve allocation sites should not be shown on policy maps.
				Additional comments	In general, the approach and content of this draft Neighbourhood Plan is welcomed particularly now that it intends to identify land for development as this was a shortcoming of the previous plan, resulting in no new housing sites coming forward at Kirtlington and which still has an outstanding housing requirement under the current plan.	
21.5.25	23	Jenny Evans	[redacted]	Q3: Vision	I am concerned that regardless of what our views are regarding the future of our neighbourhood the council will have their own agenda. I feel it's important that any future developments be smaller and more affordable for local people to buy. Larger	

					homes are beyond the affordability of locals but I don't believe the council will listen to these views.	
22.5.25	24	Historic England			Our advice below seeks to reiterate the advice provided within our February 2024 response and expand in areas on where we feel further work is required with the Plan. The recommendation of the Strategic Environmental Assessment (SEA) states that: “a historic environment focussed policy underpinned by local evidence, could further protect and enhance locally valued elements of the Conservation Areas, the condition of designated and non-designated historic buildings, the neighbourhood’s character, and its archaeological potential”. We would agree with this recommendation, as the plan fails to recognise the positive influence the built historic environment has on the character of the settlement boundaries, particularly where site allocations are proposed. All the site allocations lie within, or near conservation areas, within which are many listed buildings (of all grades) and in some cases a registered park and garden. The plan continues to downplay the positive influence the historic environment has on the character of these places and in our view further work is required to set out “a positive strategy for the conservation and enjoyment of the historic environment” (in accordance with NPPF paragraph 203) within the plan.	

					One example of this is the site allocation policies that require development to 'respect the heritage assets associated with the site'. Whilst this is a marginal improvement to the initial consultation wording, its broad-brush approach lacks clarity and is open to wide interpretations to whether a development sufficiently respects heritage assets. Such an approach also means there may be missed opportunities to sustain and enhance the significance of heritage assets (Para 210a) and for development to make a positive contribution to local character and distinctiveness (para 210c). We recommend strengthening the wording in accordance with the NPPF. The NPPF further states that 'New developments within Conservation Areas…, and within the setting of heritage assets should enhance or better reveal their significance (Para 219). We therefore recommend the wording of these policies better aligns with the NPPF terminology and where sites have the potential to impact on conservation areas, it would be appropriate to refer to the relevant conservation area appraisal and management plan. We wish to reiterate that detailed Heritage assessments are needed to inform allocations MC3 and MC4. Only through assessment can the potential impacts be properly understood and in turn the plan be confident about the acceptability or not of development and if appropriate, inform policy allocation wording.	See Appendix 7 for our new Heritage Impact Statement.
				MC2	The Ardley Site Allocation no longer contains a heritage related criterion. We therefore agree with the second recommendation of the Strategic Environmental Assessment (SEA) 'that Policy MC2 is	For consideration

					revisited and updated to include a specific historic environment stipulation in relation to the Ardley Conservation Area, which is located adjacent to the site to the west'.	
				MC3	Policy MC3: As mentioned above, heritage impact assessment is needed to inform the approach taken and the heritage considerations in the policy would need to be revised if the site is taken forward. In Appendix 6 the logic for stating "Red" for impact on listed buildings, but only "Amber" for impact on Conservation Area and Registered Park and Garden remains unclear. Our concern about the logic of Appendix 6 is added to by the conclusions of the SEA which does not differentiate potential impacts based on designation and states that 'Moderate to significant negative effects are concluded as most likely for the historic environment at this stage. This is largely due to the allocation of sites within a Registered Park and Garden and within or adjacent to conservation areas across Mid Cherwell (9.8). The SEA assesses moderate to significant impacts and states that 'Whilst schemes are expected to deliver high-quality design and mitigation measures, it is recommended that site allocations in the first instance consider avoidance measures, and alternative sites are considered in less sensitive areas'. We query how this assessment outcome has been addressed. Under KT7 (Jersey Cottage South) the suitability section, fails to reference the impacts to the registered park and garden, which the allocations lie within and adjacent to. The identified impacts to	

					the historic environment have been assessed to be 'outweighed' by the benefits of the scheme (good access, frontage location, suits linear pattern of village and quality of design). Prior to this, it needs to be demonstrated that the harm has been avoided or minimised (NPPF, 208). It's unclear what attempts have been made to avoid or minimise the harm, which, as highlight in the section above the SEA calls for. In then considering potential impacts on the significance of a designated heritage asset the NPPF states that 'great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).' The wording of comments from the assessment team is also peculiar: "The classification of the land as part of the park land in 1995 is an issue which the land-owner would need to address." As part of a registered park and garden, and thus a designated asset, the designated status of the proposed allocation should be key to considering the potential allocation.	
				MC4	As mentioned above, heritage impact assessment is needed to inform the approach taken and the heritage considerations in the policy would need to be revised if the site is taken forward. In Appendix 6 the logic for stating "Red" for impact on listed buildings, but only "Amber" for impact on Conservation Area and Registered Park and Garden remains unclear. Furthermore, it is noted this is an 'potentially important archaeological site', yet the RAG rating is Amber. We would query this, particularly considering the SEA report states 'Moderate to significant negative effects are	

					concluded as most likely for the historic environment at this stage. This is largely due to the allocation of sites within a Registered Park and Garden and within or adjacent to conservation areas across Mid Cherwell' (9.8). Under KT8 (Jersey Cottages North) the suitability sections states that the site 'not affected by neighbouring heritage assets; not in Conservation Area', it's unclear how this conclusion was made. The site would be within the setting of the conservation area (listed buildings contained with it) and the registered park and garden, the latter designated heritage asset is not mentioned in this part of the report, which is an oversight. The SEA Rating for this allocation relates to MC3/KT7 rather than for this site.	
				MC8	As with our broad recommendation for all the proposed allocations, we recommend the heritage criterion for this policy relates back to the Conservation Area Appraisal and management plan if there is one in place. In this case the site would appear to sit within an identified important view out from the conservation area. We recommend the policy could be strengthened to make specific reference to this view and how its allocation would seek to conserve or enhance it, as informed by the Upper Heyford Conservation Area Appraisal (within the Rousham Conservation Area).	For consideration
				MC12	Good to see a policy on views, vistas and skylines although clarity is required on justification for the views chosen as well as pin-pointing the specific view-point for clarity in future management. It should be highlighted that the significant views to	For consideration

					/from Rousham Registered Park and Garden and also to/from RAF Upper Heyford including a view along the runway looking eastwards require assessment as well as the current list is not exhaustive and there is an opportunity to identify others in the future.	
				Other comments	Section 1.6 - heading changed to Historic Environment, rather than Built Heritage to give breadth and clarity in terminology. Para 1.6.2 rightly flags the heritage significance of the RAF Upper Heyford site, but contains no detail on why the site is important beyond its designations; this detail would bring weight to significance and clarity in terms of management.	Detail on Heyford Park's heritage belongs now in the proposed new neighbourhood plan for that parish.
				Q3: objectives	Objectives do not adequately consider the historic environment (noting sole reference to CAs in the 3rd bullet under "Development"). We recommend the consideration given to the historic environment is brought in line with the objective provided for the natural environment. Both the natural and historic environment are integral to one another.	For consideration
				CAP	The Community Action Plan should include an objective for the historic environment, similar to that proposed for the natural environment. The historic environment could equally be much better promoted throughout the plan to help ensure the character and local distinctiveness of an area, is carried through in any change within a settlement.	For consideration
22.5.25	25	Natural England			Template letter with no specific comments	
22.5.25	26	Cherwell DC		General	Thank you for consulting Cherwell District Council on the pre-submission (Regulation 14) Mid Cherwell Neighbourhood Plan and its supporting documents. I note that this is a revised pre-submission plan necessitated by	

					Heyford Park parish being removed from the Mid Cherwell Neighbourhood Area in June 2024. These comments are being made directly to you as Ardley with Fewcott PC is the qualifying body for the Mid Cherwell Neighbourhood Plan. The Neighbourhood Plan Forum is however, copied-in. As Local Planning Authority, the District Council has a duty to advise or assist a Parish Council in preparing a plan and is expected to be proactive in providing information to communities about neighbourhood planning. Our comments should be therefore be considered in that context and we are always happy to engage constructively with any involved or affected Parish Council. Notwithstanding the above, the following comments on your draft neighbourhood plan are intended to be constructive in order to assist your future decision making process. In preparing them we have sought the advice of other Council services. Our comments are made without prejudice to those that the Council may wish to provide upon the submission of the Plan (Regulation 16). In considering the comments set out below, reference should also be made to our	We note with disappointment this change in stance since late 2023, prior to which CDC were content to communicate with the Forum directly. It is particularly noted that the offer to engage constructively does not apparently extend to the Forum itself, despite officers having done so consistently from 2016 until late 2023, when Heyford Park PC claimed incorrectly that it had not been consulted about the MCNP Review.

					comments dated 23 February 2024 made in relation to the previous Regulation 14 consultation neighbourhood plan. Many remain relevant to this revised neighbourhood plan. I note that although much of the 2024 Plan remains a number of key changes have been made, as is helpfully set out in the explanatory note provided at the beginning of the Plan. Additional supporting documents have also been published as follows: • Appendix 1: STRATEGIC ENVIRONMENTAL ASSESSMENT – SCOPING DOCUMENT • Appendix 2: STRATEGIC ENVIRONMENTAL ASSESSMENT • Appendix 3: HOUSING NEEDS ASSESSMENT • Appendix 4: LANDSCAPE CONSULTANT'S REPORT • Appendix 5: TREESCAPES BENEFITS AND OPPORTUNITIES REPORT • Appendix 6: HOUSING SITE ASSESSMENT REPORT • Reg 14 Statement of Modifications (updated) Thank you for consulting us and we would encourage further engagement with us before you finalise your Regulation 16 Neighbourhood Plan.	Some of the appendices listed were in fact published with the 2024 Reg 14 consultation and remain unchanged, namely Appendices 1, 3 and 5.

				Document Structure and Presentation	I note that a list of proposed 'saved' policies from the made MCNP has now been included which is welcome.	We are unsure which list is being referred to. Reference is however made to previous policies in some of the Rationale sections which follow the new policies.
				National Policies and Advice	As you are no doubt aware the Government updated the NPPF in December 2024. Parts of the National Planning Practice Guidance has also been updated.	We are fully aware.
				General Conformity with the Local Plan	Our previous comments on the adopted Cherwell Local Plan still apply. However, the review of that Plan has progressed. The proposed submission (Regulation 19) Cherwell Local Plan Review 2042 was published in December 2024. It is expected that it will be submitted to the Secretary of State for examination by the end of July 2025 (subject to Council approval). Adoption is expected in 2026. You may wish to update text accordingly.	Para 1.1.6 to be updated
				Housing Evidence	I note that the revised Plan still relies on the AECOM Housing Needs Study dated 2023, which in turn relies on the findings of the Oxfordshire Growth Needs Assessment (OGNA). The OGNA was a piece of evidence prepared to support the then emerging Oxfordshire Plan. Work on this stopped in August 2023. You may therefore wish to consider updating this evidence. The housing evidence for the emerging Cherwell Local Plan Review may help with this.	For consideration

			[redacted] and [redacted]	Sustainable Environmental Assessment (SEA)	The SEA has been updated for the revised Neighbourhood plan. It makes the following recommendations: • It is recommended that Policies MC2, MC3 and MC4 are revisited and updated to include stipulations relating to flood risk, given these sites are at varying risk of surface water flooding. This is likely to help ensure development design schemes take into consideration the risk of flooding on these sites and embed mitigation and adaptation techniques into the design of the scheme taken forward. This could help reduce the risk of development causing flooding elsewhere in the settlements of Ardley and Kirtlington. • It is further recommended that Policy MC2 is revisited and updated to include a specific historic environment stipulation in relation to the Ardley Conservation Area, which is located adjacent to the site to the west. This will help bring the policy more in line with the other site allocation policies which are within or adjacent to conservation areas across the neighbourhood area and could help reduce the potential impact to the setting and significance of the designated area. • Additionally, a historic environment focussed policy underpinned by local evidence, could further protect and enhance locally valued elements of the Conservation Areas, the condition of designated and non-designated historic buildings, the neighbourhood's character, and its archaeological potential.	

					• Additionally, it is recommended that Policies MC2, MC5, MC6 and MC7 are revisited to include stipulations regarding the potential mineral resources that could underly the sites. This could include the appropriate investigation of the sites to ascertain whether they hold important resources and ensuring that materials are recovered to avoid their sterilisation and loss. The need to consult with OCC as the local minerals authority could also be included in these policies. • Policy MC16 is commended for setting a requirement for development applications to contribute to the creation of traffic calming schemes in villages most affected by the proposals. Another way for the MCNP to address transport emissions could be to target local improvements that will support a modal shift towards electric and alternative fuel vehicles. This could include through setting requirements for the delivery of necessary infrastructure. It is also noted that at paragraph 9.8 the SEA finds that the neighbourhood plan will most likely have moderate to significant negative effects for the historic environment. This is largely due to the allocation of sites within a Registered Park and Garden and within or adjacent to conservation areas across Mid Cherwell. However, the SEA also notes that the site allocation policies do make provisions for the historic environment by ensuring that the	These SEA recommendations arrived with insufficient time to amend the consultation

					conservation areas are respected through the design of development schemes. The SEA is a key piece of evidence for the neighbourhood plan and it is noted that not all of its recommendations have been taken in to account in the Reg 14 Plan.	document. They will be given careful consideration in the preparation of the Submission document.
				Heritage Considerations	The points made in our 2024 response are still applicable.	For consideration
				Introduction	Para 1.1.6 – should this be Housing and Economic Land Availability Assessment (HELAA) rather than Needs Assessment? Para 1.6.2 – Outside the neighbourhood area now. Para 1.7 – Is this needed as not in the designated neighbourhood area now?	1.1.6 and 1.6.2 to be amended. A note explaining the relevance of 1.7 to be added.
				MC1	We are disappointed that this policy only proposes an additional 60 homes up to 2042 across the whole of the Mid Cherwell area. This is 40 less than in the allocated figure for Mid Cherwell in the emerging Cherwell Local Plan Review. We would strongly urge that the Neighbourhood Plan provides for these additional homes. Our previous comments regarding development beyond the built up limits of settlements still apply.	We intend to challenge the allocated figure of 100 new dwellings, provided by CDC, at the examination stage of the Local Plan. We consider that it is an arbitrary figure, unsupported by the evidence of CDC's own HELAA document published in December 2024.
				MC2 (3)	CDC may consult the relevant parish council, but as LPA there is no obligation for these to be	The aim of this text is to encourage CDC to discuss and

					agreed with the PC. We suggest deleting text after 'community benefits'. This text should also be deleted from all other site allocation policies.	reach agreement regarding S.106 benefits with relevant parish councils.
			[redacted]	MC3 and MC4	These two proposed Kirtlington sites are within a Grade 2 Registered Parkland and Garden. There is a requirement therefore to consider the impact of development on the landscapes' special character. It is strongly recommended that you carry out a detailed Heritage Impact Assessment of all proposed sites. This is essential for the Kirtlington sites given the potential impact on designated heritage assets.	Additional evidence to be procured.
				MC9	The supporting text needs updating as legislation has now been enacted. Care is needed to ensure that this policy is in general conformity with emerging policies CSD 11, 12 and 13 of the Cherwell Local Plan Review. Regard will also need to be had to the Oxfordshire Local Nature Recovery Strategy (LNRS) which is due for publication later this year.	Text on p.43 to be updated.
				MC10	Our previous comments still apply	For consideration
			[redacted]	MC11	We would question whether the proposed LGS at Lower Heyford (Paines Field and Land to north of St Mary's church) meets the criteria for LGS designation.	LHPC to consider

				MC14(G)	This requirement needs to be proportionate to the development proposed. Costs of provision could be prohibitively expensive rendering the scheme unviable.	Change 'will' to 'may' be required?
				MC15	It is not appropriate or within the scope of the plan to set out an allocations policy. This is a matter for CDC's Housing Dept in association with the relevant Registered Provider.	This policy has been added on the recommendation of CDC Housing officers, who advised that its inclusion would assist their decision-making.
				MC18	Whilst it is noted that reference to Heyford Park has been deleted from the policy, the supporting text is heavily suggesting that any new facility should be provided there. The wording should be reviewed to better reflect the current position. Note also that the OCCG is now BOB-ICB.	Rationale to include reference to the removal of Heyford Park from the MCNP.
				Policy maps	Policy Map 11 – the precise boundaries of the Heyford Park area should be clear. Suggest shading out the area from the maps. • Map 12, 13, 14 – again the inner boundary of the NP area should be clear. • Middleton Stoney settlement boundary – query why the Turney site is not included within the boundary.	All these maps to be amended.
22.5.25	27	Fritwell Parish Council	[redacted]	Additional comments	There were 7 residents at the Annual Parish Meeting that took place on 13th May 2025. Five parish councillors, the Parish Clerk and the newly elected Oxfordshire County Councillor for the Deddington division were also present. There was	Thank you for arranging this engagement event and for the support voiced by residents.

					lively discussion across a number of topics. We invited residents to fill out responses to the latest Reg 14 Consultation of the Mid Cherwell Neighbourhood Plan. Two residents commended the Parish Councillors and the MCNP Forum for all of the hard work they have invested in this, and the previous plan recognising the efforts of all involved. General support was given to the MCNP Revised Plan and the balance sought between allowing change whilst supporting the retention of the rurality of villages, preservation of agricultural land and maintaining significant separation between individual villages. The state of the roads (potholes, kerbs, verges etc) was a concern for everyone together with the significant amount of traffic generated by current development. Strong support was expressed for the identified Local Gaps, important views/vistas and Local Green Spaces. It was recognised that the Plan provides some ability to control priorities for village communities and oppose unsuitable, unnecessary and unwanted development. There was however some resigned cynicism that this would have any real effect. The feeling expressed by one resident, and supported by others in the room was a sense of helplessness that (although recognising that we are trying to get ahead of developers with initiatives such as the MCNP) there was an element of futility, as special interest, lobbying and corporate money seem to ride roughshod over these initiatives. An example	

					cited was the Cala development in Fritwell: The original MCNP had Fritwell taking an indicative number of 25 new homes, Cala have since managed to have passed 32 houses on the site in what some consider a cynical move where 28 were originally passed, but then 4 were passed as infill (with no commensurate S106 benefits to the community). Fritwell and surrounding villages are being assailed by multiple major projects, namely OXSRfi, Albion Land and Tritax Warehouse proposals at Junction 10, Puy Du Fou, and projects in progress with Great Wolf Resort and the Siemens developments. There is a sense of resignation that these will go ahead as they are going to be "nodded through" as the sunk costs of these proposals are enormous, and the feeling is that these organisations would not go to these efforts without having some positive encouragement from central or local government. These developments accrue no benefits to the local communities that currently enjoy the peaceful rural lifestyles they have chosen to live. There will be no financial benefits or societal benefits as a result (these large projects do not bring S106 contributions to improve local village communities). They are never considered in terms of their incremental impact (reference Puy Du Fou meeting where they stated they will only ameliorate their own modelled impact on traffic and the environment and it is for OCC to consider the wider implications – i.e. more pressure on the public purse). In addition, they are never fully considered in regards to their real environmental, societal and infrastructure impacts. Examples are the cumulative effects on water quality, treatment	

					and processing, the electricity supply or wider implications of additional policing needs, and the ability of emergency services to get to these communities given the increased likely congestion in these areas.	
22.5.25	28	Bluestone Planning on behalf of Oxford Diocesan Board of Finance	■	MC1	The draft Pre-Submission version of the Mid-Cherwell Neighbourhood Plan (MCNP) proposes a revised classification of villages, which is based on the findings of the Updated Settlement Hierarchy Topic Paper February 2025 that was prepared to support the Draft Cherwell Local Plan Review. Specifically, the draft MCNP proposes the recategorisation of Fritwell village from a Category A village to a Category C village. The respondent would like to highlight that the Draft Cherwell Local Plan Review has not been submitted for examination yet, and therefore its draft policies attract no planning weight in both decision and plan making. In addition, there is no indication as to when the Draft Cherwell Local Plan Review will be submitted for examination and whether the Examiner(s) that will be appointed to undertake the independent examination will endorse the proposed settlement recategorisation. Whilst the Evidence Base for the Draft Cherwell Local Plan Review can be used to draw useful conclusions, it is considered inappropriate to be used to inform both the draft policies and housing allocations of the draft MCNP at this stage. The respondent would like to highlight that the draft policies of the MCNP must be in general conformity with the strategic policies of the currently adopted	It is appropriate for the MCNP Review to take account of proposed changes to the CDC Local Plan, and Cherwell DC has itself requested that we do so in meetings and correspondence. Sound evidence for the recategorization of Fritwell is provided in documents made available as part of CDC's Reg 19 consultation. The proposed recategorization is also strongly supported by Fritwell parish council.

					Local Plan and in particular, with adopted policy Village I: Village Categorisation which currently classifies Fritwell as a Category A village. It is critical that the making of the MCNP is in general conformity with the strategic policies contained in the adopted Local Plan, as otherwise it would fail to meet the basic conditions.	
				Additional Comments	Omission Site: 'Land At The Back of 1 And 3 East Street, Fritwell, Bicester OX27 7PX' The respondent notes that the draft Cherwell Local Plan Review sets a requirement on the draft MCNP to provide 100 new dwellings in the plan period. Notwithstanding this, the draft MCNP seeks to allocate 5 sites which will deliver only 60 new dwellings. Therefore, there is an identified shortfall of 40 dwellings. The respondent understands that this decision was made because no other sites were identified to be available and suitable for residential development in Category A villages. The respondent would like to highlight that they control a parcel of land within Fritwell which is known as, 'Land At The Back of 1 And 3 East Street, Fritwell, Bicester OX27 7PX' (hereby referred to as the "omission site"). The HELAA ref. is 537 and a location plan can be seen at Appendix A. The respondent would like to make clear that the omission site is available, suitable, deliverable and is also located within a Category A village (Fritwell). The omission site was assessed in the latest Housing and Economic Land Availability Assessment (HELAA) November 2024 that was	It is a source of confusion that the HELAA published in December 2024 refers to village categorisation as set out in the adopted Local Plan and makes no reference to intended changes to categorisation affecting Fritwell. As explained above, MCNP Forum was encouraged by CDC to consider how the proposed changes

					prepared by Cherwell District Council and was found to be overall suitable for approximately 19 dwellings within the next 6 to 10 year period. Specifically, the summary provided was the following: "Greenfield site outside the built-up limits. Fritwell is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The site lies within an archaeological constraint priority area. The site is considered to be suitable for development as the site is adjacent to the built-up edge of Fritwell and is in relatively close proximity to services and facilities. The site dips down towards the existing settlement settlement and is exposed, with far reaching views across the site from East Street. As such, it may be possible to accommodate some residential uses on the site." Further, it is significant to note that the omission site was also assessed in the Appendix 2 Strategic Environmental Assessment (SEA) that supports the draft MCNP and was found to have likely positive effects on community wellbeing, neutral effects on air quality, biodiversity, climate change and flood risk and historic environment, uncertain effects on landscape and negative effects on land, soil, water resources and transport and movement. The respondent notes that the omission site was considered to have negative effects on land, soil and water resources due to the grade of the land being Grade 3. The respondent considers important to raise that the omission site could be good quality agricultural land (Subgrade 3a) at best, with the most likely scenario being to be moderate quality	in its LP Review might impact on MCNP policies. The proposed change of status of Fritwell is the principal reason for omission of the site controlled by the respondent.

					agricultural land (Subgrade 3b). In addition, the assessment states that the omission site is located within a mineral safeguarding area; however, due to the site's location, it is considered highly unlikely that the omission site will ever be considered suitable for the extraction of minerals or other similar operations. Accordingly, it is considered that a more appropriate conclusion would be to envisage likely neutral effects. With regards to the likely negative effects on transport and movement, it is significant to note that this assessment was based on Fritwell's reclassification as a Category C village. Nonetheless, this statement is inaccurate, as Fritwell is classified as a Category A village in the adopted Local Plan. In addition, the close relationship of the omission site with the village is acknowledged in the assessment, as likely positive effects are attributed to the impacts on community wellbeing. Any transport impacts could also be effectively mitigated during the course of a planning application. Accordingly, the likely effects on transport and movement are envisaged to be neutral. Last, the respondent notes that the assessment concludes that the development of the omission site could have likely uncertain effects to the surrounding landscape due to its greenfield status and its relationship with the Fritwell settlement. It is significant to highlight that any landscape impacts can be effectively mitigated during the course of a planning application with the planting of new trees, hedgerow and the careful positioning of any new dwellings. This is also	

					acknowledged in the first paragraph of the assessment where it is highlighted that: "As such, it is unlikely that development on this location would have an adverse impact on landscape, as it does not promote growth in the open countryside in more visually sensitive areas." Accordingly, it is considered appropriate to revise the assessment in order to demonstrate that the likely effects on the surrounding landscape would be neutral/positive. Given that no likely negative effects are envisaged from the development of the omission site and how well it is related to Fritwell village, which is a Category A village, it is considered that the allocation of the omission site in the draft MCNP would be appropriate in planning terms and also assist the NP area with addressing its identified shortfall of 40 dwellings. The respondent is keen to work with the Mid-Cherwell Neighbourhood Plan Forum to deliver a site which would integrate well with the existing built-up area of the village and enable the growth of the village by delivering significant public benefits, such as much needed infrastructure improvements and policy compliant affordable housing.	
				Appendices	The respondent considers that Appendix 2 Strategic Environmental Assessment should be revised by amending the assessment that was carried out for the omission site on pages 121 to 123 to show that future housing development will have neutral effects to land, soil and water resources, neutral effects to transport and movement and neutral to positive effects to the surrounding landscape due to all of the reasons stated earlier above. In	The SEA was produced for MCNP by independent consultants AECOM. It is not for MCNP to revise their findings regarding sites analysed.

					addition, it should take into account the findings of the Cherwell District Council's HELAA November 2024, which states that the omission site is suitable, deliverable and available for housing development. The respondent considers that Appendix 6 Housing Site Assessment Report should be revised to take into account the requirement for MCNP to deliver 100 dwellings via NP allocations within the plan period and the recategorisation of Fritwell to Category A village, as per adopted Local Plan policy Villages I: Village Categorisation.	
22.5.25	29	Greg Elphick	[redacted]	Q1: plan period	The planning process is typically a longwinded, to and fro ordeal for all, and never more so than with larger sites. Even if one of the larger preferred sites identified from this huge piece of work (big acknowledgement and thanks to the MCNP team) is green lit this month it's questionable if any ground would be broken within 3 years and anything actually built and ready for occupation within 5 years. So, a period ending in 2042 is probably about right!	
				Q2: presentation	The plan is a professional document, impressively detailed, extensively supported by evidence and most importantly, drawing from local knowledge and experience. And local wishes. It barely touches on the contrasting, almost opposing approach of CDC, which appears to have plucked its' figures out of thin air. As with all such reports it's a near certainty that despite all the effort the group has expended, nowhere near enough residents will read it in full, as it deserves - and the lack of a seriously concise, executive summary that nails the 3 options and the rationale for preferring option 3 -	Thank you for your comments

					might mean that many won't read it at all! Publicity, talking heads, social media must see that well-informed residents drive the eventual decision making process, not remote CDC officers. They must be encouraged to fully understand the options and then exercise their votes! As an aside, the Traffic Mitigation Report as appendix M has great relevance in light of the outline proposals for the theme park east of the M40 near Bucknell - Puy de Fou. Quite frankly their 'mythbuster' page just ignores the realities of the multi-year building phases (HGVs etc) and the inevitable private car backlogs, perhaps mitigated only by quite separate backlogs created by shuttle buses!	
				Q3: vision	Reads very well. It's the sort of village and wider environment I wish to live in.	
				Q4: objectives	All very laudable but the objectives on amenities, in all aspects of planning and development that I've observed, have usually been over-promised and under delivered. CDC and OCC currently have a poor track record of holding developers both large and small to account, be it on infringements, enforcement or S106 issues.	
				Appendices	Solid evidence	
				Additional comments	Nope. The authors have produced an excellent report	
22.5.25	30	Emily Elphick	[redacted]	Q1: period	I have sat with [redacted] while he re-read the document(s) and agree with him across the board. Reasonable period.	
				Q2: presentation	Succinct executive summary as first thing anyone sees. Only then lead them on to the main report and evidence sources such as the appendices.	

				Q3: vision	All very good.	
				Q4: objectives	Infrastructure and amenities almost always a failing once developments get underway and a void residents have to live with after they've gone. Doesn't detract from sound objectives though.	
				Additional comments	Good luck dealing with CDC. Hopeful your evidence base proves powerful enough for them to adopt the MCNP without opposition.	
23.5.25	31	Dorchester Group		Q1: Plan Period	See representation. Summary: *Despite the timing 'alignment' of the end date of both the emerging Strategic Plan and Neighbourhood Plans, the end date of 2042 for both (emanating from the former) is disputed. This unresolved question is one which demands consideration at the emerging Strategic Plan Examination, and we would request that work the MCNP is therefore paused, to enable this process to happen. If not, we reserve the right to make additional representations at subsequent stages of the NP process.*	We accept CDC's revised plan period and have aligned with its end date of 2042.
				Housing Policy	Summary: *The fundamental issue is that the proposed NP is seeking to align itself with an emerging Strategic plan (and associated evidence base, including, but not limited to, housing need) that is fundamentally unsound.* *In conclusion, the progression of the NP Review at the present time is premature. Work should pause until Strategic growth and spatial distribution options (including assignment to Neighbourhood Areas) have been fully examined.*	Whether or not that may be so, MCNP's Review has no alternative but to proceed alongside the emerging LP Review, as we wish to ensure that neighbourhood plan policies are up-to-date. For that reason also, a delay to submission of the revised MCNP is not supported.
				Q3: Objectives	We note that our suggested text in the earlier Regulation 14 Consultation response has now been incorporated in the objectives, namely "We	

					support the Intergovernmental Panel on Climate Change (IPCC) and the UK Government's commitment to net zero greenhouse gas emissions, the 25-Year Environment Plan and the Environment Act of 2021, aimed at halting biodiversity decline and delivering biodiversity net gains." The role of the Neighbourhood Plan policies should complement and add value to the Local Plan policies. The strong encouragement given to the use of brownfield sites is welcomed and aligns with current Government policy, including Ministerial Statements and NPPF. It is also important to acknowledge the role of greenfield land in strategic housing delivery, particularly where is successfully integrates with brownfield, such as is the case at Heyford.	
				MC1	Proposed policy MC1 relates to settlement areas and must be read in conjunction with Figure 5, which purports to delineate the "Heyford Park Strategic Site". However, the area delineated on Figure 5 is confined the extent of the policy PV 5 demarcation in the adopted Cherwell Local Plan 2011-2032 Part 1 and is presented as a "Settlement Area" in the context of the policy. Moreover, the extent of the PV5 allocation does not extend as far southwards as the boundary of Heyford Park Parish – the entire Parish now being outside MCNP jurisdiction. The footnote "NB Heyford Park strategic site is not included within the MCNP area" does not provide further clarity and creates more confusion. Given this, additional wording is proposed to clarify this policy.	We think the note on Fig.5 about the status of Heyford Park is quite clear. Also para 1.3.11 reinforces this.
				MC9	Clauses D and E respond to the biodiversity net gain (BNG) provisions of the Environment Act 2021. On	

					12th February 2024, BNG became mandatory for all major planning applications in England. Essentially this piece of legislation mandates BNG in the planning process, making it a requirement for all appropriate developments to deliver a minimum 10% net gain in biodiversity. The BNG Metric provides the means for applicants to calculate the baseline biodiversity value of the application site in determining the net gain requirement of their proposals. The Treescapes Report demonstrates that the existing Network has a biodiversity value of more than 6 units in most cases, or between 3 and 6 units. Clause D anticipates that the distinctiveness multiplier score of the BNG Metric (from very low to very high) will be at least medium for proposals located within or adjoining the existing Network. As a starting point, Policy Maps 11 and 11 A-D inclusive support the policy. The Plans do not show the physical extent of Heyford Park Parish but note that "Note: Heyford Park Parish is not included in the MCNP area." However, the policy and accompanying plans need to clarify whether Heyford Park Parish remains part of the "defined network" cited in the policy or not. Other comments are as follows; Clause A - the clause refers to green and blue infrastructure, yet the policy is titled green infrastructure. This is confusing and we would suggest the title of the policy is changed to Environmental Infrastructure, which will make referring to green and blue infrastructure easier.	We think this does not require further clarification For consideration

					Clause B - This clause seeks to ensure new development or immediately adjoining the identified network has regard towards the existing network and seeks to maintain and improve it. We have no specific comment to make regarding this clause, provided that the point raised above about the delineation of the network can first be clarified. Clause C - This clause seeks to prevent harm to the effectiveness or connectivity of the Network and support proposals that increase connectivity and effectiveness of the network. The wording of the clause makes sense, but we are concerned it can be interpreted as a very restrictive clause that prevents any impacts on the network. There may be cases where the network is disrupted by development but the development more than compensates for any loss of connectivity by providing alternative habitat connections as part of a larger development. Clause D – "For the purpose of calculating Biodiversity Net Gain requirements using DEFRA's latest metric, development proposals on land that lies within or immediately adjoining any part of the defined Network should anticipate achieving at least a medium distinctiveness multiplier score. (see the penultimate paragraph of the supporting text)." This clause is very unclear and should be clarified either by rewording or changes to the supportive text or both. The term distinctiveness multiplier is not a recognised term. For example, does this mean that for developments within or adjacent to the network all new habitat created within a development should comprises	For consideration

					habitats of medium distinctiveness or that overall, a development should have a distinctiveness a score of medium. If the latter, then we are not aware of a method for averaging out the distinctiveness scores across a development. If the former it would preclude all low distinctiveness habitats such as amenity areas or private gardens etc from contributing to net gain which would be contrary to the policy from central government and how the metric works. It is assumed the intention is for any habitats contributing to the network either through improved effectiveness or connectivity must be of at least medium distinctiveness? Either way this needs clarifying The supporting text also refers to the network as scoring 6 or between 3 and 6. These figures have to be related to something. It is assumed it is 6 or 3-6 units per hectare as a biodiversity value. This needs clarification.	
				MC10: Local Gaps	An objection is made to this policy and the associated Policy Map 12 in respect of the areas proposed as LG1, LG2, LG3, LG4 and LG5. Dealing with LG2 firstly, the extent of a buffer/gap was raised as an important issue at the time the made Neighbourhood Plan was previously prepared (i.e. 2017 onwards). We raised strong concerns at that point and objected to the further use of an 'as yet identified' buffer zone to the north of Caulcott. The LG2 area is currently open countryside and is therefore covered by Cherwell Part 1 Local Plan	

					policies that expressly define those uses considered to be acceptable in the open countryside. The village of Caulcott is neither a Category A or a Category B village in the adopted Local Plan and therefore any proposals to develop here would be considered by Cherwell District Council in accordance with the existing planning policy of the adopted development plan, that is the Part 1 Cherwell Local Plan 2011-2031 (July 2015). In terms of the Regulation 19 Local Plan, the District Council has taken the opportunity to review the categorisation of the villages and Caulcott remains in the open countryside. Proposed Policy MC10 has been prepared within the context of adopted Local Plan Policy ESD13 (which is proposed to be replaced by policy COM 10 in the Regulation 19 document). The key issue is that the NP needs to be prepared in general conformity with the strategic policies of the Development Plan. In order to meet the Basic Conditions test of the neighbourhood plan preparation the MCNP needs to be positively prepared (NPPF paragraphs 13 and 16) (NPPG paragraphs: Paragraph: 005 Reference ID: 41-005-20190509, Paragraph: 036 Reference ID: 41-036-20190509, Paragraph: 044 Reference ID: 41-044-20190509 and Paragraph: 070 Reference ID: 41-070-20190509). Identifying indicative swathes of countryside that are allegedly inappropriate for development without evidence to substantiate the need for designation on grounds such as heritage,	Evidence in support of proposed Local Gaps is provided in Appendix 4: Landscape Consultant's Report.

					landscape, ecology, or any other constraint, is not a positive way to approach Neighbourhood Plan preparation. The imposition of the gap would prejudice the ability of the LPA to assess the capacity of development around Heyford Park and also the delivery of comprehensive sustainable development. The evidence provided does not justify the proposed buffer of LG2. It would be erroneous to create a form of (effectively) Green Belt buffer around large swathes of Heyford Park and we strongly object accordingly. LG1 is a proposed 'new arrival' which, interestingly, did not feature in the earlier iteration of the Regulation 14 Plan. It is considered to be an opportunistic and unwarranted addition to the immediate west and north west of LG2. The LG1 land comprises significant swathes of the Rousham Conservation Area and, to a lesser geographical extent, an existing Area of Non-Co-Coalescence between the former RAF Upper Heyford and Upper Heyford Village (policy PD3 of the made NP refers). Development proposals are therefore already subject to planning controls through Conservation Area and Development Plan designation and the proposed approach conflates existing protections, without providing justification for additional protections. Policy LG 1 is therefore wholly unnecessary and unjustified. Objection is therefore made to the proposed Local Gaps at LG1 and LG2. This is a fundamental objection and cannot be resolved by Modification.	A developer proposing to build on swathes of open countryside, labelling our proposal to protect that land from unwanted development as 'opportunistic', is somewhat ironic. The proposed policy sets out types of development that would not be permitted in Local Gaps, which are different to existing policies. That is a judgement that will be made at Examination of our submitted plan. For consideration

					In addition, the proposal to designate LG4 and LG5 has no regard to the potential for the re-opening of Ardley Rail Station for passenger services, including the safeguarding of land to support the delivery of a new station and associated access to it. Furthermore, the designation of local green space at LG3, LG4 and LG5 has the potential to frustrate opportunities for the delivery of strategic transport infrastructure including traffic mitigation for both Middleton Stoney and Ardley. However, and being constructive, it is considered that our objections raised in respect of LG3, LG4 and LG5 could be resolved by adding the additional and 'permissive' criterion to the policy: 6. Strategic Transport Infrastructure, including Rail facilities and transport mitigation measures."	
				MC11	We note that two earlier LGS proposed within Heyford Park Parish have now been deleted, following the designation of the new Neighbourhood Area for Heyford Park Parish.	
				MC12	We assume that it is intended to be a successor to made MCNP Policy PD4. An objection is made to the wording of the proposed policy. Having reviewed the evidence (Proposed Local Open Spaces, Special Landscape Area and Local Gaps Review' prepared by Briarwood Landscape Architecture Limited (dated 24th November 2023) to support the policy, we conclude that this evidence does not support the identification of 'new' important views.	Add this reference to the Rationale

					Tables and mapping that purportedly 'identify' viewpoints brought forward from the Adopted MCNP and the new views and vistas (the latter identified in the Briarwood Report) are inconsistent and/or lack information that sets out why they are 'important' views and /or which elements are of note or significance. A tabulated list is welcomed, but it is of limited use to developers - a paper trail still exists to establish significance of the viewpoint, and why that view is considered important in terms of context or features within the view. The reference to development proposals in 'the vicinity of an important View or Vista' is also vague. The extent and key elements of views have not been identified either in the evidence base to date. Moreover, neither the NPPF and Planning Practice Guidance specifically mention important views as visual aspects of the landscape. Views are not one of the Assessment Criteria considered in the Briarwood report for Local Open Space selection, and there are no views, vistas or skylines described as being of note within the remainder of that report.	Nevertheless, our existing policy PD4 in the made MCNP was approved. The additions in the Review have the same level of evidence as the earlier set of views.
				MC13	This policy relates to light pollution. It states that the design of external and street lighting in all new development should minimise the risk of light spillage beyond the development site boundary. The use of the term 'beyond' and the supporting paragraph below clearly seek to control lighting at	

					the former RAF Upper Heyford, which lies outside of the redefined MCNP area. "Commercial users at Heyford Park already present a challenge to this policy because their night-time requirements for lighting are substantial. The night-time glow of light above the former Base is already significant, and is increasing, with a detrimental effect on the sense of rurality in the neighbourhood area. The Community Action Plan (Section 4 of this document) can also attempt to address this. In the meantime, this policy controlling light pollution from new development aims to stop the problem from getting worse." An objection is raised with regard to the explanatory text above with regard to the Rationale for Policy MC13. As a starting point, it is important to bear in mind that the former Air Base, when fully operational, was visible at night. Moreover, the associated military aircraft generated additional light, during take-off, landing and taxiing. In this regard, we have great efforts being made with regard to new development at Heyford Park to ensure that all new lighting, where possible, is downward facing and that it does not have an adverse impact on the surrounding area. For example, a Lighting Strategy has been approved for the former Flying Field under the associated conditions for planning permission 18/00825/HYBRID. Heyford Park is presently a large brownfield site that is allocated in the adopted Local Plan under Policy Villages 5 for development for both residential and employment purposes to help meet	This historical point is irrelevant to the current situation. Light pollution is one of the issues that cannot easily be defined geographically as its impact can be seen for miles around. While we appreciate efforts being made by the owners of Heyford Park, we think the policy is reasonably worded.

					the strategic requirements of Cherwell District. Proposed policies of the MCNP should not fetter the bringing forward of the development quantum allocated in the adopted Local Plan nor future development arising from the emerging Cherwell Local Plan Review. We would request that the policy wording is amended to specifically confirm that it does not relate to proposals in, or related to, the development of the former RAF Upper Heyford.	
				MC14	This policy relates to Housing Development, including mix, affordable housing and adoptable housing and additional development management matters. The policy is not intended to apply to the Heyford Park Neighbourhood Area (including the former RAF Upper Heyford) although this should be made explicit in the policy wording. More fundamentally, the evidence base for the policy is the Housing Needs Assessment (HNA) report of 2023 produced for the NP Plan review by AECOM Consultants. This Assessment includes Heyford Park. To put this in wider context, Heyford Park Parish accounted for around 46% of the population of the MCNP area at the time of the 2021 Census. We understand that the HNA has not been reviewed following the formation of the Heyford Park Neighbourhood Area and subsequent discussions between the LPA and the MCNP Forum. The evidence base for policy MC14 is therefore, at best, out-of-date and needs to be refreshed before the Plan proceeds any further.	We think the exclusion of Heyford Park has been clearly stated in various places in the document. While we accept that the HNA produced for us in 2023 has not been revised, we consider that the policies in MC14 remain appropriate and do not require a re-appraisal of evidence.

				MC17	The policy wording indicates its application outside of the Mid Cherwell Neighbourhood Area in that it relates to "Continued commercial use of premises providing local employment within the neighbourhood area or otherwise benefiting the local economy…" At face value, this is not problematic. However, criterion c) reads as follows and does not reference the NPPF 'severe impact' test at paragraph 116. This needs to be amended accordingly, and to also ensure consistency with future iterations of the Strategic Plan: "c) are unlikely to generate a volume of goods or other traffic that would have a significantly harmful effect on road safety or congestion or cause unacceptable noise and disturbance for local residents or to the rural environment and would not adversely affect on-street residential parking".	Traffic flows are another aspect of policy that can not easily be restricted geographically. We think the clause is worded in a reasonable way, allowing judgement to be applied to particular cases.
				CAP	We object to the narrow focus of the following objective – "Campaign to stop unwanted development on greenfield sites when appropriate brownfield options are available." It needs to acknowledge that if, successfully planned and integrated, both brownfield and greenfield land can both contribute to meeting development needs.	The Community Action Plan is outwith the jurisdiction of neighbourhood planning legislation. It is a statement of community aspirations that are inappropriate as NP policies.
				Additional comments	For the reasons set out in this response, we would respectfully request that the Review is paused at the present time, to allow Examination of the Strategic Plan to take place. We reserve the right to make additional representations at the NP Regulation 16 Stage if required.	We wish to ensure that neighbourhood plan policies are up-to-date. For that reason a delay to submission of the revised MCNP is not supported.

23.5.25	32	Neil Clarke, Architect	[redacted]	MC3	I am writing with a profound sense of sadness and frustration. Notwithstanding the numerous, comprehensive refusals in relation to the site commonly referred to as Jersey Cottages, I understand once more you are suggesting / promoting this as the only viable option for development in Kirtlington, and furthermore that its grant is a necessity. Your blatant disregard for the sites heritage significance (as you know it's a Registered Park and Garden of great significance) again leads me to manifestly question the competence of those employed to carry out this assessment. Particularly challenging is that all of this work is presented as "community planning" - there has (to my mind) been frankly little consultation, only the constant reiteration of your position that this is the least bad site. Frankly this is not the case. As any good planner will tell you good development needs to be appropriate - by definition, and as assessed at committee, the Jersey Cottages site does not fit this criteria. And yet you persist - I would employ the analogy of someone repeatedly trying to hammer a square peg in a round hole and wondering why it doesn't fit? A good Neighbourhood Plan is one that facilitates development in a manner commensurate to the needs of the Village now, and in the future - not a vehicle for profoundly inappropriate development based on a distorted numbers game.	'Disregard' is not correct: the assessment team has good reason to take a different view, as evidenced by the new Heritage Impact Statement presented at Appendix 7. This neighbourhood plan is unusual in attempting to address the needs of eleven parishes working together, which inevitably means that the balance of proposed policies may be different to those that might be adopted for a single parish.

23.5.25	33	CPRE Oxfordshire	[redacted]	MC3 and MC4	We wish to raise objections to two sites in Kirtlington within this Plan: • Jersey cottages as it is referred to is a site in the Conservation Area and within the Registered Park and Gardens of Kirtlington Park built by Capability Brown, and • The site of adjacent land to Jersey cottages, which is along Akeman Street the old Roman Road which is thought to have which is understood to have archaeological remains. The Jersey cottages site went to planning in 2017 and was refused. A further planning application in November 2023 23/02471/F was again refused. CPRE Cherwell consider the grounds for refusal remain unaltered and these sites should be rejected. 23/02471/F Grounds for refusal: "*The Jersey Cottage site fails to respect the traditional settlement pattern of Kirtlington extending beyond its built up limits to the east into countryside and into Kirtlington Park resulting in an incongruous contrived and inappropriate form of cul-de-sac developing which would relate poorly to the reminder of the village and cause demonstrable harm to the rural character and settling of the village and visual amenities of the areas. The development would obscure the Grade I listed Park and Gardens and listed buildings adjacent to the site and the Grade II registered Park house and Grade I listed Home Farm but also Grade II listed properties opposite the site.*" The decision notice goes onto explain the reasons for the non-compliance: *"The proposed development would, by reason of its location, scale, layout and form, cause considerable*	

					harm to the character and significance of the heritage assets of Kirtlington Conservation Area and the Grade II Registered Park and Garden at Kirtlington Park, and would cause unacceptable harm to the settings of nearby listed buildings, in particular Grade II Home Farm, Grade II 3-4 Foxtownsend Cottages and the wider setting of Grade I Kirtlington Park house. Therefore, the proposal is contrary to Policies PSD1, ESD13 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1, Policy PD1 of the Mid-Cherwell Neighbourhood Plan 2018-2031 and Government advice within the National Planning Policy Framework" *Additional points we wish to raise as objections:* • *The emerging Local Plan to 2042 aims to protect conservation areas and registered park and gardens and this site is in contravention to these aims. The site is a Local Green Space and is not allocated for development in either the existing or emerging Local Plan.* • *This neighbourhood plan should complement the district plan, focusing at a more local level to support the LA Local Plan. This site is not in the Local Plan and if included will compromise the value of both and undermine local democracy, consultation and planning decisions.* • *As stated in the previous notice the site is in conflict with Policies PSD1 ESD15 and SLE4 of the existing Cherwell Local Plan2011-2031 and Part 1 Policy PD5 of the MCNP2018-2031.* • *There are Highways problems, with an inability to achieve a satisfactory visibility splay to the north and the inability of a refuse collection vehicle to achieve satisfactory tracking within the site.*	The site is not a Local Green Space. We think the respondent is referring to CDC's labelling of the site as a 'Green Space', which is a non-statutory designation.

					• *The existing stone wall would be breached to provide a pedestrian access which in itself would be dangerous for crossing the Heyford Road.* • *Thames Valley Police objected to 23/02471/F which fails to address the need for a safe layout to prevent the risk of crime and disorder occurring. It fails to comply with policies within the Local Plan 2011-2031 and with the emerging Local Plan 2042. This remains the case.* • *The development would occur on land classified as Grade 2 BMV agricultural land in conflict with MCNP policies and Cherwell Local Plan 2011-2031.* *CPRE Cherwell seek these two sites to be removed from the developing Mid Cherwell Neighbourhood Plan for the numerous and significant objections we raise above.*	
23.5.25	34	Oxfordshire County Council		General	See representation. Summary: Oxfordshire County Council (OCC) welcomes the opportunity to comment on the pre-submission version of the revised Mid-Cherwell Neighbourhood Plan. The existing Plan (Mid-Cherwell Neighbourhood Plan 2031) was made in 2019 and some of the policies have been carried forward to the revised plan. We note that the Plan takes into account Cherwell District Council's (CDC) emerging Local Plan 2040, which has recently been subject to Regulation 19 consultation and that the Housing and Economic Needs Assessment published by CDC in December 2022 has been considered as part of the evidence base for the revised Neighbourhood Plan.	

					OCC previously submitted comments on the regulation 14 version of this neighbourhood plan and are now submitting comments in relation to the changes made since the regulation 14 consultation in 2024. The most notable of these changes is the removal of Heyford Park from the Neighbourhood Plan area. Other changes include an increased number of Local Green Spaces and various other policy changes. Unless stated otherwise, our previous comments still apply, and as requested we are mostly focusing comments on new or changed policies in this response. Where relevant, we have included our previous comments below to aid with reading this response. Highways: There are several proposed new Local Greenspace allocations. Several of these allocations include Highways Land. Where land has highways status, this takes legal precedence over the rights of the sub-soil owner and no works can take place without the County Council's approval. The highway status of the land means that the public have the right to pass and re-pass over it and public utilities have the right to site equipment on or within it. It is unclear how any green space status could affect this, or the County Council's ability to carry out any highway works or improvements in the future and we would not want to fetter this ability in any way. We therefore request that any Greenspace allocations that contain Highways Land are de-allocated. Oxfordshire County Council also has concerns that several of the allocations will be unable to provide adequate, and safe cycling and walking provision to and from the developments. We therefore request	

					that the Neighbourhood Plan Forum revisit the infrastructure requirements for each of the allocation sites and explore every possible opportunity for cycle and walking provision. Historic Environment / Heritage: The Neighbourhood Plan doesn't include a Heritage policy, and we suggest the inclusion of a policy such as the below: Policy- Historic Environment The parish's designated historic heritage assets and their settings, both above and below ground, including listed buildings, scheduled monuments and conservation areas, will be conserved and enhance for their historic significance and their important contribution to local distinctiveness, character and sense of place. Proposals for development that affect non-designated historic assets will be considered, taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the National Planning Policy Framework (NPPF 2024). Minerals and Waste: Allocations sites MC5 and MC6, both fall within Minerals Safeguarding areas for Soft Sand. The proposals are currently not in conformity with the Oxfordshire Minerals and Waste Local Plan Core Strategy, and as such we request that these allocations are removed from the plan. Climate Change and Biodiversity: While we welcome the inclusion of Climate Change and Biodiversity concerns in the Vision and Objectives of the plan, it is notable that there are no specific policies relating to these topics.	

					Estates and Property: The Estates and Property Team would like the Neighbourhood Planning Forum to ensure that the Neighbourhood Plan does not hinder Oxfordshire County Council's ability to develop its own landholdings in future, as such proposals would be for the benefit of the community.	
			[redacted]	MC1	OCC controls the playing field behind the Kirtlington Primary School to the east of Heyford Road, Kirtlington. According to Policy Map 3 on page 64, this playing field is shown to fall outside the Settlement Area for Kirtlington. OCC Property and Estates Team notes that this draft policy seeks to resist development proposals outside of each defined Settlement Area, unless the proposed use is essential to or suited to a countryside location. OCC Property and Estates Team considers it is essential that any designation will not prevent OCC from redeveloping its land to address future education needs. Should the school need to expand or have any temporary building provision or similar for any operational reasons, it is important to ensure that such development on this land would not be contrary to this policy due to its location outside of the defined Settlement Area. It is assumed that an education use would fall under either of the exceptions described in this draft policy; however, it would be appreciated if this could be clarified in the draft policy text.	None of the three schools in the MCNP area is included in their respective settlement areas. We consider that the exception clause in the policy would be used constructively to determine any future planning application for educational purposes.
			[redacted]	MC2	Transport team: The policy proposes a single vehicle, cycle and pedestrian access onto Station Road. Given the speed and volume of traffic on Station Road (B430) with a high proportion of HGVs, it would be far preferable if it were to	The view of Ardley with Fewcott parish council is that it should be possible to connect the proposed new development into the recent development of Church View by

					connect directly into the adjacent Church View, although that road is unadopted. If that cannot be achieved a footway connection, minimum width 2 metres, must be made along the site frontage from any new access to Church View (where there is access to the signalised crossing of the B430) which may entail loss of hedgerow. In any case there will need to be clearance of some hedgerow to provide sufficient visibility at the vehicular access. The highway boundary is very tight to the carriageway along this frontage, and there also appears to be a ditch. Landownership must be confirmed right up to the highway boundary (a detailed survey is recommended) and advice sought on the culverting of any ditch. Feasibility of the footpath and cycleway connection must be established, because the site would be unacceptable in highway safety terms without it as there would be no safe pedestrian access. Note that conditions on the B430 would change significantly if the Strategic Rail Freight Interchange goes ahead, as Ardley would be bypassed. However, the B430 would need to remain open to traffic as necessary to retain vehicular access to any future passenger rail station at Ardley. Also, there is very limited public transport currently serving Ardley, which makes it an unsustainable location for significant housing development. However, introduction of the SRFI would potentially put it within reach of a more frequent bus service. Minerals team: The proposed allocation for 8 dwellings lies within a Mineral Consultation Area, and partly within the Mineral Safeguarding Area for Crushed Rock at the south-eastern corner, and	extension of the access road and its pedestrian and cycle access route.

					therefore Policy M8 of the OMWCS is relevant. Potential mineral working is already constrained by the existing development immediately to the north of the proposed allocation at Church View, as well as to the south at Upland Cottage. Therefore, the potential sterilisation of mineral for this allocation would be minimal compared to the buffers required to mitigate any adverse effect to the existing properties. We suggest the policy includes reference to the need for appropriate mitigation to the rear of the properties.	Add reference
			[redacted]	MC3	Previous comments apply and are set out below. Note that the site allocation boundary does not extend to the public highway, to include the access. Any planning application must include the access, and any necessary highway works within its red line boundary. OCC Transport did object to the latest planning application at this site (23/02471/F), primarily on the grounds that the proposed access arrangement offered insufficient visibility. It is likely this could be overcome by amending the extent of the modifications to the boundary wall. (The notes do not specifically mention the stone wall, unlike for MC3(b)). Assuming that an adequate access could be formed including a formal crossing of Heyford Road, this site is likely to be acceptable to OCC Transport.	
			[redacted]	MC4	Vehicular access would preferably be towards the southern end of the site within the 20mph limit. Adjustments may need to be made to the existing traffic calming on the A4095. Visibility splays would need to be established with reference to speed	

					surveys and wall removed as appropriate to provide vis splays. A footway connection, with a formal crossing(s) of the A4095 if necessary, must be made to existing footways.	
			[redacted]	MC3 and MC4	Note in relation to both Kirtlington sites – the A4095 lacks cycle facilities and although now 20mph, the traffic volumes mean cycling on the carriageway would not be suitable for all people in terms of LTN 1/20 guidance. It is recommended that footways are widened where possible to allow for off-carriageway cycling and additional crossing facilities may also need to be provided by development. Additionally, the bus service through Kirtlington is limited in terms of hours of operation and frequency and relies on developer funding. Contributions would need to be made towards supporting the service.	
			[redacted]	MC5	Make sure accesses are in the 30mph area, potentially reducing the National speed limit along South Side at the village entrance if necessary.	
			[redacted]	MC6	It is not clear how a footway and cycleway can be provided, as required by Policy MC9, because there is insufficient space in the highway boundary alongside the Red Lion pub car park. Despite these difficulties we expect developers to take every opportunity to include safe cycle and footway options where possible. A narrowing of the Fenway highway boundary mid-way between Shepherds Hill and Coneygar Fields will also present a significant problem in the provision of a footway and cycleway between the site and the village.	

					Despite these difficulties we expect developers to take every opportunity to include safe cycle and footway options where possible.	
			[redacted]	MC5 and MC6	Minerals team: The MCNP acknowledges our previous objection to this proposed allocation and should this proposed allocation be taken forward in the MCNP, we would expect the allocation to be in conformity with the OMWCS, demonstrating that the need for the development outweighs the economic and sustainability considerations relating to the mineral resource. Until such time as we see further evidence to bring this proposed allocation into conformity with the OMWCS, our objection remains, and we seek the removal of this draft allocation.	Noted
			[redacted]	MC7	This site is more central and will be better for pedestrian and cycle connections, but the vehicular access via Grange Park is not ideal. Note 3 requires "a separate pedestrian and cycle access from the Beeches footpath". It is not clear where this footpath is, so please could it be indicated on the plan. However, it is not an adopted highway or Public Right of Way, so access via the Beeches footpath may not be guaranteed. Despite these difficulties we expect developers to take every opportunity to include safe cycle and footway options where possible. Residents likely to object to vehicle access and construction traffic on Grange Park, even with a minimal number of houses proposed.	
			[redacted]	MC8	Transport Team: Mill Lane is extremely narrow along the site frontage, with no footway. Localised widening is likely to be required to provide a	Reference to a footway added to the policy.

					passing place, and the site would be expected to provide a footway along the length of its frontage. OCC Property and Estates Team strongly support this draft site allocation policy. As previously confirmed to Upper Heyford Parish Council, the site is suitable, available and achievable with no barriers to delivery of at least 10 dwellings within the next 5 years. There are no significant planning constraints affecting the site, which was also confirmed in the Strategic Environmental Assessment (Appendix 6) that forms part of the Evidence Base documents. Therefore, this site makes an excellent choice for housing allocation. OCC Property and Estates Team endorses the requirements set out in this allocation policy and would like to confirm their commitment to work together with all relevant stakeholders, including the Parish Council and Neighbourhood Plan Forum, to deliver a high quality design-led residential development that will respect and enhance the historic character of the local area and provide a number of community benefits, including a policy compliant percentage (%) of affordable housing and significant on-site biodiversity gains.	Thank you – noted.
				MC2-8	The listed allocation sites all lie in areas of archaeological interest and potential, and most will require some level of archaeological investigation, though MC3 Kirtlington has already had an evaluation, and no further mitigation is required.	
				MC9	Bullet C: Mineral developments are, and may in future, occur within the Mineral Safeguarded areas, and these may cause a temporary pause to the effectiveness of the Network whilst the development takes place, however the restoration	

					following extraction may well lead to enhancement of the effectiveness and connectivity of the network. Include the word “permanently” in the sentence “Proposals that permanently harm the effectiveness or connectivity of the Network will not be supported”. Bullets D & E: BNG requirements for Minerals and Waste developments will be explored within the future new Oxfordshire Minerals and Waste Local Plan, and are not the responsibility of the MCNP. Therefore, suggest rewording the section to “residential development proposals”	Amend as suggested
				MC10	All the designated Local Gap areas fall within Minerals Safeguarded area. Therefore, Policy M8 should be considered. We would not wish to see a policy that prevents or possibly hinders any future mineral working in this area. Therefore, this policy should include an additional bullet to ensure conformity with the Local Plan. • Development required for the delivery of the Oxfordshire Minerals and Waste Local Plan. We would also wish to see the word development within the first paragraph of the Policy MC5 preceded with the word “residential”. So that it reads: Local Gaps are intended to prevent coalescence of any residential proposals with existing settlements, to reduce the impact of any such residential development on existing settlements…… Without these amendments this policy is considered not to be in accordance with Policy M8 and we would object to this Policy.	For consideration The policy is intended to apply to commercial development as well as residential. We therefore do not wish to amend the wording.

			[redacted]	MC11	Transport Team: AF3 and AF4 include highway land and therefore is unacceptable to the highway authority to be designated green space as it may be required for future highway improvements (including possible future improvements for active travel). AF4 includes land that would be affected by committed highway works associated with development at Heyford Park (signalisation of junction). AF1 and AF2 may be affected by Oxfordshire Strategic Rail Freight Interchange proposals, for which statutory consultation is expected in July. The Parish Council is recommended to engage with the developer to confirm. OCC Property and Estates Team: OCC Property and Estates Team notes that the Old Quarry Field is proposed to be designated as a Local Green Space (LGS) (reference AF2). This designation is proposed to be transferred without any changes from the 'made' version of the Mid-Cherwell Neighbourhood Plan to this revised version of the Neighbourhood Plan. OCC Property and Estates Team would like to note that this land is currently being considered to form part of a county wide habitat bank. Given that the proposed designation is unlikely to prevent OCC from using this land for BNG purposes, OCC Property and Estates Team would like to confirm that they have no objection to the inclusion of this land as a LGS. OCC also controls the land known as 'Covert Field' in Fritwell, which is proposed to be designated as a LGS (reference FT3). OCC Property and Estates Team would like to make clear that they strongly	All four of these Local Green Spaces are adopted policies in the 2019 made MCNP. It is accepted that highway verges are not intended to be included within the LGS designation.
			[redacted]			

					oppose the designation of this site as a LGS, as it would make it very difficult to continue undertake future development for the public benefit of the local community. The site is owned by OCC, which is a public body, and not a private owner or developer. OCC is a long term holder of public land and has been charged with managing this land for public benefit. This designation could prevent OCC from carrying out its statutory duties in managing this land or meeting its other duties. Accordingly, the need to protect it to prevent commercial development occurring in the future is not applicable in this instance. We have also reviewed the Landscape Consultant's Report (Appendix 3), which sets out the reasons for justifying this designation. This can be seen on page 66 of the report. We agree with the conclusions of the assessment that the site is in reasonably close proximity to the community and is not an extensive tract of land. In addition, it is also agreed that the site is not "beautiful" and has no historic significance, but has some recreational value. Notwithstanding this, OCC Estates and Property Team disagrees with the significance that was attached to the value of the site in terms of its tranquillity and wildlife. As it is highlighted in the report, the site is primarily used for sport purposes. Therefore, it is reasonable to conclude that such use will generate significant levels of noise, especially during warm months. Further, it is located along a busy road and adjacent to residential properties which means that there are only a few times during the year where the site will be quiet and peaceful. Accordingly, OCC Estates and Property Team considers that the site cannot	Fritwell Parish Council disagrees with these comments and wishes to see the current use perpetuated for the duration of the Plan period.

			[redacted]		be demonstrably special for its tranquillity to the local community. With regards to its wildlife value, the assessment confirms that the majority of the area comprises amenity grassland that is regularly mowed and kept short. The site is indeed enclosed by hedgerow, which may have some ecological value; however, this cannot be considered demonstrably special to the local community as similar hedgerow can be identified all over the area. Therefore, it is unclear as to how this common element can be considered to be demonstrably special to the local community. Consequently, OCC Property and Estates Team kindly requests that LGS FT3 is de-designated as a LGS.	
			[redacted]		Transport team: Upper Heyford: To note that UH1 includes Allen's Lane, which is an unadopted lane leading to Allen's Lock and the bridge over to the canal towpath. This is not a public right of way but forms a valuable access to the canal and its towpath which should not be obstructed. The owner should not be restricted from making necessary improvements to the lane.	UH1 is an adopted LGS in the 2019 made MCNP. The wording of the policy does not prohibit improvements to the lane.
					Minerals team: We note an additional 8 Local Green Spaces are being proposed from the previous consultation version of the MCNP, and that 25 are retained from Policy PD5 of the made MCNP. Of the additional proposed Local Green Spaces, SA4, MS2, SO1 and FT3 are identified as either being within a Mineral Consultation Area, or a Mineral Safeguarding Area. NPPF para 108 states that policies for managing development within a Local Green Space should be consistent with those	All four proposed LGS sites are immediately adjacent to existing homes. We consider it highly unlikely that quarrying would be permitted in such locations.

					for Green Belts. As significant areas of the MCNP falls within Mineral Safeguarded Areas, we feel it necessary to confirm that mineral extraction is not considered inappropriate development within the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it (NPPF Para 154(5)), and we would consider that this would also apply to Local Green Spaces.	
				MC12	The designation DTV4 looks towards an existing mineral working at Duns Tew, and many of the other designations fall within Minerals Safeguarded areas. We are therefore pleased to see recognition that these designations do not prevent development but instead seek to enable careful siting, design and layout decisions to be made.	
				MC14	Policy MC14G – The highway authority will require that all housing developments in or on edges of villages, even those with less than five dwellings, have safe pedestrian and cycle access to village amenities.	Noted. It is of interest that Cherwell DC have commented on this clause, suggesting that it may be prohibitively expensive to implement.
				MC16	There is no reference to the Strategic Active Travel Network (SATN) priority link between Heyford / Bicester & Heyford / towards Oxford which should be highlighted in the plan.	Add reference
				MC17	The highway authority will require that any new local employment sites have safe pedestrian and cycle access to local settlements. It is recommended that this requirement is added to the policy.	For consideration
				Public Health comments	The Public Health team welcomes the additional opportunity to comment on this Reg14 pre-submission draft of the Neighbourhood Plan. We note the main changes from the previous iteration, including the removal of Heyford Park. Our	These are helpful comments

					comments remain largely unchanged, but for the purpose of clarity please find our revised response below. It is acknowledged that the Mid-Cherwell region has a higher proportion of people aged 65 and over compared with the wider Cherwell district. This is compounded by the fact that projections suggest that this age group will increase by 92% across the Neighbourhood Plan period. This will inevitably lead to a greater demand on health services and the need for planning to put a special focus on the needs of older people to help them retain their independence. These could include, but are not limited to, improved bus connections between settlements and to Bicester, Banbury and Oxford; tackling loneliness and isolation; ensuring that any new developments cater to the needs of older people, such as through building 'whole-life homes' (also noted in Policy MC14) which enable people to continue living in their homes regardless of physical mobility. This could also include building networks of active travel routes and green spaces which are able to accommodate people with greater mobility needs, as well as the importance of seating for those who may wish to stop and rest during their journey. It is concerning that a dearth of facilities for older children has been recognised in the Neighbourhood Plan. New and existing green spaces can be adapted to become attractive and feel safe and welcoming to older children, with a range of facilities such as toilets, 'nest swings', sociably arranged seating and many other innovative solutions. A Natural England publication looked at	

					the need for equitable recreation for girls and young women. We recommend that developer contributions are allocated to these facilities. We strongly support the Neighbourhood Plan's objective 'to ensure that affordable housing is provided within any local developments that meets the needs in particular of the local community, especially young people and older residents'. The rurality of the Mid-Cherwell region makes it harder for residents to reduce reliance of the private car, and this is reflected in 61% of households in this area having two or more cars/vans. This adds further weight to the need for faster, more reliable bus services, and a strategic active travel network, which enables cycling between towns and villages, segregated from dangerous country roads. This is of particular concern considering the impact of new development on increased traffic levels on the road network. We support, in principle, the policies which allocate sites for new residential development to meet the needs of the growing population, but these policies should be strengthened by requiring developers to deliver maximum sustainability, such as through secure and accessible cycle parking at home frontages wherever possible, buildings to be constructed to mitigate the effects of hotter summers and to reduce the need for heating in the winter. Development should also be obliged to incorporate appropriate tree planting to reduce the impact of the urban heat effect, improve biodiversity and to provide residents with areas of shade and aesthetic beauty. Director of Public	

					Health Annual Report on climate change and health 2023/24 recognises the multiple benefits of green spaces in this regard. We strongly support the protection of designated Local Green Spaces outlined in Policy MC11: Local Green Spaces. Aside from protecting these vital assets from development, the Neighbourhood Plan should also focus on ways to enhance green spaces for target demographics i.e. encouraging use by children and young people in designated sites in the Heyford Park area and focusing on assets that attract older people elsewhere in Mid Cherwell. We welcome the dwelling mix noted in Policy MC14: Housing Development, which gives weight to the construction of smaller 1–2-bedroom homes. This will help to counterbalance the status quo, which is of majority larger, detached properties which would be unaffordable to young people. This in turn should help to attract a younger demographic to Mid-Cherwell. We support the traffic calming element of Policy MC16, as this will help to provide a safer and more appealing environment for people to walk and cycle. Since the first iteration of the Mid-Cherwell Neighbourhood Plan, the Covid-19 pandemic has changed the landscape of employment, with home and hybrid-working now the norm for many. Policy MC17: Local Employment should acknowledge this and include the need for local hubs for residents to use to work from when not commuting into a central office.	

					We note the proposed new health facility which is covered in Policy MC18: Health Facility. The growing population of the Plan area will increase demand for primary care services, and developer contributions need to be required to enhance access to primary care. Whether this is through enhanced provision at existing neighbouring surgeries such as at Deddington or elsewhere needs to be determined in consultation with the ICB.	
23.5.25	35	National Highways			National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity. We will therefore be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN, in this case the A34 and M40 motorway. We have reviewed information available on your planning portal and have 'No Comments'.	
23.5.25	36	Pete Shaw	[redacted]	MC3 and MC4	I have explored the Mid Cherwell SEA on heritage impacts in Kirtlington and cannot believe the parish is putting forward two sites which fundamentally ignore the MCNP's own assessment of its heritage impacts.	

					Mid-Cherwell SEA — Heritage Impacts in Kirtlington (Oct 2023 vs Apr 2025) The first site KT7 has significant heritage impacts: Site KT7 — "Land off Heyford Road (South)" (Kirtlington's primary allocation in the draft plan): The October 2023 SEA highlighted that this site is entirely within the Grade II Registered Park and Garden of Kirtlington Park, and "situated between the Grade II Listed Home Farmhouse and Grade II Listed Cottages along Heyford Road". Development on KT7 would directly impact these heritage assets' setting and views. On this basis, the 2023 report found "potential for significant negative effects" (pre-mitigation) on the historic environment. In the SEA scoring, KT7 was given a negative ("—") for historic environment, reflecting likely substantial harm without mitigation. Why would the parish council and four assessors go against the SEA in October 2023 which was when the site selection took place? Site KT7 (Heyford Road): The 2025 SEA continues to assess KT7 as highly sensitive for heritage. Like the 2023 report, it notes the site's location within the Registered Park and Garden and near multiple listed buildings, meaning significant harm to those designated heritage assets' setting is likely without mitigation. The April 2025 version did not rescind the negative scoring; rather, it emphasizes that design and layout will be critical. It acknowledges that the eventual magnitude of impact "is largely dependent on design and layout", but still concludes that even with careful design residual	

					harm is likely. In short, KT7 in 2025 is still marked as having a significant adverse heritage impact, mirroring the 2023 findings. The second site which is in reserve also has significant heritage impacts; Site KT8 — "Land off Akeman Street" (the reserve site north of KT7): The 2023 SEA similarly noted KT8's proximity to Kirtlington Park. The site lies adjacent to the Registered Park and Garden (and in an area of historic parkland habitat) and just outside the village edge. While the draft SEA's detailed text for KT8 is not quoted in full, it is clear that development here was also assessed as harmful to heritage, if slightly less directly than KT7. The SEA indicated KT8 would still impact the park's setting and the Kirtlington Conservation Area's surroundings, yielding a negative heritage score. (Notably, in the site options appraisal, any option including Kirtlington sites was deemed to intersect "key heritage assets in Kirtlington". Site KT8 (Akeman Street): In 2025 this site remains a reserve allocation, and the SEA again flags major heritage constraints. The updated report highlights that KT8 lies in the setting of the parkland (indeed 'fully within an area of wood-pasture and parkland" habitat) and adjacent to woodland. Like KT7, developing KT8 would harm the historic landscape of Kirtlington Park and the rural setting of the Conservation Area. The 2025 SEA maintains a negative heritage score for KT8, although it implies the worst impacts (to the Conservation Area entrance and listed buildings) hinge on KT7 going	

					ahead first. Overall, the April 2025 assessment of KT8's heritage impact remains negative and closely aligned with the 2023 conclusions (i.e. that it would extend development into a sensitive historic landscape Conclusions on Significance of Harm to the Historic Environment The conclusion in 2023 was that the Forum should consider alternative sites: "allocations sites in the first instance (should) consider avoidance measures and alternative sites in less sensitive areas". In short, the initial SEA strongly urged either not allocating the Kirtlington parkland sites or, if they must be included, to implement rigorous mitigation (screening, sensitive design) and consult heritage experts. In conclusion the process of the neighbourhood plan was not inclusive, and these sites were selected at a time when the SEA 2023 suggested finding alternative sites. Furthermore, residents in the north of the village which will be the most affected were not asked to contribute opinions to the assessors. Allocated sites were discussed behind closed doors.	All residents were invited to contribute opinions on several occasions, with discussion of options taking place at public meetings and open meetings of the parish council. Numerous residents in the north of the village have made representations.
23.5.25	37	Helen Metcalfe	[redacted]	Q3: Vision	Heavily endorse vision statement; recognising the need for accepting change but retaining the rural nature of the area.	Thank you
				Q4: objectives	Would like to see an objective about the condition of the roads: potholes, kerbs, visibility, junctions. Preparedness to fight unacceptable/ unsuitable planning applications.	

				Q5-9	Seems well-balanced and considers all angles.	
				MC10	Very pleased to see that the importance of Local Gaps is recognised.	
				MC12	Views are identified in Conservation Area Appraisals – mention that if so it carried more weight.	For consideration
				MC13	Reference could be made to balance light spillage concerns with safety of pedestrians.	
				MC14	Evidence all of them.	
				MC16	Something about condition of roads.	
				Additional comments	My thanks and congratulations to all who played a part in developing this plan. Will have the plan have any influence in the light of warehousing and strategic railfreight applications?	Thank you for your support
23.5.25	38	Framptons on behalf of Matthew Watson	[redacted]	Appendices	Please see attached our representations to the Mid-Cherwell Neighbourhood Plan Pre-Submission (Revised Version) Consultation, on behalf of Mr Matthew Watson, in relation to land north of Old Quarry House, Steeple Aston. The submission comprises: • MCNP Survey Form • Representations to the Mid-Cherwell Neighbourhood Plan • Appendix 1 – Location Plan	

					• Appendix 2 – Preliminary Ecological Appraisal (November 2024) • Appendix 3 – Ecology Response (February 2025) • Appendix 4 – Historic Site Images • Appendix 5 – Site Access Title Deeds • Appendix 6 – Legal Advice • Appendix 7 – Concept Plan • Appendix 8 – Response to HELAA Assessment • Appendix 9 – Natural England Ancient Woodland Map Summary: *We consider that the site should be considered for inclusion within the MCNP. The MCNP does not meet the full requirement for the MCNP Area, as established in the Cherwell Local Plan 2042. The inclusion of this site, will be consistent with the Settlement Hierarchy, identified in the Cherwell Local Plan, ensuring the most sustainable villages (Category A) are utilised for rural housing first.* *The Framework is also clear that planning policies should allow for housing in the rural areas to ensure the vitality of rural village services is supported.* *Our representations suggest amendments to Policy MC1 to ensure consistency with the Local Plan and national policy. Particularly to ensure the correct housing figure is planned for within the MCNP.* *My client urges the MCNP to reconsider the site, considering our submissions, to give it fair consideration in the site assessments exercise.*	A summary of the legal impediments to inclusion of this site by the Steeple

					My client would like to make clear that the legal impediments to development on this site (access and restrictive covenants are completely incorrect. My clients have reached out a number of times to discuss these matters and received no response or evidence about claimed ransom strip. There is only evidence to the contrary, which is provided as part of these representations (and to the previous set). *The Site Assessment of SA4 is currently incorrect. This is due to a reliance on the Cherwell HELAA, which is factually wrong. There are factual inaccuracies within the HELAA assessment of Land to the rear of The Old Quarry House, Fenway (HELAA212).*	Aston site assessment team has now been made available for publication as part of a representation by the owners of Westfield, opposite Mr Watson's site. The summary can be found on p.430. MCNP Forum has no responsibility for the factual correctness or otherwise of CDC's HELAA.
23.5.25	39	Martin Brenchley-Cooper on behalf of Lower Heyford Parish Council	[redacted]	MC10	The is a strong appetite to enforce the Local gaps to maintain individuality of the parish, but all improve connectivity between parishes by means of foot paths, cycle routes and bridleways.	
				MC13	Keeping light pollution to an absolute minimum is essential to maintain not only the peacefulness of village life, but also to enable the local wildlife to thrive unhindered.	
				MC14	There needs to be an increase in local surgeries, the current practices are struggling to cope at the moment, and generally require significant travel for some parishes to attend a surgery. An increase in population through increase of housing will inevitably add strain to an already under resourced facility.	
				Additional comments	There should be an element of infrastructure, there are pieces regarding travel and traffic calming, but	This is addressed in the Community Action Plan

					there is a need to be a feasibility study and accountability for utilities like electricity, water and water treatment plants. It has been proven on many occasions that these facilities have not had suitable investment for many years even though demand has increased. Road flooding, sewage in residential areas, as well as frequent power outages, all of which will continue to increase unless utility companies are held to account for upgrading their infrastructure. There needs to be a clear and recognised process for parishes to have access to allocated S106 funding. Ideally, once available the S106 funding should be transferred to the local parish.	
23.5.25	40	Petitioners from Kirtlington	[redacted]	MC3 and MC4	To whom it may concern. Please find attached a petition objecting to development of land designated KT7 and KT8 as part of the MCNP Reg14. Regards, Petitioners from Kirtlington	It is noted that this petition has some 20 signatures in total, principally from residents living in the vicinity of the sites. The preamble to the petition incorrectly states that the MCNP Forum chose only Kirtlington and Steeple Aston for possible housing sites, and did not look at other parishes in the NP area. The petitioners are not told that Cherwell DC's village categorisation and early iterations of the Local Plan were the origin of housing site assessments for the two villages. This fact was openly discussed at a well-attended public meeting in Kirtlington in 2023. The current consultation is on a revised version of site assessment (see

						Appendix 6) in which all the other MCNP parishes were considered in addition, of which some have been included as further allocation policies. It is also incorrectly stated that development on the Jersey Cottages site would 'hide the Grade 1 listed Park House'. Park House cannot be seen from the site, and vice versa**.**
23.5.25	41	Kirtlington Parish Council	■	Q1: plan period	Appropriate that it aligns with the period for CDC's latest proposed submission document (Regulation 19) of their Local Plan.	
				Q2: presentation	The current presentation is accessible despite the necessary complexity and the unfortunate need to revisit aspects of it following the withdrawal of Heyford Park from the MCNP and the changes now proposed by CDC in the latest iteration of their Local Plan.	
				Q3: vision	Kirtlington Parish Council shares this vision.	
				Q4: objectives	Kirtlington Parish Council shares these objectives	
				MC1	Support	
				MC3	Support. Site endorsed by the Parish Council and villagers at a public meeting on 27th November 2023	
				MC4	Support. Endorsed by the Parish Council and villagers at a public meeting on 27th November 2023 and confirmed at its meeting on 11th February 2025, subject to its change of status to a reserve site.	

				MC9	Support. These are essential environmental considerations for the future health of all villages in the Forum. Proper provision for green infrastructure has been long overdue. There is ground to make up, as so much has been casually lost in recent years. Protecting the connectivity of what remains will be key in future.	
				MC10	Support. Creating local gaps is increasingly important to preserve village identities and to prevent urban sprawl and uncontrolled expansion of villages taking over the countryside.	
				MC11	Support. Allowing local people to designate local green spaces is important, although a higher level of protection than Green Belt would be desirable because Green Belt protection has been weakened and reinterpreted in recent years.	
				MC12	Support, for Kirtlington and all villages in the Forum. This is an important policy for all the village communities within the MCNP. Views, vistas and skylines should not be compromised and the protection offered by the Neighbourhood Plan is greatly welcomed, albeit that this is not statutory. Kirtlington is a hill top village and as such has several important views and vistas, including exceptional views over the Cherwell Valley and views towards Bletchingdon. (The reinstatement by CDC of Areas of High Landscape Value as previously included in their 1996 Local Plan, and now rebadged as Local Landscape Designations is also welcome). It is important that such views are recognised as valued landscapes in terms of Paragraph 187a) of the NPPF (Dec 2024).	
				MC13	Support. Welcome that Parish Councils are to be consulted on this so that villages wishing to	

					preserve their character and their view of the night sky can do so.	
				MC14	Support. Matching housing development to local need is particularly important for the health of village communities. If villages are to stay alive as viable communities, young people need starter homes and older folk need to be able to downsize and/or move into bungalows to free up family homes. The needs and wishes of local people should be paramount, so it is good that this policy champions community-led housing development.	
				MC15	Support for this 'parish-centric' approach to affordable housing provision to prioritise local people. It will also help to protect the identities of local communities.	
				MC16	Support. Traffic, and particularly HGVs, using village roads as rat runs is an increasing and serious issue and the policies for traffic mitigation and support for bus services are welcome. Weight restrictions on rural roads would help to reduce HGVs' use of (and damage to) these roads. Rural roads have not been built to withstand the impact of such large vehicles.	
				Community Action Plan	Support for all aspects of the CAP.	
				Appendices	Support for Appendix 6	
				Other comments	This Review of the Neighbourhood Plan deserves to succeed. It has been carried out with a view to giving all the people in all the villages of the Forum an opportunity to input to it and to influence the future of their communities.	Thank you for your support and positive comments on policies

23.5.25	42	Manorwood Consultancy (Daniel Moore)	■	Generally	See separate document. Summary: *We write to formally object to the current Regulation 14 version of the Mid-Cherwell Neighbourhood Plan (MCNP) 2024–2040. This submission highlights serious procedural, evidential and policy failings that collectively undermine the soundness, legal compliance, and fairness of the proposed plan. It draws on objections and evidence presented by Oxfordshire County Council (OCC), Cherwell District Council (CDC), and both the October 2023 and April 2025 versions of the Strategic Environmental Assessment (SEA).*	Mr Moore, as noted previously, has a development interest in site KT1 in Kirtlington, which the site assessment team determined was unsuitable for housing allocation.
				Summary of Key Grounds for Objection	2.1 Procedural Irregularities and Lack of Transparency • There is credible evidence of bias in the site assessment process in Kirtlington. Site KT1 (Corner Farm) was dismissed without valid planning justification and despite support from CDC planning officers. • FOI and Environmental Information requests regarding the site assessment process have been refused or unanswered, in breach of transparency obligations. • MCNP Forum assured villagers that assessments would be independently reviewed, yet no external assessor has been engaged.	The site assessment team has worked hard to be fair and thorough. Accusations of bias are not supported by the facts, and an attempt by Mr Moore to involve Cherwell DC in this issue resulted in a dismissal, with no case to answer. The MCNP Forum is not subject to transparency obligations as it is not regarded by the Information Commissioner as a public body under the definitions of the FOI and EI Acts. An independent review of the site assessment process was commissioned and can be made available at Examination on request. The review advised some adjustments to the sequence of the site assessment process, which resulted in re-formatting of the site

					2.2 Failure to Meet Basic Conditions and National Policy Requirements • The plan fails to properly assess the harm to designated heritage assets. Sites KT7 and KT8 lie within or adjacent to a Registered Park and Garden and Conservation Area, yet have been allocated in disregard of CDC and Historic England guidance. • Both the October 2023 and April 2025 SEA Reports confirm that the plan as currently drafted will likely lead to moderate to significant negative effects on the historic environment, primarily due to the selection of sites within or adjacent to heritage assets. • The plan does not demonstrate general conformity with the adopted Cherwell Local Plan or national policies relating to heritage, sustainability, and biodiversity (NPPF para 199–208; EN48 of CDC Plan). 2.3 Repeated Warnings in SEA Reports Regarding Heritage Harm • The SEA assessments for Site KT7 consistently identify it as lying entirely within the Grade II Registered Park and Garden of Kirtlington Park and in proximity to multiple listed buildings. Development here would result in significant harm to heritage assets. • KT8 is recognised in both SEA versions as extending development into parkland setting, further encroaching on the rural and historic landscape. The April 2025 SEA states: “Moderate to significant negative effects are concluded as most likely in relation to the historic environment. This is largely due to the allocation of sites within a Registered Park and Garden and within designated conservation areas.”	assessment proformas prior to final publication. MCNP Forum has commissioned a new report on heritage assets in respect of the Kirtlington sites. This new evidence is appended to the submission Plan and, we believe, makes a convincing case in support of the site allocations, by presenting facts that are at variance with those accepted by Historic England, CDC and consultants AECOM.

					• KT1, although adjacent to the Conservation Area, was assessed as having less direct impact, yet was still dismissed. The SEA did not recommend KT7 or KT8 as preferable in heritage terms. • The October 2023 SEA advised that development in Kirtlington should avoid key heritage assets altogether. It explicitly stated: “Allocations in the first instance should consider avoidance measures and alternative sites in less sensitive areas.” • The April 2025 SEA builds on this, stating: “The spatial strategy for Kirtlington should be revisited with Historic England to consider alternative sites that could avoid allocating land within the Registered Park and Garden… or to agree appropriate mitigation strategies.” 2.4 Misapplication of the RAG Scoring System and Evidence Suppression • The site scoring methodology lacks objectivity and consistency. Evidence shows post-meeting alterations to scoring sheets without public consultation. • SEA scores were originally included but later removed when they conflicted with preferred outcomes. This undermines the credibility of the selection process. • Oxfordshire County Council Highways confirmed KT1 has acceptable access. Despite this, MCNP maintained a 'red' score on this criterion. 2.5 Lack of Legal Compliance with Neighbourhood Planning Regulations • The MCNP Forum has not demonstrated that all affected Parish Councils have provided consent for the Plan to proceed, contrary to PPG Paragraph: 027 Reference ID: 41-027-20140306.	This is untrue. The scores were omitted on the advice of MCNP’s planning consultants.

					• No formal statement has been made by the Qualifying Body on whether the modifications to the Plan are considered 'material' or change the nature of the plan, as required by Paragraph 085 Reference ID: 41-085-20180222.	Local knowledge can sometimes be more reliable than that of highways officers. Following Heyford Park Parish Council's incorrect claim that they had not given consent for the Plan review, Cherwell DC requested MCNP Forum to obtain evidence of consent from all eleven parish members of the Forum. This was provided to CDC's satisfaction. This claim was mistakenly stated by CDC in its 2024 response to the first Reg 14 consultation. They had overlooked the necessary document on the website. A revised version of the document was also included in the 2025 consultation, as required by the Regulations.
				Appendix K	Appendix K of the Neighbourhood Plan, which contains the AECOM Heritage and Character Assessment, should be subject to a full and comprehensive review. The assessment is based on material prepared in 2017 and does not reflect significant changes in circumstances since that time, including those introduced by the revised spatial strategy and policy proposals now under consultation. Particular attention should be given to the 'Managing Change' section, which includes several recommendations and design controls that are now in direct conflict with other elements of the Plan. In some cases, these recommendations are unduly restrictive, lack evidential basis, or serve	This appendix was produced by independent consultants AECOM, whose judgement regarding Kirtlington we fully supported at the time, as we continue to do now.

					to block development without appropriate justification. For example, the suggestion that development should not extend west of Kirtlington in order to protect the farmland rural setting is not supported by any specific landscape or visual assessment. There is no evidence that development to the west of the village could not be undertaken sympathetically and in a way that maintains the value of that setting. This assertion should therefore be revisited and, where appropriate, removed from the supporting evidence base to avoid unjustified constraint on the village's future growth.	
				Judicial Review	Should the Forum or Cherwell District Council proceed with the plan in its current form, including submission to Regulation 16 or advancement to independent examination without addressing the above issues, we reserve our position to initiate legal proceedings via judicial review. Grounds would include: • Failure to follow statutory consultation requirements; • Breach of SEA Regulations 2004 due to failure to properly assess alternatives and heritage impact; • Irrationality and procedural unfairness in the site assessment process; • Misleading statements made during the public consultation process; • Disregard for statutory consultee objections (e.g., OCC Highways, CDC Conservation, Historic England). We urge the Forum and the Council to pause the plan's progression and initiate an independent review of the Kirtlington site assessments, or risk	

					challenge through the courts. A formal Pre-Action Protocol letter will follow if necessary.	
				Conclusions	This Regulation 14 draft of the MCNP fails the basic conditions of neighbourhood planning, exhibits procedural unfairness, and disregards statutory consultees and evidence. It undermines sustainable development, fails to protect the historic environment appropriately, and promotes policies contrary to national and local planning policy. We respectfully request that: 1. The site selection process in Kirtlington be reopened and independently reviewed, including full reassessment of KT1. 2. Sites KT7 and KT8 be removed from the plan in light of confirmed heritage harm. 3. The Forum comply with statutory obligations relating to transparency, environmental information requests, and neighbourhood area consent. 4. The LPA and independent examiner consider whether the Plan should be paused or withdrawn until it can be shown to meet legal and policy requirements.	These assertions by the respondent are considered to be ill-founded, inaccurate and heavily influenced by MCNP's rejection of a Kirtlington site, for which the respondent is the would-be developer.

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A3.5: RECORD OF PARISH COUNCIL COMMUNITY ENGAGEMENT RELATING TO ADDITIONAL HOUSING SITES

Steeple Aston Parish Council and Mid-Cherwell Neighbourhood Plan Forum

PUBLIC MEETING – 13 SEPTEMBER 2023

MORE HOUSES IN STEEPLE ASTON?

WELCOME: [redacted] (MCNP member and ex-PC Chair), chairing this meeting, welcomed everyone to the second public meeting to discuss and assess proposals for more dwellings in Steeple Aston and Kirtlington.

BACKGROUND: [redacted], (MCNP Forum chair), outlined the history of the Mid-Cherwell Neighbourhood Plan (MCNP) which came into force in 2019. It included an assessment of the local housing needs of Steeple Aston, Fritwell and Kirtlington – all then classed as large villages. The Forum, representing twelve member parishes, is now reviewing the Plan, with two teams – Development and Environment – looking again at the policies, and adding some new ones. The original Plan permitted 20 additional dwellings, representing 5% of the current number of homes.

In January 2023, Cherwell's Local Plan to 2040 was published (and then withdrawn). Possible dwelling numbers for Steeple Aston and Kirtlington had risen to 47 and46 – increases of 11%. The consultation is about to re-start, but some of the details had been omitted and specific numbers of extra homes withheld.

10 out of the original 20 new dwellings permitted in the Neighbourhood Plan, have already been built at Townend. Between 2024 and 2040, we could consider possibly 25-30 more dwellings. Numbers may vary according to community preferences and the size of each site, rather than accepting a top-down figure from Cherwell.

ASSESSMENT PROCESS: Using the colour-coded map of potential sites, [redacted] continued to explain that the teams had been around the villages identifying and assessing possible sites. Of the four members of Steeple Aston's team, one is from Duns Tew to ensure an 'outsider' view.

16 sites have been identified and all landowners contacted. All landowners, bar the owner of Site 11, have responded.

No site was considered if it was not large enough to take at least 5 dwellings, or had no possible access. Development is also required to be ***adjacent to the 'settlement'*** (where people live) – the pink area on the map.

The criteria applied to possible sites, were based on national standards and the sites have been categorised as follows:.

Yellow – sites not adjacent to settlement

Pale Green – backland sites behind existing dwellings

Spring Green – not backland, but with frontage to road

Purple – unavailable - owner not interested in their land being developed

Questions:

[redacted]: What traffic impact would these housing sites have on the "village centre", and where is the centre?

[redacted]: *SA does not really have a 'centre' – e.g. village green. Paines Hill could perhaps count as the centre as it has the village amenities – shop, school, village hall – at both ends.*

[redacted], [redacted]: Do we have to have 46 houses? Wouldn't it be better to spread them out across smaller developments?

[redacted]: *If there are going to be a large number, it would be better to spread houses across more than one site. However, the number 46 does not appear any more in Cherwell's Local Plan consultation, so for our purposes it is irrelevant. People are now being invited by Cherwell to say how many they think there should be.*

[redacted] Parish Clerk, for Heyford Park, [redacted]: Now that Heyford Park is expanding, could SA request a lower number of houses?

[redacted] *As Parish Clerk for Heyford Park, you know that Heyford Park is expanding rapidly and the local 'towns' mentioned are now – Banbury, Bicester and Heyford. The original idea was that Heyford could expand so that local villages might not have to. However, modest expansion is a god thing – for affordable homes for children to stay in the village, or for older people to downsize. But where and how many? We need to start at the bottom and provide evidence for our suggested numbers.*

[redacted]: Why does 'adjacent to' seem to apply only to residential, not business buildings, or 'built up' areas like the school? Also, what exactly does "unavailable" mean?

[redacted]: *Settlement is where people live and the settlement area lines in some cases are through parts of large gardens, to discourage development at the bottom of them. Outside of the settlement area is classed as 'open countryside.' The built-up area is a different definition. On the second question, "unavailable" reflects a statement by owners, who we have approached, that they do not wish to develop their land. In that case, we do not proceed with the site assessments. This is the way the process is conducted nationally. However, if you take the example of sites 13 and 14, the owner has said something a bit different – that they cannot be developed because they can be seen from Rousham garden. If this turns out not to be the case, it could perhaps change the status of the sites.*

[redacted]: Why aren't there any more small brownfield sites rather than just fields?

[redacted]: *A brownfield site is one that has been previously developed. However, the definition is not straightforward. Even so, the Government prefers to see development on brownfield sites, avoiding the loss of agricultural land.*

[redacted]: You could ask consultants to use GIS software to check whether a site can be seen from another site.

[redacted]: On the subject of scoring against the criteria, would it not be better to weight some of the criteria more heavily than others, to ensure that site scores reflect this better?

[redacted] (member of Kirtlington's assessment team) – we are open to trying out different methods.
[redacted]: *In addition, we will have an independent view from consultants.*

OTHER SUGGESTIONS FOR SITES NOT INCLUDED ON MAP

[redacted]: What about the area near the Recreation Ground – Millbrook Spinney? It is not near the settlement, but is still near amenities.

[redacted]: *It is a steeply sloping site in open countryside. There are many such sites, but they do not meet the criteria for allocation.*

[redacted] What about the area to the east of Site 7 which is near the settlement area?

[redacted]: *The owners said 'No.'*

THE SITES

With the aid of a large projected map, [redacted] continued by listing the details of each site:

Site No. 1: *(Yellow 'Not Adjacent Site' on Map)* This is the 'Old Poultry Farm' and is just in SA. The first building on the left is on a brownfield site, but is not adjacent to the settlement. It is of marginal size and only just eligible. It has frontage access to the road, is a detached site, but has no footpath. Its development might encourage 'coalescence' between Steeple and Middle Aston – something discouraged in the Neighbourhood Plan. There is resistance to housing in this area.

[redacted]*):* 'We thought it might be a suitable site for younger people, near the school. We paced it out and thought it might be suitable for 8 homes, but we were thinking in terms of starter homes, which are smaller, or self-build homes.

[redacted]: *Your aims would be supported, but is this the right site?*

[redacted]: The traffic in the village, especially along South Side is horrendous already. Wouldn't this site expand the traffic problem to the outer area of the village?

Site No. 2: *(Yellow 'Not Adjacent Site' on Map)* This is a greenfield site behind the Business Park and adjacent to The Beeches footpath. The Beeches is a much-valued village footpath with protected species along it and losing the quality of this rural amenity, would probably not be welcomed by most of the village. It is a

detached site between two Business uses. The community here would also be rather isolated from the rest of the village.

[redacted] ***Hatch End Business Park:*** We aren't especially keen to develop housing here, but interested to see the response.

Site No. 3: *(Pale Green 'Backland' Site on Map)* This is 'Richard's field' with the top end adjacent to The Beeches and the bottom end, overlooked by the existing dwellings in Grange Park. There is protected habitat at the northern end.

[redacted]***:*** I would not develop the northern Beeches end, but it is a big field and a development for older people – bungalows, possibly – might be appropriate. It would have no effect on the South Side traffic and I have been offered access through (knock a house down). I have no serious plans as yet. I question whether it is in fact a backland site any more than several other existing developments, including Grange Park.

[redacted]: It is a long way from the village amenities for the elderly and has no access to a bus stop.

[redacted]**:** Could there be access to another bus? A site for elderly people should not be ruled out.

[redacted]: I live on [redacted], it is very narrow (cars lose wing mirrors) and is not suitable for O.A.Ps.

Site No. 4: *(Pale Green 'Backland' Site on Map)* This is the old sand quarry site and is the largest of the proposed sites. It is adjacent to The Beeches and in 2017 there was a campaign for the trees to have TPOs which was successful. The neighbourhood plan also put it forward as a local green space, but it was deemed ineligible for this. Cherwell responded negatively when the site was put forward for development in 2017, due to its rural character.

[redacted]***:*** I wanted it considered as a housing development to help the village. It would be targeted towards village needs, for people of all ages.

[redacted]: Is it possible to have a smaller number of houses on a large site, which would reduce the scale of the development?

[redacted]: *Correct. Only a part of a large site might be utilised for a housing scheme.*

[redacted]: Fenway struggles already with the amount of traffic that uses it.

Site No. 5: *(Purple **Unavailable** Site on Map) – not discussed.*

Site No. 6: *(Spring Green Frontage Site on Map)* This is a frontage site, adjacent to the bridleway.

It is a gateway (first site you come to) greenfield site currently used for growing crops.

It would push the village out into open countryside, which may harm the character of the village.

[redacted]: As a younger person who does not own a home, my parents and I thought houses for younger people on part of the site, might be appropriate.

[redacted]: (Member of the assessment team): It would be an attractive site for the young, or the elderly. It might only use half a field and could be a successful gateway to the village.

[redacted]: Are we only considering homes for the young and the elderly?

[redacted]: The site is an attractive spot with good access to the main road.

[redacted]: Sites 6,7 and 8 are all quite attractive and development there could "square-off" the village. Fenway is a single-track road. Would there be any chance it might be widened and a footpath added?

Site No. 7: *(Yellow 'not adjacent to settlement' Site on Map)* The site is not adjacent to the settlement, but would be a gateway site. It was submitted to Cherwell in 2017, but was deemed to negatively harm the character of the village, if developed. It is a greenfield site, currently grass.

[redacted]***:*** Why is it 'not adjacent to the settlement' when there are bungalows and a cottage there?

[redacted]: *The settlement area is clearly defined and does not include outlying buildings. The 'settlement area' map is a legal document and it determines whether a site is adjacent to it or not: it is a matter of fact.*

[redacted]: There is no difference between a grass field and an arable field.

Site No. 8: *(Spring Green Frontage Site on Map)* This site is on South Side, opposite the garage.

It is a greenfield site but the owner only wants to offer two acres. There are Section 41 protected species adjacent to the site. This would be a gateway site.

There were no comments from the owners.

[redacted]: I live on [redacted] which has been dug up four times recently and is a mess. My visitors have remarked on how the Townend 'gateway site' has ruined the approach to the 'nice old village houses.'

[redacted]: [redacted] and were told when we bought our house, that development opposite us was unlikely. Now we are living opposite [redacted], after three long years of disruption. We were hoping to sell our house and downsize, but that is now impossible. You are

talking about yet more development, on South Side – [redacted]. There will be more traffic and more children walking a long way to school.

[redacted]: *I'm sorry to hear about your dilemma. Planning can have unfortunate consequences and is a very sensitive process.*

[redacted]: Might bungalows be more suitable for the site?

Site No. 9: *(Pale Green, Backland Site on the Map)* This site is now unavailable, as is **Site No. 10.**

Site No. 11: *(Pale Green Backland Site on Map)* This is a backland site which lies off Paines Hill.

The entrance to the site is between two existing houses and is classed as open countryside.

It is a steep site with a stream which may flood. More traffic on Paines Hill could be a problem.

The owner has not responded.

There were no comments.

Site No. 12: *(Purple **Unavailable** Site on Map)*

Sites No. 13 and 14: *(Purple **Unavailable** Site on Map)* These two sites are on the Heyford Road and are owned by [redacted]. He has stated any development would be visible from Rousham House garden and therefore not permitted.

[redacted], Archaeologist: Rousham House is listed so CC-D's comment may be correct, however, if the sites cannot be seen from Rousham Gardens, this may not apply. This can be checked. *(She gave further details of where this can be done.)*

Site No. 15: *(Pale Green Backland Site on Map)* This is a backland site, near The Crescent.

The owner would like this considered. Would this move the village further into open countryside?

There may be a problem with overhead power lines.

There were no comments.

Site No. 16 is unavailable.

NEXT STEPS:

No decisions will be made without further consulting the views of the community.

There will be an independent evaluation of the sites, and outline plans made with consultants and discussed with landowners.

There will be a formal consultation on the MCNP review in the spring of 2024. CDC's review of its Local Plan should be starting this autumn.

Following the spring 2024 consultation, the MCNP will be modified and an Examiner appointed.

If approved, a local referendum will take place to bring the revised Neighbourhood Plan into force next summer.

The policies will recommend a maximum number of dwellings, appropriate for the particular site .

With landowner support, there could be a mixture of affordable dwellings for both old and young people.

If the community supports a more local approach, as opposed to using commercial developers, a ***Community Land Trust*** is a possibility with community-led housing proposals.

At the Parish Council Meeting in October, recommendations from the assessment team will be discussed. .

General Questions and Comments:

[redacted]: Can we expect any more S106 money? (Money given to CDC by the housing developers, for which local communities then submit requests for funding local projects.)

[redacted]*:* It depends on the scale of development whether such funding can be requested. It can be a fraught process - *currently Rectory Homes have not yet handed over any money to CDC for the Townend development, even though the conditions of their contract were to hand it over when the first resident moved in, (four months ago).*

[redacted] Why not move the school to Site 6 near the main road and use the school site for houses?

[redacted]: Restrictive covenants from landowners as to how their land is used should be considered. Also, when will the next iteration of the sites map be published, to help potential neighbours?

[redacted]: Sites 13 and 14 have heavily wooded areas of tall trees between the sites and Rousham. It is very doubtful that they can be seen from the garden.

[redacted]: The current drainage in the village is poor, the sewer system is already not adequate and the size of the school is increasing. Our infrastructure is already at a tipping point.

[redacted] In answer to [redacted] idea to move the school and [redacted] to increasing numbers – at present only 50% of school pupils live in the village and the school trustees own the land and buildings. The school has had a great deal of investment, so it is unlikely to be moved.

[redacted]: Who is responsible for upgrading the roads? Did the developers decide to upgrade the *Red Lion* corner?

[redacted]: *It was a County Council requirement.*

[redacted] Might it be possible to have a bus stop on the main road?

There were no more questions, or comments and [redacted] closed the meeting at 9.30.

[redacted], Parish Council Chair, thanked [redacted] and [redacted] and the Forum members for the hours and months they had already spent making sure that the ultimate outcome will be an appropriate one for the villagers of Steeple Aston.

Postscript:

Following the meeting, more detailed comments about the sites were submitted by one of the participants:

Following the meeting last Weds here are some further comments about the proposed sites:

1. It would be best for everyone if site 13 could be used for any additional housing. This would spread new developments throughout the village, rather than concentrating them all at the other end of the village. This site also has the following advantages over most of the other sites:

(i) This site has frontage straight onto the road.

(ii) It is situated on a good road that can accommodate two-way traffic.

(Iii) This site is within walking distance of Lower Heyford train station.

(iv) The bus service goes straight past the site and there are bus stops and a bus shelter close by.

(v) It is within easy walking distance to the village shop so eliminates the need for anyone elderly or with limited mobility having to walk up the steep hills at Paines Hill and Water Lane.

(vi) It would be equidistant to the Village Hall and Church to anything built on sites 4, 5 or 6 and closer than anything built on 8.

The above would suggest that this would be an ideal location for bungalows and/or affordable houses for young families who may need to take push chairs onto buses etc. It could be a planning condition that a

buffer of planting be installed along the track as that would neutralise the concerns of the owners of Rousham House.

2. If sites 15 and 16 could be accessed, points (ii) - (vi) above would also apply to them, and again it would even out where the new developments were sited within the village. If half of site 14 could be used (nearest to the track) and a buffer of planting installed along the border that is closest to Rousham that could also bring this site into play.

3. Site 8 would be a much better option that 3, 4, 5 or 6 because:

(i) This site has frontage straight onto the road.

(ii) It is situated on a good road that can accommodate traffic travelling both ways.

(iii) The bus service goes straight past the site.

(iv) It is within easy walking distance to the village pub.

(v) It eliminates the need for anyone elderly having to walk up the steep hills at Paines Hill or Water Lane if they wish to visit the village shop.

(vi) Site construction traffic would not need to go through the village - it could enter straight Oxford Road

(vii) It would complement the the most recent development at Townend.

4. Site 3 is totally unsuitable because:

(i) It would involve destroying a perfectly good 4 bed-house to gain access to the proposed site, and this goes against the principle of providing 'additional' homes.

(ii) Grange Park was designed to be a Cul de Sac - never a road that leads onto somewhere else. It is therefore unsuitable for construction or any other type of increased traffic.

(ii) The entrance into Grange Park from Fenway is already a problem for people entering or leaving the development as cars now regularly park opposite the junction. It is difficult to stop at the bottom of the hill in icy weather so increased traffic would only increase the probability of an accident

(iii) Developing this field would go against the idea of this being retained as important heritage parkland.

(iv) There are already problems with some of the sewers in Grange Park - Thames Water have to come out at least once a year to unblock the inadequate structures that serve some of the estate. It can not cope with additional houses being added to this creaking infrastructure.

(v) The location of the site and proposed access would result in an isolated community, and social problems are known to arise from socially isolated estates.

(vi) It was suggested that this be suitable for housing for older people but its location would result in a real threat to such a community becoming isolated because they won't be able to access the bus, the shop etc.

(vii)The mobile coverage in much of Grange Park is atrocious, and BT is gradually getting rid of its cabling - this represents a safety issue to pensioners many of whom rely on their phones to call for help. It would also prevent them from having social contact with friends and relatives - it is widely recognised that many elderly people living alone can become socially isolated and depressed. They need good reliable phone network access.

(vii) I note that some people thought that the elderly could use on-line deliveries rather than visit the shops in person, but my [redacted] and her friends used to make a conscious effort to get out and about every day to mix with younger people, buy fresh food, socialise with the wider community, play whist etc. It was also a way of

keeping fit and mentally stimulated. This site does not offer the same environment or access as Jubilee Close. My [redacted] was a sprightly and determined 83 year old, but wouldn't have been able to manage Water Lane as she wouldn't have been able to manage the hill. She got out and about where she lived because the roads and pavements around her home only had gentle slopes, were well lit and kept in a good condition. I think walking to the Village Hall or Church would have also been a challenge for her due to the state of the pavements on North Side, and the distance.

5. Sites 3, 4, 5, 6 and 7 share the following issues:

(i) They are sited on a single track road that is already used as a rat run for people from outside the village taking their kids to and from school. The road edges often erode and it is unsuitable for additional traffic. Passing is difficult on Fenway.

(iii) There are stables close by so Fenway is often used by people on horseback. Additional traffic would be an increased risk to both animals and riders.

(ii) No public transport runs along this side of the village - everyone wishing to catch the bus has to walk down Water Lane - a significant hill and not easy for the elderly or less abled to cope with.

(iii) One of the most recent developments has been at Coneygar Fields so new developments should be sited elsewhere in the village due to pressures on the sewer systems etc.

I recommend that if the village has to agree to any additional houses these be limited in number and suitable for the elderly, or starter homes that are affordable so local youngsters might be able to stay in the village. We definitely don't need more houses costing £1m +.

It was noted at the recent meeting that the Primary School is already full so where would additional children be accommodated? Would children from other villages who currently attend the school be forced to leave and go elsewhere?

I hope that these observations are useful.

[redacted]

A3.5: Record of parish council community engagement relating to additional housing sites

TRANSCRIPT OF OCTOBER PUBLIC MEETING

Kirtlington Parish Council and Mid-Cherwell Neighbourhood Plan Forum

PARISH CONSULTATION MEETING

"Future Housing for Kirtlington?"

Thursday 5th OCTOBER 2023

WELCOME:

[redacted] (Parish Council Chair) welcomed everyone to this Public meeting and introduced [redacted] (MCNP Forum member and ex-PC Chair). He then introduced the speaker for the evening [redacted] (Chair of the MCNP Forum) who explained that the meeting was to present, discuss and the assess proposals for more dwellings in Kirtlington and Steeple Aston. The specific focus of this meeting would be on Kirtlington and the assessment of possible sites for housing around the village for the purposes of the MCNP Review.

BACKGROUND

[redacted] outlined the history of the Mid-Cherwell Neighbourhood Plan (MCNP) which came into force in 2019. It included an assessment of the local housing needs of Steeple Aston, Fritwell and Kirtlington, all of which were then classed as large villages. The Forum, representing twelve member parishes in all, is now reviewing their Plan, with two teams (Development and Environment) looking again at the existing policies, and adding some new ones.

The original Neighbourhood Plan for Kirtlington permitted 17 additional houses, representing 5% of the current number of homes. In January 2023, Cherwell District Council's Local Plan to 2040 was published (and then withdrawn). In this, possible additional housing numbers for Steeple Aston and Kirtlington had risen to 47 and 46 respectively, which, in comparison, represented increases of 11%. At the time of this meeting, consultation on the District Council's Plan had just restarted, but some details have been omitted from this subsequent version, and numbers for possible extra homes in large villages like Kirtlington and Steeple Aston have been withheld. Instead, CDC has set out a rural areas strategy for 500 additional houses across their eleven 'larger villages'. By comparison, in Parishes with Neighbourhood Plans the number of houses may vary according to community preferences and the size of each site, rather than risk the District Council deciding which site and how many houses.

ASSESSMENT PROCESS

Using a map of potential sites, [redacted] explained that each village's team had been around their village to identify and assess possible sites. No site was considered if it was not large enough to take at least five dwellings, or it had no potential access. Any potential development was also required to be '*adjacent to the settlement area'* (where people live, as defined by the current Neighbourhood Plan), so no sites that were not adjacent were considered.

Twelve potential sites had been identified in Kirtlington. All the landowners of these sites have been contacted and all have responded to indicate whether their site or sites would be available for potential development. For

six of the sites, the owners were not interested in their land being developed. These are shown in blue as 'unavailable' on the map. The six remaining 'available' sites are shown coloured purple on the map. Martin then explained the MCNP's Site Assessment Criteria that were being used to categorise the sites, which were based on national standards, and afterwards he invited questions.

Questions arising on the Site Assessment Process

[redacted], Resident

Your presentation gave us the numbers stipulated by Cherwell. I believe that the number of houses that have to be found are sometimes challenged. I read in the local newspaper today, I think it was South Oxfordshire had challenged the number of houses they'd been asked to produce because of Oxford's unmet housing needs. Is there any prior discussion to all of this whereby Cherwell is challenging the numbers or has Cherwell accepted its share?

[redacted].*Some of the Districts have actually challenged the method that the numbers were calculated on. Cherwell have actually accepted these and didn't challenge those figures. The unmet housing needs for Oxford will not be part of what we're having to produce.*

[redacted]

I just wanted to understand who the examiner was and whether they're a government official and do they say 'yes' or 'no' and is their decision final?

[redacted]. *Yes, the examiner's decision is final and the examiner comes from the planning inspectorate so it's part of the government's planning department at the top level, they are generally very experienced people and, interestingly, Cherwell make the appointment, they paid for the examiner to do the work, but they have to consult us as the Neighbourhood Plan Forum, and we can reject an examiner if we wish to and nominate somebody else instead, so we do have a bit of control about who the person is, but once the person is appointed they make the final decision and they have been known to throw neighbourhood plans out completely.*

So, it's not always a benign process. The first time around the examiner required us to modify some of our policies which we had to do if we wanted to proceed.

[redacted]

When you talk about the criteria for each site, is there any way that sewage treatment works are considered?

[redacted]. *One of the criteria is certainly to do with any potential flooding of the site and if there are any known problems with water courses and that kind of thing, but sewage is a bigger infrastructure problem affecting the whole village. It doesn't tend to affect particular sites. Any extra housing will affect the local sewers.*

Resident

Please, could I say [redacted] at the bottom of the village and the sewage pipes run from the corner of Bletchingdon Road right round to Gossway Copse on the Bletchingdon Road and we have frequent floods and it really is enough.

[redacted].*I agree with you. This is a common problem in villages and what happens is planning applications go in, the water authority is consulted, local people tell them there is a problem and they tend to reject the criticism and do nothing and there's not an awful lot we can do about it other than protest.*

[redacted], Resident

[redacted] on the authority of the planning authority we were advised to find other means to object during a particular application, and it was said then that sewage was not a criterion for rejecting a planning application because the sewage on the site would be provided for and the system it fed into was not part of the jurisdiction of the planners.

[redacted] *I believe you're right. That is correct, actually what happens is the utilities are asked to provide their opinion on what would happen, and quite often they will say yes without knowing every detail.* [redacted] *added that she had raised the issue with Cherwell District Council, who said it does become part of the planning process. Also, that, for any planning applications that go in when sewage and water is an issue, it should be raised with the District Council officers.*

[redacted] *So, to answer your initial question,* [redacted] *has just confirmed that it is in one of the criteria. We have drainage problems in there, so if a site has known drainage problems, it will score badly. OK.*

[redacted], Planning Consultant.

I just wanted to ask three questions around the criteria. One, what was the derivation that you applied or used? Second, is there intending to be any public consultation of the criteria? Third, what is the interrelation in weighting terms between the different criteria?

[redacted] *I might have to ask you to repeat those. Just on the criteria, they are published on the village website at the moment. These were based on a Leicestershire Neighbourhood Plan, but we tried to make them more specific to our villages. Now, obviously Steeple Aston is very steep, Kirtlington is quite flat. We were trying to look at criteria that would apply to all the villages, but we did find some where we thought: every site we have will score green on that. For example, "are they all vacant?" They are all vacant. I'm open to discussion on the criteria and certainly on heritage we ended up with one scored against conservation area, one against registered park, one against listed building. Now is that too much weighting for heritage issues or not? In the end, we've scored all these three on all the sites.*

If we look at just the aspects of topography around Kirtlington and how sites are connected to the settlement boundary we do end up with quite similar scores across all the criteria, so they don't have those great differences, and the differences do appear when we have sites that are within the registered park and garden and then other ones that are not and that has perhaps been the bias in the weighting. So, any comments on the criteria are most welcome. Thank you.

[redacted] *So, to answer your other questions, is this being consulted on? Yes, we are going to publish all the things that you see here when we go out to consultation in November, we are inviting people to comment on any aspect of what we've done. OK. I think you asked a question about weighting. They've all got equal weight. We tried out the idea of having some more importance than others and it raises conflicting opinions, so they've all got equal weight. You may know of another system and there are many ways of doing this.*

What we have learnt though is that we started off thinking this part was the most important way of deciding about the sites and I think you'll find when you get to the end of this process that it's only one of nine different elements that we are putting together. Once you weigh all of those together this scoring of the 'red, amber, green' is only one factor. So, it's probably not worth getting too excited about. We thought at first it would be the only thing we had to do. Now we've discovered that there are lots of other elements.

[redacted], Resident.

Have you taken into account at all whether or not previous planning permission has been denied on any of the sites?

[redacted] *Yes, we've just mentioned that we've discovered there are nine different things and one of them is the planning history of the site. So, some sites have never had any planning history at all, some have had a lot. If sites had proposals put forward that have been rejected, of course that is significant and must play a part in the judgement that the team is making.*

[redacted], Resident.

It's a question about the assessment. I gather the assessment scoring has been done now?

[redacted] *Only on a draft basis between the team.*

Right, is there going to be public consultation after the assessment, but before the decision making?

[redacted] *Yes, that's the whole idea. We are going to publish absolutely everything that the teams have done in both villages in November. The whole point of publishing it is to get community reaction. So, you'll be able to comment on any aspect of what we've done. If you think we've added up the scores wrongly, you know, tell us and there probably have been some little mistakes here and there.*

What I hope I have indicated is that this 'red-amber-green' part alone is not quite as important as we thought it was at the outset. Things like planning history mentioned there probably have just as much importance when you're thinking about weighing up all the different factors. So, we've learnt through this process quite a lot about how to do it.

Questions and comments arising on the individual available sites

Before each site was opened up for discussion, [redacted] showed its location on the map projection and gave a description of its key characteristics**.**

Site 1

[redacted] Owner's Developer

Hi I'm [redacted] representing [redacted] one of the land-owners. I just want to clarify a point on the Woodstock Way that's been mentioned. Now there's no historic plan showing the Woodstock Way that you are stating. I would like some clarification on it if possible.

[redacted] *This matter came up on two previous appeals being on this site and we do have that evidence of there being a road that continued from Lince Lane and connected with Crowcastle Lane, so that is the old historic pattern of roads through the village. We produced map evidence at the appeal and we can produce that again if that's necessary. Obviously now it takes the form on the ground as the public right of way.*

[redacted] It's a public footpath. Now your maps from your website, which I'm happy to pass round, never shows any roads. Now, if it's wrong is it before 1898 or 1923 is it before then?

[redacted] *I think it was the tythe map of 1750 or 1757. Can we take this out of the meeting?*

[redacted] Yes. The settlement pattern was breached when Hatch Way was built because the footpath was already diverted at that point

[redacted] *It's not a big point because obviously it's not a road any more, it's a public right of way, but it does have that historical connotation for the settlement pattern. All I'm saying to you is that it forms in most people's minds the extent of the western development at the moment defined by that footpath along the site, that footpath runs inside Hatch Way and continues between Woodbank and the Pound then continues on up Crowcastle Lane.*

Site 2

[redacted], Resident.

I'm just fascinated by why areas one and two are two areas, and areas three and four are two areas, when actually they're exactly the same field.

[redacted] *This is more to do with planning history, to try and repeat responses to various applications that have been put in over the years. Yes, sites one and two were originally put forward as one development site to the village. Similarly, three and four are in one ownership, but the application that was turned down on appeal on that site defined the boundary, which we are now taking as site three. Each of the numbered sites is being considered as one site.*

We would point out that although they are split like this at the moment, there are no boundaries on the ground that show that split. It's purely based on the applications that have been submitted and decided or have been withdrawn or are currently under consideration.

[redacted], Resident.

Just for clarification. If site one or three doesn't go ahead does that make sites two and four non-adjacent?

[redacted] *It makes access a bit more difficult. Obviously, you can't really develop site two without site one because our whole criterion is that it has to be contiguous with the settlement boundary. If there was any phasing that was to come forward on either one, two, three or four, then we would expect site one to come forward first before a start on two and similarly with site three, if access was available and suitable, before site four could be proposed.*

So, yes, we would look to develop what was adjacent with access immediately. At first, we had divisions at a line that went West-East, but obviously that wasn't going to reflect what was intended on current planning applications.

[redacted] Land owner.

Site two won't become available unless we get site one sorted. So, if we get site one in time site two will become available. What you have to remember is site one and two is a land-locked piece of land between the golf course and village, but it's a job to make it viable and there's no hope of extending it either way.

Site 3

Resident.

Are there rules about bridleways?

CM. There are rules about bridleways, but obviously it would have to be looked in the context. I looked back at the inspector's decision for the previous application that went in there, but the previous appeal didn't mention the access at all. I was hoping there would be something where we could say: it's access through North Green past Thatched Cottage listed building, very narrow single carriageway. They must have put something in the appeal decision about how unsuitable the access was, but it's not there. Going back to when the appeal was run, I don't think Highways raised an issue, so it would have to be tested again. It is a bridleway, it stops at the Pound, so access from there is an issue, although Cherwell have tarmac'd it. We appreciate that the access from there on down Mill Lane for vehicles is restricted to residents who live at the bottom end of Mill Lane.

Site 4

Resident

Could I ask who is the landowner of what is sites three and four? We know for sites one and two.

[redacted] *When there was an appeal on this site three it was the [redacted]. I understand o[redacted]. They have said it is available still and both of these sites would be available for consideration in this process.*

[redacted] *We have published the list of site names and owners. It's on the village website.*

Site 7

[redacted], Developer, Owner's representative

All I would like to say is that obviously this site does have a history and we are aware of the problems, but it hasn't been tested on appeal. The decision on it has been taken on the District Council level. Obviously, because you have highlighted it, it's in a conservation area, but that, in itself, doesn't exclude it. Obviously, it needs a more sensitive approach towards these locations.

Site 8

[redacted], Resident

Isn't there an archaeological site on the corner of the old Roman road?

[redacted] *Well yes, this site, and all sites, would be subject to archaeological investigation, whether it's before determinations, with geophysics and metal detecting, or whether they need to have trial trenching done before determination of any application on them.*

I think all these would be needed, given the importance of that site at the junction of the Roman road, Akeman Street, and Portway. It would be unusual for it not to have anything in there. If you look across it now, it's got a few lumps and bumps in it, but we can't say if it's archeologically important. It was an important junction historically a long time ago.

Questions arising at the end of the meeting

[redacted] Resident

One thing I'm not quite clear about. We talk about numbers of houses. Will it be stipulated in the plan the nature of those houses, and whether a site is to take ten large detached houses as opposed to a site that's for more affordable houses?

[redacted] *A. The idea is that if we want to allocate sites in either of the two villages that we sit down and try to determine that based on some factual information about need. We know for example the number of people on waiting lists in each village. We know what the demographic profile is and whether there are more older people wanting to downsize, that sort of thing. We have quite a lot of data about this and it is perfectly possible to put together a profile of what type of housing should be provided.*

However, this can only really be done if we are in control of the process at the level of the community. I'm sorry to say this in front of some of the land owners and developers here, but if we leave it to you, it

probably won't be directed at the needs of the village. There are other matters that you have to consider obviously, but that isn't quite the case if community led housing can be allowed to blossom.

[redacted], Resident.

Just one question, in the process, is there any account taken for the need for social housing throughout the process?

[redacted] *Yes, obviously, there is a need for social housing. It's quite likely that that would be housing for rent rather than housing for purchase, but there are also other mechanisms that enable people to buy into affordable housing. The whole question of the types of housing and who they are for and the tenure has yet to be determined.*

We are at an early stage in this process. Identifying possible sites is the first step, working on what goes on them and who's going to build them and when is for later. Yes, it's very much in our minds that we are trying to address the needs of the community.

[redacted], Resident.

Could I just understand the relationship between what this process is about and the two applications which are in front of the District Council in November. So, do I misunderstand, could the District Council decide in favour of the two applications that are there for Jersey Cottages, or the other one, and that would render this process, if I understand it, a little bit pointless?

[redacted] *It's a good question. Obviously one that has occurred to us as well. We don't want to have put in months of work for no purpose, we are, if you like, running in parallel, that's one way of looking at it. The land owners have a perfect right, and we have a perfect right to propose what we are proposing as well. We have asked Cherwell, whose job it is to determine those applications, that we ask them to defer consideration of these planning applications until we have published our consultation document.*

It's not very long, as I say, it is in November, and then at least there's an opportunity to compare the two situations side by side.

I guess the answer to your question is that it is possible for Cherwell to determine these planning applications, and, if they were to approve them, then it would make quite a lot of work that we have done redundant. We are hoping that will not happen as we have permission from Cherwell's officers to defer the deadlines.

Resident

Sorry, going back to the Jersey Cottages there are already houses there. Does that mean it's more likely to go through?

[redacted] *Historically there was a withdrawn application for that, and one refused that retained the four existing cottages and used the same access as now. We saw improvements and that's the application that's before the council at the moment. It's up on the web if you want to see the plans for that.*

[redacted], Planning Consultant

Question for [redacted] really. I was very conscious of what was on one of the opening slides about 500 additional houses. As a Neighbourhood Plan Forum are you saying that these are in addition to the 17 in the current Neighbourhood Plan for Kirtlington?

[redacted] *When we put a policy into the Neighbourhood Plan Review, when we get to the point next year that we have new policies, it resets the clock. So, the policies will then run from next year to 2040, that's the way it works. That has nothing to do about what the local plan is saying about 500, that is a completely separate issue. As I said at the beginning, we are not generating our proposals from Cherwell District Council's numbers. We agree our policy working from the bottom up.*

Let's get some clarification. You are clearly adding in the current Neighbourhood Plan?

[redacted] *The current Neighbourhood Plan says there can be 17 more houses built in Kirtlington to 2030, and next year when we have a new policy in place to 2040, the number will be reset, so whatever number we say then replaces the 17. So, I think it's the opposite of what you've just said. It is not incorporating the 17, it is a new number.*

As there were no further questions or comments, [redacted] reminded the audience that they could send in any further questions or comments which they wished to have considered by email, and that these would all be taken into account in the assessment process, along with those raised at the meeting.

[redacted] thanked [redacted] [redacted] and all the site assessment team for their hard work on this process over the last months with the objective of achieving the optimum outcome for Kirtlington and all its residents. He then thanked all the audience (counted as 74), for attending and for their participation in the meeting and closed the meeting at 8.30pm.

A3.6: RESPONSE FROM CHERWELL DISTRICT COUNCIL (MAY 2025) ON SECOND REG 14 CONSULTATION

Planning & Development

David Peckford – Assistant Director for Planning and Development

Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

To
Cllr Huw Jenkins
Chair of Ardley with Fewcott Parish Council
(by email)

39 Castle Quay
Banbury
Oxfordshire
OX16 5FD
www.cherwell.gov.uk

Please ask for:	[redacted]	Direct Dial:	[redacted]
Email:	[redacted]@cherwell-dc.gov.uk	Our Ref:	MCNP

22 May 2025

Dear Cllr Jenkins

Re: Mid Cherwell Neighbourhood Plan 2024 – 2042: Pre-Submission Consultation

Thank you for consulting Cherwell District Council on the pre-submission (Regulation 14) Mid Cherwell Neighbourhood Plan and its supporting documents. I note that this is a revised pre-submission plan necessitated by Heyford Park parish being removed from the Mid Cherwell Neighbourhood Area in June 2024.

These comments are being made directly to you as Ardley with Fewcott PC is the qualifying body for the Mid Cherwell Neighbourhood Plan. The Neighbourhood Plan Forum is however, copied-in.

As Local Planning Authority, the District Council has a duty to advise or assist a Parish Council in preparing a plan and is expected to be proactive in providing information to communities about neighbourhood planning. Our comments should be therefore be considered in that context and we are always happy to engage constructively with any involved or affected Parish Council.

Notwithstanding the above, the following comments on your draft neighbourhood plan are intended to be constructive in order to assist your future decision making process. In preparing them we have sought the advice of other Council services.

Our comments are made without prejudice to those that the Council may wish to provide upon the submission of the Plan (Regulation 16).

In considering the comments set out below, reference should also be made to our comments dated 23 February 2024 made in relation to the previous Regulation 14 consultation neighbourhood plan. Many remain relevant to this revised neighbourhood plan.

I note that although much of the 2024 Plan remains a number of key changes have been made, as is helpfully set out in the explanatory note provided at the beginning of the Plan.

Additional supporting documents have also been published as follows:

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- Appendix 1: STRATEGIC ENVIRONMENTAL ASSESSMENT – SCOPING DOCUMENT
- Appendix 2: STRATEGIC ENVIRONMENTAL ASSESSMENT
- Appendix 3: HOUSING NEEDS ASSESSMENT
- Appendix 4: LANDSCAPE CONSULTANT'S REPORT
- Appendix 5: TREESCAPES BENEFITS AND OPPORTUNITIES REPORT
- Appendix 6: HOUSING SITE ASSESSMENT REPORT
- Reg 14 Statement of Modifications (updated)

Document Structure and Presentation

I note that a list of proposed 'saved' policies from the made MCNP has now been included which is welcome.

National Policies and Advice

As you are no doubt aware the Government updated the NPPF in December 2024. Parts of the National Planning Practice Guidance has also been updated.

General Conformity with the Local Plan

Our previous comments on the adopted Cherwell Local Plan still apply. However, the review of that Plan has progressed. The proposed submission (Regulation 19) Cherwell Local Plan Review 2042 was published in December 2024. It is expected that it will be submitted to the Secretary of State for examination by the end of July 2025 (subject to Council approval). Adoption is expected in 2026. You may wish to update text accordingly.

Housing Evidence

I note that the revised Plan still relies on the AECOM Housing Needs Study dated 2023, which in turn relies on the findings of the Oxfordshire Growth Needs Assessment (OGNA). The OGNA was a piece of evidence prepared to support the then emerging Oxfordshire Plan. Work on this stopped in August 2023. You may therefore wish to consider updating this evidence. The housing evidence for the emerging Cherwell Local Plan Review may help with this.

Sustainable Environmental Assessment (SEA)

The SEA has been updated for the revised Neighbourhood plan.

It makes the following recommendations:

- *It is recommended that Policies MC2, MC3 and MC4 are revisited and updated to include stipulations relating to flood risk, given these sites are at varying risk of surface water flooding. This is likely to help ensure development design schemes take into consideration the risk of flooding on these sites and embed mitigation and adaptation techniques into the design of the scheme taken forward. This could help reduce the risk of development causing flooding elsewhere in the settlements of Ardley and Kirtlington.*

- *It is further recommended that Policy MC2 is revisited and updated to include a specific historic environment stipulation in relation to the Ardley Conservation Area, which is located adjacent to the site to the west. This will help bring the policy more in line with the other site allocation policies which are within or adjacent to conservation areas*

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across the neighbourhood area and could help reduce the potential impact to the setting and significance of the designated area.

- *Additionally, a historic environment focussed policy underpinned by local evidence, could further protect and enhance locally valued elements of the Conservation Areas, the condition of designated and non-designated historic buildings, the neighbourhood's character, and its archaeological potential.*

- *Additionally, it is recommended that Policies MC2, MC5, MC6 and MC7 are revisited to include stipulations regarding the potential mineral resources that could underly the sites. This could include the appropriate investigation of the sites to ascertain whether they hold important resources and ensuring that materials are recovered to avoid their sterilisation and loss. The need to consult with OCC as the local minerals authority could also be included in these policies.*

- *Policy MC16 is commended for setting a requirement for development applications to contribute to the creation of traffic calming schemes in villages most affected by the proposals. Another way for the MCNP to address transport emissions could be to target local improvements that will support a modal shift towards electric and alternative fuel vehicles. This could include through setting requirements for the delivery of necessary infrastructure.*

It is also noted that at paragraph 9.8 the SEA finds that the neighbourhood plan will most likely have moderate to significant negative effects for the historic environment. This is largely due to the allocation of sites within a Registered Park and Garden and within or adjacent to conservation areas across Mid Cherwell. However, the SEA also notes that the site allocation policies do make provisions for the historic environment by ensuring that the conservation areas are respected through the design of development schemes.

The SEA is a key piece of evidence for the neighbourhood plan and it is noted that not all of its recommendations have been taken in to account in the Reg 14 Plan..

Heritage Considerations

The points made in our 2024 response are still applicable.

Detailed Policy Comments

Para 1.1.6 – should this be Housing and Economic Land Availability Assessment (HELAA) rather than Needs Assessment?

Para 1.6.2 – Outside the neighbourhood area now.

Para 1.7 – Is this needed as not in the designated neighbourhood area now?

The Housing Needs Assessment dated 2023 relies heavily on data from the OGNA which is now out of date. You may wish to consider updating this information.

Policy MC1 – We are disappointed that this policy only proposes an additional 60 homes up to 2042 across the whole of the Mid Cherwell area. This is 40 less than in the allocated figure for

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Mid Cherwell in the emerging Cherwell Local Plan Review. We would strongly urge that the Neighbourhood Plan provides for these additional homes.

Our previous comments regarding development beyond the built up limits of settlements still apply.

POLICY MC2 (3) – CDC may consult the relevant parish council, but as LPA there is no obligation for these to be agreed with the PC. We suggest deleting text after *'community benefits'*. This text should also be deleted from all other site allocation policies.

POLICY MC3 – Land south of Jersey Cottages.

POLICY MC4 – Land North of Jersey Cottages

These two proposed Kirtlington sites are within a Grade 2 Registered Parkland and Garden. There is a requirement therefore to consider the impact of development on the landscapes' special character.

It is strongly recommended that you carry out a detailed Heritage Impact Assessment of all proposed sites. This is essential for the Kirtlington sites given the potential impact on designated heritage assets.

POLICY MC9 – The supporting text needs updating as legislation has now been enacted. Care is needed to ensure that this policy is in general conformity with emerging policies CSD 11, 12 and 13 of the Cherwell Local Plan Review. Regard will also need to be had to the Oxfordshire Local Nature Recovery Strategy (LNRS) which is due for publication later this year.

POLICY MC10 – Our previous comments still apply.

POLICY C11 – Local Green Spaces

We would question whether the proposed LGS at Lower Heyford (Paines Field and Land to north of St Mary's church) meets the criteria for LGS designation.

POLICY MC14 (G) – this requirement needs to be proportionate to the development proposed. Costs of provision could be prohibitively expensive rendering the scheme unviable.

POLICY MC15 – It is not appropriate or within the scope of the plan to set out an allocations policy. This is a matter for CDC's Housing Dept in association with the relevant Registered Provider.

POLICY MC18 – Whilst it is noted that reference to Heyford Park has been deleted from the policy, the supporting text is heavily suggesting that any new facility should be provided there. The wording should be reviewed to better reflect the current position.

Note also that the OCCG is now BOB-ICB.

Policies Map

- Policy Map 11 – the precise boundaries of the Heyford Park area should be clear. Suggest shading out the area from the maps.
- Map 12, 13, 14 – again the inner boundary of the NP area should be clear.

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- Middleton Stoney settlement boundary – query why the Turney site is not included within the boundary.

Thank you for consulting us and we would encourage further engagement with us before you finalise your Regulation 16 Neighbourhood Plan.

Yours sincerely

[redacted]

[redacted]

Planning Policy, Conservation & Design Manager

CC. [redacted] Mid Cherwell Neighbourhood Plan Forum.

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2024 - Thames Water

RE: RE: FW: Neighbourhood Plan Consultation

[redacted]
To: DEVELOPER.SERVICES@THAMESWATER.CO.U
DEVELOPER.SERVICES@THAMESWATER.CO.UK;
19/01/24 19:00
1
Dear [redacted]

We are at a very early stage with identifying the sites - there are no development proposals as yet. The sites are clearly shown, coloured mauve, on pages 58 and 62 of the consultation document, with more detail on each site on pages 27 - 36.

It may perhaps be too early for Thames Water to comment?

Regards

[redacted]

------ Original Message ------
From: "DEVELOPER.SERVICES@THAMESWATER.CO.U"
<DEVELOPER.SERVICES@THAMESWATER.CO.UK>
To:[redacted]
Sent: Friday, 19 Jan, 24 At 09:03
Subject: RE: RE: FW: Neighbourhood Plan Consultation

Dear [redacted],

Could you please provide your plans of proposed work along with site address with post code.

Kind regards,

[redacted]

Pre Build Over Application, H4 Consultation Team

From: [redacted]
Sent: 09 January 2024 07:51
To: Online Customers
Subject: Neighbourhood Plan Consultation

Mid-Cherwell Neighbourhood Plan Forum has prepared its pre-submission consultation documents in compliance with Regulation 14 of The Neighbourhood Planning (General) Regulations. This a review of the existing Plan made in 2019.

As one of the consultation bodies listed in the Regulations, you are invited to respond to the consultation.

The documents can be viewed online at http://www.mid-cherwell.org.uk/reg14 or alternatively a hard copy can be sent on request to info@mid-cherwell.org.uk

An online response form is available on the website, or else you may wish to respond by email to info@mid-cherwell.org.uk

or by post to MCNP c/o 52 Camp Road, Heyford Park, Oxfordshire OX25 5HD

The deadline for responses to be received is **Friday, 23rd February 2024.**

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

Yours sincerely,

[redacted]
Chair, MCNP Forum

2024 - Natural England

Date: 22 February 2024

Our ref: 462943

Your ref: Mid Cherwell Neighbourhood Plan

[redacted]

Mid Cherwell Neighbourhood Plan Forum

BY EMAIL ONLY

info@mid-cherwell.org.uk

Dear [redacted]

Mid Cherwell Neighbourhood Plan - Pre-submission Regulation 14 Consultation

Thank you for your consultation on the above dated 11 January 2024.

Natural England is a non-departmental public body. Our 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 is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this draft neighbourhood plan.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.

Historic England

By e-mail to: info@mid-cherwell.org.uk

Our ref:PL00148002

Your ref:

Date:

Neighbourhood Plan for Mid Cherwell Review Reg 14

Thank you for consulting Historic England about your Regulation 14 draft Neighbourhood Plan Review. As the Government's adviser on the historic environment, Historic England is keen to ensure that the protection of the historic environment is fully considered at all stages and levels of the local planning process.

Neighbourhood Plans are an important opportunity for local communities to set the agenda for their places, setting out what is important and why about different aspects of their parish or other area within the neighbourhood area boundary, and providing clear policy and guidance to readers – be they interested members of the public, planners or developers – regarding how the place should develop over the course of the plan period.

We welcome the production of this neighbourhood plan and are pleased to see that the historic environment features throughout this draft.

Your neighbourhood area does contain a number of designated heritage assets, we offer some specific advice and general guidance below, which may be of assistance. The Historic Environment/Conservation officer at your local Council will be the best placed person to assist you in the development of the Plan with respect to the historic environment and can help you to consider and clearly articulate how a strategy can address the area's heritage assets

Advice

The final recommendation of the Strategic Environmental Assessment (SEA) states that: "there remains an opportunity for the neighbourhood plan to establish a clear vision for the historic environment and to appreciate the key conservation issues affecting the plan area".

This feels to be somewhat missing from the neighbourhood plan. As a result, the plan risks the potential for failing to set out "a positive strategy for the conservation and enjoyment of the historic environment" (in accordance with NPPF paragraph 186).

Focusing on one aspect of this concern, **some of the site allocation policies simply require development to minimise harm to the historic environment. This does not align with the NPPF.** The NPPF states that heritage assets are "an irreplaceable resource, and should be conserved in a manner appropriate to their significance" (paragraph 185). Aiming only to minimise harm is inadequate, as it accepts at the outset that harm is inevitable. Also, such an approach would result in missed opportunities. **Wording changes are needed on all allocation policies that refer simply to minimising harm.** For sites that would impact on a conservation area, it would be appropriate to refer also to the relevant conservation area appraisal.

Heritage assessment is needed to inform allocations MC3(A) and MC3(B). Only through assessment the potential impacts in proportionate detail, informed by heritage expertise, can the plan be confident about the acceptability or not of development and inform appropriate policy allocation wording. It is incumbent on the plan-making body to support their plan with proportionate evidence, in accordance with the NPPF paragraph 30, which states: "The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals."

In terms of methodology, Historic England Advice Note 3 on 'The Historic Environment and Site Allocations in Local Plans' recommends a 5-step approach:

- Step 1: identify which heritage assets are affected by the potential site allocation
- Step 2: understand what contribution the site (in its current form) makes to the significance of the heritage asset(s)
- Step 3: identify what impact the allocation might have on that significance
- Step 4: consider maximising enhancements and avoiding harm
- Step 5: determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness

It is important that the assessment is proportionate, so the level of detail will vary depending on the site – its size and the number and significance of heritage assets affected.

Policy MC2(A): wording of the heritage criterion in policy would benefit from being amended to set the bar higher than simply minimising harm. In revising the criterion, reference could also be made to the conservation area appraisal, which states that "South Side is notable for the substantial trees along the northern side which open out to reveal The Lodge and the parking area for The Red Lion inn".

Policy MC2(B): wording of the heritage criterion in policy would also benefit being amended to set the bar higher than simply minimising harm. In revising the criterion, reference could also be made to the conservation area appraisal, which refers to their "low-key rural approaches to the historic areas" and "Approaching the village from the northwest

the visitor tracks their way along a narrow country lane (Fenway) with open fields to either side, before entering a tunnel of trees which eventually opens up into the conservation area, marked by the stone walls bounding the highway." One could reasonably infer that changing this approach to the conservation area would affect is setting, and challenge the SEA on this point, which states that "This site is not within a conservation area, nor is it proximity to one. This site is removed from historic environment features".

In summary, for MC2(A) and potentially MC2(B) the wording changes are relatively minor, but important – with revised wording along the lines of "responding sensitively to the character and appearance of the conservation area, seeking to conserve or enhance its setting, informed by the Steeple Aston conservation area appraisal".

Policy MC3(A): as mentioned above, heritage impact assessment is needed to inform the approach taken and the heritage considerations in the policy would need to be revised if the site is taken forward. In Appendix 6 the logic for stating "Red" for impact on listed buildings, but only "Amber" for impact on Conservation Area and Registered Park and Garden is unclear. Also, the wording of comments from the assessment team is peculiar: "The classification of the land as part of the park land in 1995 is an issue which the land-owner would need to address." One of the recommendations in the SEA states: "It is recommended that the spatial strategy for Kirtlington is revisited with Historic England to consider alternative sites that could avoid allocating land within the Registered Park and Garden in Kirtlington for development, or to agree appropriate mitigation strategies for the existing allocation sites." The SEA acknowledges the potential for significance negative impacts on the historic environment, principally because of allocation in Kirtlington. We query how this recommendation and assessment outcome has been addressed.

Policy MC3(B): as mentioned above, heritage impact assessment is required to inform the approach taken and the heritage considerations in the policy would need to be revised if the site is taken forward. In Appendix 6 the logic and evidence for stating that the site's development would not affect the setting of the conservation is unclear.

Other points

- Section 1.6 – heading changed to Historic Environment, rather than Built Heritage to give breadth and clarity in terminology.
- Para 1.6.2 rightly flags the heritage significance of the RAF Upper Heyford site, but contains no detail on why the site is important beyond its designations; this detail would bring weight to significance and clarity in terms of management.
- **Objectives do not adequately consider the historic environment** (noting sole reference to CAs in the 3rd bullet under "Development")
- Policy MC4: It would be advisable to see acknowledgement that the natural environment and historic environment are integral to one another. The natural environment should not be considered in isolation.
- Policy MC7: Good to see a policy on views, vistas and skylines although clarity is required on justification for the views chosen as well as pin-pointing the specific view-point for clarity in future management. It should be highlighted that the significant views to /from Rousham Registered Park and Garden and also to/from RAF Upper Heyford including a view along the runway looking eastwards require assessment. It would be

advisable to mention the current list of views and vistas is not exhaustive and there is an opportunity to identify others in the future.

- We commented on the current NP at Reg 14 stage that the Community Action Plan should include consideration of heritage issues.

General Advice

Paragraph 190 of the National Planning Policy Framework (2021) sets out that Plans, including Neighbourhood Plans, should set out a positive strategy for the conservation and enjoyment of the historic environment. In particular, this strategy needs to take into account the desirability of sustaining and enhancing the significance of all types of heritage asset where possible, the need for new development to make a positive contribution to local character and distinctiveness; and ensure that it considers opportunities to use the existing historic environment to help reinforce this character of a place.

It is important that, as a minimum, the strategy you put together for your area safeguards those elements of your neighbourhood area that contribute to the significance of those assets. This will ensure that they can be enjoyed by future generations of the area and make sure your plan is in line with the requirements of national planning policy, as found in the National Planning Policy Framework.

The government's National Planning Practice Guidance on neighbourhood planning is clear that, where relevant, Neighbourhood Plans need to include enough information about local heritage to guide local authority planning decisions and to put broader strategic heritage policies from the local authority's local plan into action but at a *neighbourhood* scale. Your Neighbourhood Plan is therefore an important opportunity for a community to develop a positive strategy for the area's locally important heritage assets that aren't recognised at a national level through listing or scheduling. If appropriate this should include enough information about local non-designated heritage assets, including sites of archaeological interest, locally listed buildings, or identified areas of historic landscape character. Your plan could, for instance, include a list of locally important neighbourhood heritage assets, (e.g. historic buildings, sites, views or places of importance to the local community) setting out what factors make them special. These elements can then be afforded a level of protection from inappropriate change through an appropriately worded policy in the plan. We refer you to our guidance on local heritage listing for further information: HE Advice Note 7 - local listing: https://www.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7

The plan could also include consideration of any Grade II listed buildings or locally designated heritage assets which are at risk or in poor condition, and which could then be the focus of specific policies aimed at facilitating their enhancement. We would refer you to our guidance on writing effective neighbourhood plan policies, which can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/policy-writing/

If you have not already done so, we would recommend that you speak to the staff at local authority archaeological advisory service who look after the Historic Environment Record and give advice on archaeological matters. They should be able to provide details of not only any designated heritage assets but also non designated locally important buildings, archaeological remains and landscapes. Some Historic Environment Records may be available to view on-line via the Heritage Gateway (www.heritagegateway.org.uk). It may also be useful to involve local voluntary groups such as a local Civic Society, local history groups, building preservation trusts, etc. in the production of your Neighbourhood Plan, particularly in the early evidence gathering stages.

Your local authority might also be able to provide you with more general support in the production of your Neighbourhood Plan, including the provision of appropriate maps, data, and supporting documentation. There are also funding opportunities available from Locality that could allow the community to hire appropriate expertise to assist in such an undertaking. This could involve hiring a consultant to help in the production of the plan itself, or to undertake work that could form the evidence base for the plan. More information on this can be found on the My Community website here: http://mycommunity.org.uk/funding-options/neighbourhood-planning/.

The Conservation Area may have an appraisal document that would ordinarily set out what the character and appearance of the area is that should be preserved or enhanced. The neighbourhood plan is an opportunity for the community to clearly set out which elements of the character and appearance of the neighbourhood area as a whole are considered important, as well as provide specific policies that protect the positive elements, and address any areas that negatively affect that character and appearance. An historic environment section of your plan could include policies to achieve this and, if your Conservation Area does not have an up to date appraisal, these policies could be underpinned by a local character study or historic area assessment. This could be included as an appendix to your plan. Historic England's guidance notes for this process can be found here: HE Advice Note 1 - conservation area designation, appraisal and management, and here: https://historicengland.org.uk/images-books/publications/understanding-place-historic-area-assessments/. The funding opportunities available from Locality discussed above could also assist with having this work undertaken.

The NPPF (paragraphs 124 - 127) emphasises the importance placed by the government on good design, and this section sets out that planning (including Neighbourhood Plans) should, amongst other things, be based on clear objectives and a robust evidence base that shows an understanding and evaluation of an area. The policies of neighbourhood plans should also ensure that developments in the area establish a strong sense of place and respond to local character and history by reflecting the local identity of the place – for instance through the use of appropriate materials, and attractive design.

Your neighbourhood plan is also an opportunity for the community to designate Local Green Spaces, as encouraged by national planning policy. Green spaces are often integral

to the character of place for any given area, and your plan could include policies that identified any deficiencies with existing green spaces or access to them or aimed at managing development around them. Locality has produced helpful guidance on this, which is available here: https://mycommunity.org.uk/resources/neighbourhood-planning-local-green-spaces.

You can also use the neighbourhood plan process to identify any potential Assets of Community Value in the neighbourhood area. Assets of Community Value (ACV) can include things like local public houses, community facilities such as libraries and museums, or again green open spaces. Often these can be important elements of the local historic environment, and whether or not they are protected in other ways, designating them as an ACV can offer an additional level of control to the community with regard to how they are conserved. There is useful information on this process on Locality's website here: http://mycommunity.org.uk/take-action/land-and-building-assets/assets-of-community-value-right-to-bid/ .

Communities that have a neighbourhood plan in force are entitled to claim 25% of Community Infrastructure Levy (CIL) funds raised from development in their area. The Localism Act 2011 allows this CIL money to be used for the maintenance and on-going costs associated with a range of heritage assets including, for example, transport infrastructure such as historic bridges, green and social infrastructure such as historic parks and gardens, civic spaces, and public places. As a Qualifying Body, your neighbourhood forum can either have access to this money or influence how it is spent through the neighbourhood plan process, setting out a schedule of appropriate works for the money to be spent on. Historic England strongly recommends that the community therefore identifies the ways in which CIL can be used to facilitate the conservation of the historic environment, heritage assets and their setting, and sets this out in the neighbourhood plan. More information and guidance on this is available from Locality, here: https://mycommunity.org.uk/resources/community-infrastructure-levy-neighbourhood-planning-toolkit/

Further information and guidance on how heritage can best be incorporated into Neighbourhood Plans has been produced by Historic England, including on evidence gathering, design advice and policy writing. Our webpage contains links to a number of other documents which your forum might find useful. These can help you to identify what it is about your area which makes it distinctive, and how you might go about ensuring that the character of the area is protected or improved through appropriate policy wording and a robust evidence base. This can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/.

Historic England Advice Note 11- Neighbourhood Planning and the Historic Environment, which is freely available to download, also provides useful links to exemplar neighbourhood plans that may provide you with inspiration and assistance for your own. This can be found here: https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/

The following general guidance also published by Historic England may also be useful to the plan forum in preparing the neighbourhood plan or considering how best to develop a strategy for the conservation and management of heritage assets in the area. It may also be useful to provide links to some of these documents in the plan:

HE Advice Note 2 - making changes to heritage assets: https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/

HE Good Practice Advice in Planning 3 - the setting of heritage assets: https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/

If you are considering including Site Allocations for housing or other land use purposes in your neighbourhood plan, we would recommend you review the following two guidance documents, which may be of use:

HE Advice Note 3 - site allocations in local plans: https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans

HE Advice Note 8 - Sustainability Appraisal and Strategic Environmental Assessment : https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/

We recommend the inclusion of a glossary containing relevant historic environment terminology contained in the NPPF, in addition to details about the additional legislative and policy protections that heritage assets and the historic environment in general enjoys.

Finally, we should like to stress that this advice is based on the information provided. To avoid any doubt, this does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed neighbourhood plan, where we consider these would have an adverse effect on the historic environment.

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,

[redacted]

Historic Places Advisor,

[redacted]@HistoricEngland.org.uk

NHS
Buckinghamshire, Oxfordshire and Berkshire West
Integrated Care Board

Mid-Cherwell Neighbourhood Planning Forum

Mid-Cherwell Neighbourhood Plan Review (Regulation 14) Consultation Representation

Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board February 2024

Introduction

National Planning Policy Framework (NPPF)

1.1. The NPPF sets out the Government's planning policies for England and how these should be applied. Paragraph 2 sets out that **the NPPF must be taken into account in preparing the development plan** [1].

1.2. Paragraph 28 of the NPPF sets out that non-strategic policies should be used to set out more detailed policies for specific areas, neighbourhoods, or types of development. This can include the provision of infrastructure and community facilities at a local level. It includes the provision of primary health care facilities.

Buckinghamshire, Oxfordshire, and Berkshire West Integrated Care Board

1.3. According to the Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Strategy dated March 2023[2], primary care is the first point of contact into health and care services.

1.4. The Integrated Care Board (ICB) is a statutory NHS organisation, which was established on 1 July 2022 by The Integrated Care Boards (Establishment) Order 2022 and replaces the Clinical Commissioning Groups (CCGs) under the Health and Care Act 2022. The ICB has the general function of arranging for the provision of services including the commissioning of GP services (primary care provision).

1.5. Buckinghamshire, Oxfordshire, and Berkshire West Integrated Care Board covers Buckinghamshire, Oxfordshire and Berkshire West[3] areas, including 51 Primary Care Networks (PCNs) covering 157 GP practices in total.

[1] This includes neighbourhood plans that have been brought into force.
[2] https://www.bucksoxonberksw.icb.nhs.uk/media/2933/integrated-care-strategy.pdf
[3] Berkshire West area includes Reading, Wokingham, and West Berkshire

ICB Comments

Policy MC12: Health Facility

2.1. The ICB welcomes a dedicated neighbourhood plan policy for the provision health facility. It is noted that Heyford Park Parish Council has made a formal application to Cherwell District Council requesting that the whole of the parish be designated as a neighbourhood area.

2.2. If the application is approved by Cherwell District Council, Heyford Park Parish will form its neighbourhood plan. The ICB would question whether Policy MC12 should be retained as Heyford Park will fall outside the neighbourhood plan area.

2.3. Given the importance of providing adequate primary healthcare services to residents, the ICB considers that a neighbourhood plan policy related to primary healthcare should continue to be retained in the neighbourhood plan.

2.4. The ICB is happy to have any further discussion with the Neighbourhood Planning Forum, Cherwell District Council, and other relevant stakeholders to amend the policy wording.

Other comments

2.5. Under Section 5 Glossary section, the Buckinghamshire, Oxfordshire, and Berkshire West Integrated Care Board (ICB) should be inserted to the list, while the Oxfordshire Clinical Commissioning Group (OCCG) should be removed from the list. Relevant texts containing OCCG within the plan should be amended accordingly.

Summary and Conclusion

3.1 The ICB is happy to have any further discussion with both the Neighbourhood Planning Forum, the Council, and other relevant stakeholders if required before the formal submission of the draft plan to examination.

RE: Mid-Cherwell Neighbourhood Plan Regulation 14 Consultation - ICB representation

To: info@mid-cherwell.org.uk;

23/02/2024 15:14

Dear [redacted]

Thanks for the email.

The ICB considers that Policy MC12 should remain in place in the Mid-Cherwell Neighbourhood Plan as it is still the adopted neighbourhood plan covering Heyford Park area, at least before the formal adoption of any new Heyford Park Neighbourhood Plan. The ICB would like to see if the Policy can be further expanded to include wording such as to provide other mitigations for primary healthcare as the proposed Heyford Park facility will not be part of the NP if the new Heyford Park NP is adopted.

Sorry for the confusion.

[redacted]

Senior Primary Care Estate Manager

Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board

2024 - Oxfordshire County Council

OXFORDSHIRE COUNTY COUNCIL

OXFORDSHIRE COUNTY COUNCIL'S RESPONSE TO THE FOLLOWING CONSULTATION:

District: Cherwell

Consultation: Mid-Cherwell Revised Neighbourhood Plan 2024-2040 (PreSubmission version)

Annexes to the report contain officer advice.

Overall View of Oxfordshire County Council

Oxfordshire County Council (OCC) welcomes the opportunity to comment on the pre-submission version of the revised Mid-Cherwell Neighbourhood Plan. The existing Plan (Mid-Cherwell Neighbourhood Plan 2031) was made in 2019 and some of the policies have been carried forward to the revised plan. We note that the Plan takes into account Cherwell District Council's (CDC) emerging Local Plan 2040, which has recently been subject to Reg18 consultation and that the Housing and Economic Needs Assessment published by CDC in December 2022 has been considered as part of the evidence base for the revised Neighbourhood Plan.

The Neighbourhood Plan Area is large and covers 12 parishes, including Heyford

Park which is subject to allocation under the existing CDC Local Plan 2031 Policy Villages 5: Former RAF Upper Heyford for approx. 1,600 dwellings and has been indicated for re-allocation in the emerging Local Plan 2040 (Reg18 consultation document) Core Policy 82: Heyford Park Strategy for an additional 1,235 dwellings. We note that Heyford Park Parish Council have recently applied for Neighbourhood Area Designation. Should this be successful this will have implications for the MidCherwell Neighbourhood Plan.

The revised Plan includes a number of new policies which includes proposed housing allocations. These allocations make provision for up to 80 dwellings across five sites in the villages of Steeple Aston and Kirtlington under policies MC2(A), MC2(B), MC2(C), MC3(A) and MC3(B). Under Policy Villages 1: Village

Categorisation of the Cherwell Local Plan 2031 both Steeple Aston and Kirtlington are Category A Villages and as such are considered suitable for Minor Development. In the recent Reg18 consultation version of the emerging Local Plan 2040 Kirtlington and Steeple Aston have been categorised as Larger Villages under Core Policy 35:

Settlement Hierarchy, which would only permit development beyond the existing built limits on allocated sites. Policy 34: District Wide Housing Distribution makes provision for 1,390 in Rural Areas.

Sites MC2(A) and MC2(B) are both within a Mineral Safeguarding Area and could prevent or hinder the future possible working of Soft Sand. In the absence of further evidence (see detailed minerals and waste comments in Annex 1) the allocations are contrary to Policy M8 of the Minerals and Waste Local Plan and therefore OCC objects to the inclusion of these sites.

Further, site MC3(3) was subject to a planning application which was refused in

December 2023 (23/0247/F) to which OCC raised a Highways objection. Kirtlington's bus provision is not guaranteed beyond 2025 and so may not be an adequately sustainable location for growth.

The revised Plan also includes an additional 15 proposed Local Green Spaces, which includes the playing field used by Heyford Park School at the Specialism Campus. There is an ongoing agreement for community use of the playing field at the weekend, but this is at the discretion of the Eynsham Partnership Academy and this could be revoked in the interests of the health and safety of staff and pupils. Further, the school must not be prevented from being able to expand should it be necessary in the future, which would prevent the education authority from carrying out its statutory duties at the school site. For this reason, OCC object to the inclusion of the playing field as a Local Green Space.

Proposed Local Green Space FT3 is owned by OCC and part of the site has been nominated in response to the Local Plan call for site process (ref HELAA 316). OCC objects to this site (or any operational land) being allocated as Local Green Space, as it would impact OCCs ability to use the land for operational or public purposes.

We note a number of the proposed Local Green Spaces abut Highway Land. OCC requests that any Local Green Space boundaries exclude Highways Land to enable any future highways works as required. If you require plans for your consultation report or other purposes, please request them at

www.oxfordshire.gov.uk/highwaysearches

The Plan does not include a heritage policy and suggest inclusion of a policy such as the below.

Policy - Historic Environment

The parish's designated historic heritage assets and their settings, both above and below ground including listed buildings, scheduled monuments and conservation areas will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.

Proposals for development that affect non-designated historic assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the National Planning Policy Framework (NPPF 2023).

We also suggest that further consideration is given to climate adaption and resilience in the Plan.

Please see the detailed officer comments below.

Officer's Name: [redacted]

Officer's Title: Strategic Planner

Date: 07 March 2024

ANNEX 1

OFFICER ADVICE

Team: Transport Development Management

Officer's Name: [redacted] Officer's Title: Team Leader

TDM Comments

Policy MC9 D: 'Applications to alter or extend an existing dwelling that would reduce the existing level of off-street parking provision will be resisted unless it can be satisfactorily demonstrated that the amount of overall parking provision retained on site is satisfactory and will not exacerbate existing difficulties with on-street parking in the locality'. Please note that OCC, when consulted by the LPA, will assess planning applications against OCC's Parking Standards for New Developments Parking standards for new developments (oxfordshire.gov.uk) . With regard to impact on on-street parking OCC will only object where there would be an unacceptable impact on the safety of users of the highway or the operation of the highway network.

Policy MC9 F: The principle of this policy is welcomed and, when responding to planning consultations, OCC will assess the proposals in the context of LTCP policies supporting sustainable transport access. However, the Plan should consider the feasibility of connecting some sites to village facilities with footways, including proposed site allocations MC2(a) and MC2 (b). This policy should be clarified to cater for situations in village locations where there are currently narrow or no footways or gaps in footway provision, and where it would not be possible to provide new or to widen footways due to physical constraints.

OCC will only request conditions or obligations to improve or provide new footways or cycleways where it is satisfied that the request meets the requirements of CIL Regulation 122.

Policy MC10: Traffic Calming. Small developments are unlikely to generate sufficient numbers of vehicle movements to justify a need for traffic calming. In responding to consultations on planning applications, OCC would consider these on a case by case basis and would only request the provision of traffic calming schemes where a need can be justified in terms of CIL Regulation 122. If a specific traffic calming need is identified in relation to the housing allocation polices in the Plan, then consideration should be given to specifying this requirement within the policy.

Note- Mid Cherwell has some allotted S106 traffic calming funding from the Heyford development, to mitigate traffic impact from it. OCC has facilitated design and delivery of such traffic calming scheme that Parishes have requested such as Chesterton Village gates, Steeple Aston SID's, Middleton Stoney VAS's, Barton Buildouts etc.

Active Travel network: Policy maps 8 and 8a-d show public rights of way but do not distinguish between public footpaths and bridleways. The Plan should acknowledge and incorporate public rights of way where new routes have been secured through planning permission. This includes bridleway connections across Upper Heyford airfield, which provide valuable connectivity, and planned cycle connectivity between Heyford and Bicester secured through planning obligations. Reference could be made to OCC's emerging Strategic Active Travel Network.

Steeple Aston

MC2(a)

It is not clear how a footway and cycleway can be provided, as required by Policy MC9, because there is insufficient space in the highway boundary alongside the Red Lion pub car park.

MC2(b)

A narrowing of the Fenway highway boundary mid-way between Shepherds Hill and Coneygar Fields will also present a significant problem in the provision of a footway and cycleway between the site and the village.

MC2(c)

This site is more central and will be better for pedestrian and cycle connections, but the vehicular access via Grange Park is not ideal.

Note 3 requires "a separate pedestrian and cycle access from the Beeches footpath". It is not clear where this footpath is, so please could it be indicated on the plan. However, it is not an adopted highway or Public Right of Way, so access via the Beeches footpath may not be guaranteed.

Kirtlington

MC3(a)

OCC Transport did object to the latest planning application at this site (23/02471/F), primarily on the grounds that the proposed access arrangement offered insufficient visibility. It is likely this could be overcome by amending the extent of the modifications to the boundary wall. (The notes do not specifically mention the stone wall, unlike for MC3(b)).

MC3(b)

Assuming that an adequate access could be formed, this site is likely to be acceptable to OCC Transport.

Ref. Note 3, it is unlikely that a formal pedestrian crossing would be justifiable. An informal crossing (dropped kerbs and tactile paving) may be more appropriate.

Public transport

The OCC response to 23/02471/F noted that funds supporting the no. 24 bus service through Kirtlington are in place until March 2025, and that there is no guarantee of continuation beyond that date. On that basis, it is questionable whether Kirtlington is an adequately sustainable location for development.

The S4 bus service through Steeple Aston is likely to have stronger medium to longterm security as it serves larger residential and employment areas between, and including, Oxford and Banbury.

Team: LLFA Officer's Name: [redacted]

Officer's Title: Operations Manager

LLFA Comments

We have reviewed the Mid-Cherwell Neighbourhood plan 2024-2040. Under the heading 'The Natural Environment and Biodiversity', page 82, the last point needs further clarification. We presume it relates to taking measures in the community to reduce the impacts of climate change, so for example specific climate adaptation measures on a local level.

There is no reference within the document to the Strategic Flood Risk Assessment which is the evidence base for the local plan. The SEA does refer to flooding including the flood zones and maps produced by the Environment Agency, however these do not capture any local information on flooding within these localised areas and would recommend that the SFRA is considered as a source of information.

For site allocations that are not themselves at risk of flooding from any sources (or minimal risk) the documents should consider how these contribute to flood risk off site. This may include mitigation in the form of SuDS measures within the wider green infrastructure and biodiversity sections, or whether an overall reduction of runoff on these sites might benefit other locations within the plan area.

Team: Minerals and Waste Planning Policy

Officer's Name: [redacted]

Officer's Title: Minerals and Waste Principal Planning Policy Officer

Minerals and Waste Comments

The Minerals and Waste Policy Team have the following comments to make on the Mid-Cherwell Neighbourhood Plan.

Section 1.1.5

The statement 'Oxfordshire Minerals and Waste Local Plan 2042, adopted in December 2022' is incorrect and should be amended:

'Oxfordshire Minerals and Waste Local Plan Part 1: Core Strategy (2017) ~~the Oxfordshire Minerals and Waste Local Plan 2042, adopted in December 2022'~~

Section 1.5.1

The MCNP area contains safeguarded mineral resources, for Soft Sand and Crushed Rock as set out within the Oxfordshire Minerals and Waste Local Plan. This should be referenced.

Community Facilities Section

Section 1.11.3 identifies Ardley Energy from Waste Facility and the landfill.

There is also Ashgrove Farm Composting site within Ardley Parish boundary and the Dewars Farm Storage and Distribution of Incinerator Bottom Ash Aggregate facility within Middleton Stoney. There is also a Household Waste Recycling Centre at Ardley

From this section it appears the MCNP wishes to refer to all significant facilities within its boundary, therefore the existing quarries at Duns Tew for Soft Sand (within Duns Tew Parish) and Dewars Farm for Crushed Rock (Middleton Stoney Parish) could be recognised. Quarries within the boundary area are only recognised within the MCNP at section 1.5.1.

Section 2.2.1

Once adopted the Neighbourhood Plan policies will form part of the Development Plan. Consequently, Oxfordshire County Council will also need to consider them in their decision-making processes, not just Cherwell District Council. This should be recognised.

Conformity with the Oxfordshire Minerals and Waste Local Plan

All future Polices and Allocations within the MCNP should be in conformity with the policies set out within the adopted Oxfordshire Minerals and Waste Local Plan Part 1: Core Strategy 2017

In particular for specific Site Allocations and designations, three policies should be considered. These are Policies M8: Safeguarding mineral resources, M9 Safeguarding mineral infrastructure, and W11: Safeguarding waste management sites.

For ease, a summary of these have been provided below.

Policy M8: Safeguarding Mineral Resources

Mineral resources in the Mineral Safeguarding Areas shown on the Policies Map are safeguarded for possible future use. Development that would prevent or otherwise hinder the possible future working of the mineral will not be permitted unless it can be shown that:

- *The site has been allocated for development in an adopted local plan or neighbourhood plan; or*
- *The need for the development outweighs the economic and sustainability considerations relating to the mineral resource; or*
- *The mineral will be extracted prior to the development taking place.*

Mineral Consultation Areas, based on the Mineral Safeguarding Areas, are shown on the adopted Policies Map.

Policy M9: Safeguarding mineral infrastructure

Existing and permitted infrastructure that supports the supply of minerals in Oxfordshire is safeguarded against development that would unnecessarily prevent the operation of the infrastructure or would prejudice or jeopardise its continued use by creating incompatible land uses nearby.

Safeguarded sites include the following rail depot sites which are safeguarded for the importation of aggregate into Oxfordshire:

- *Hennef Way, Banbury (existing facility);*
- *Kidlington (existing facility);*
- *Appleford Sidings, Sutton Courtenay (existing facility); and*
- *Shipton-on-Cherwell Quarry (permitted facility); as shown on the Policies Map; and*
- *any other aggregate rail depot sites which are permitted, as identified in the Annual Monitoring Report.*

Proposals for development that would directly or indirectly prevent or prejudice the use of a site safeguarded for mineral infrastructure will not be permitted unless: the development is in accordance with a site allocation for development in an adopted local plan or neighbourhood plan; or

- *it can be demonstrated that the infrastructure is no longer needed; or*
- *the capacity of the infrastructure can be appropriately and sustainably provided elsewhere.*

Policy W11: Safeguarding waste management sites

The Minerals and Waste Local Plan: Part 2 – Site Allocations Document will identify sites that will be safeguarded for waste management use for the duration of their planning permission, comprising:

- *operational waste management sites with planning permission;*
- *sites with planning permission for waste management use which have not yet been brought into operation;*
- *vacant sites last used for waste management purposes; and*
- *sites allocated for waste management development in the Site Allocations Document.*

Proposals for development that would directly or indirectly prevent or prejudice the use of a site safeguarded for waste management will not be permitted unless:

- *the development is in accordance with a site allocation for development in an adopted local plan or neighbourhood plan; or*
- *equivalent waste management capacity can be appropriately and sustainably provided elsewhere; or*
- *it can be demonstrated that the site is* no longer required for waste management.

Specific Policy Comments

Policy MC1 Settlement Areas

Mineral developments and possibly waste developments, if required, will fall outside the Settlement areas and are not the responsibility of a Neighbourhood Local Plan.

Therefore, suggest this policy be reworded to "Proposals for residential development" as the supporting text indicates.

In addition, paragraph 4 of the supporting text should refer to 'the MCNP and Local Plans', as the Oxfordshire Minerals and Waste Local Plan 2017 should also be considered, as with the District Plan, when determining development.

Policy MC2(A) Steeple Aston Site Allocation: Land off South Site The area identified falls within the Mineral Safeguarding Area for Soft Sand, therefore Policy M8 should be considered.

The site has not been allocated in the Cherwell Local Plan, nor has it been demonstrated that the need for the development outweighs the economic and sustainability considerations relating to the mineral resource. In addition, it is not highlighted that the mineral will be extracted prior to the development taking place.

Therefore, this allocation could prevent or hinder the future possible working of mineral and is not in accordance with Policy M8 and we object to this allocation.

MC2(B) Steeple Aston Site Allocation: Land off Fenway

The area identified also falls within the Mineral Safeguarding Area for Soft Sand therefore, again, Policy M8 should be considered.

The site has not been allocated in the Cherwell Local Plan, nor has it been demonstrated that the need for the development outweighs the economic and sustainability considerations relating to the mineral resource. In addition, it is not highlighted that the mineral will be extracted prior to the development taking place.

Therefore, this allocation could prevent or hinder the future possible working of mineral and is not in accordance with Policy M8 and we object to this allocation.

MC2(C) Steeple Aston Site Allocation: Reserve Site Allocation: Land off Grange Park

The area identified falls within the Mineral Consultation Area for the safeguarded Soft Sand area, therefore Policy M8 applies.

The site has not been allocated in the Cherwell Local Plan, nor has it been demonstrated that the need for the development outweighs the economic and sustainability considerations relating to the mineral resource. In addition, it is not highlighted that the mineral will be extracted prior to the development taking place.

However, this site does not fall within the Safeguarded Mineral area itself, and there are existing dwellings at Grange Park that would be in closer proximity to any future mineral working in the safeguarded area. Therefore, it is considered that this allocation would not prevent or hinder any future mineral workings any further than the existing properties do.

We have no objection to this allocation.

Policy MC4: Green Infrastructure Network

Bullet C

Mineral developments are, and may in future, occur within the Mineral Safeguarded areas, and these may cause a temporary pause to the effectiveness of the Network whilst the development takes place, however the restoration following extraction may well lead to enhancement of the effectiveness and connectivity of the network. Amendment suggested:

'Proposals that will permanently harm the effectiveness or connectivity of the

Network will not be supported.'

Bullets D & E

BNG requirements for Minerals and Waste developments will be explored within the future new Oxfordshire Minerals and Waste Local Plan and are not the responsibility of the MCNP. Therefore, suggest clarify wording to 'residential development proposals'.

Policy MC5: Local Gaps

All the designated Local Gap areas fall within Minerals Safeguarded area. Therefore, Policy M8 should be considered.

We would not wish to see a policy that prevents or possibly hinders any future mineral working in this area. Therefore, this policy should include an additional point to ensure conformity with the Local Plan.

'5. Development required for the delivery of the Oxfordshire Minerals and Waste Local Plan.'

We would also wish to see the word development within the first paragraph of the Policy MC5 preceded with the word "residential". So that it reads:

'Local Gaps are intended to prevent coalescence of any residential proposals with existing settlements, to reduce the impact of any such residential development on existing settlements…'

Without these amendments this policy is considered not to be in accordance with Policy M8 and we would object to this Policy.

MC6 – Local Green spaces

NPPF para 107 states that policies for managing development within a Local Green Space should be consistent with those for Green Belts.

As significant areas of the MCNP falls within Mineral Safeguarded Areas, we feel it necessary to confirm that mineral extraction is not considered inappropriate development within the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it (NPPF Para 155(a)), and we would consider that this would also apply to Local Green Spaces.

If you believe a different position to this, then we would welcome a discussion on this issue.

MC7: Protection of Important Views, Vistas and Skylines

The designation DTV4 looks towards an existing mineral working at Duns Tew, and many of the other designations fall within Minerals Safeguarded areas.

We are therefore pleased to see recognition that these designations do not prevent development but instead seek to enable careful siting, design and layout decisions to be made.

Community Action Plan

Clarity is sought on the HGV Movements and whether the Community action plan refers to HGVs from the mineral and waste operations.

If it does, Oxfordshire County Council do have a Minerals and Waste Enforcement Team who the Parishes can engage with on these issues.

Team: School Organisation & Planning

Officer's Name: [redacted]
Officer's Title: School Place Planning Lead

Education Comments

The Mid-Cherwell Neighbourhood Plan area overlaps with the designated areas of a number of primary, all-through and secondary schools, including Kirtlington CoE Primary School, Heyford Park School, Fritwell CoE Primary School, Dr Radcliffe's CoE Primary School, The Warriner School and The Marlborough School. Any proposed new development will be assessed at the time of application, and contributions towards the expansion of (or building of new) nursery, primary, secondary and special school capacity will be determined at that point.

Team: Property

Officer's Name: [redacted]
Officer's Title: Strategic Liaison Manager

Property (Schools) Comments

This response is related to the proposal within the draft MCNP documentation to allocate playing field used by Heyford Park School at their Specialism Campus as
'Local Green Space'.

The landowner of the playing field is Eynsham Partnership Academy (EPA) who are the Academy Trust that manage Heyford Park School (HPS). EPA own the whole of the Specialism Campus (SC) Site.

Whilst there is an ongoing agreement for weekend community use of the playing field at the rear of the site, this is at the discretion of EPA, who could in the future decide to amend or terminate the Agreement in the interests of the health and safety of their staff and pupils.

There is a proposal to construct a new teaching block behind the existing building, on the hard standing area, to enable the primary aged pupils to relocate to the SC, which will result in greater use of the external play areas and as part of this project, all hard and soft play areas will be securely fenced to prevent unauthorised access.

The school must not be prevented from expansion or further re-organisation of the school site should this be required in the future, to do so would prevent the education authority from carrying out its statutory duties at the school site. For these reasons OCC would object to the inclusion of the playing field as Local Green Space in the

MCNP

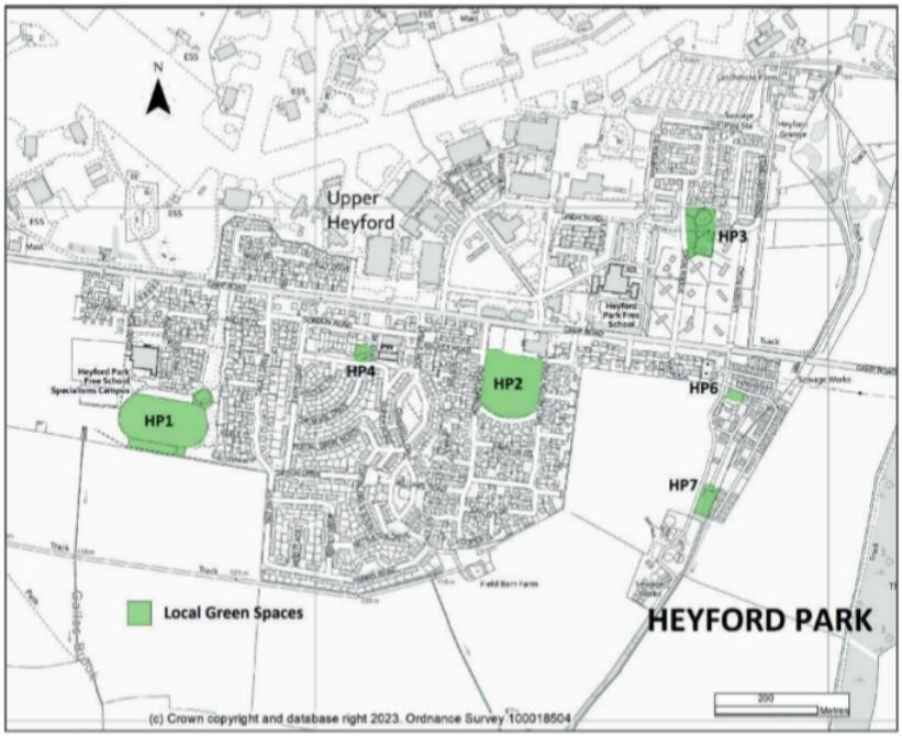
Note that there is a discrepancy with the reference within the MCNP appendices for this piece of land.

In the document in the below it is labelled as HP2.

https://mid-cherwell.org.uk/wp-content/uploads/2023/12/APPENDIX-4-LandscapeArchitects-Report.pdf



In the document in the link below it is labelled as HP1. https://heyzine.com/flip-book/b461fbec3b.html#page/77



Team: Commercial Development, Assets and Investments

Officer's Name: [redacted]

Officer's Title: Senior Assets and Investment Officer

Estates Comments

The Mid-Cherwell Neighbourhood Plan area covers 12 settlements over which OCC has interest in as landowner. These settlement areas will be addressed separately under the headings below, however firstly some general relevant comments on the changes on the proposed Plan over the previously adopted MCNP 2031.

The main changes proposed by the review plan are that the plan now allocates housing on five sites across two villages, namely Steeple Aston and Kirtlington. The plan also introduces some new local green space allocations, and where they are applicable to this consultation response, they are set out below.

Kirtlington

The two housing allocation sites proposed relate to policy MC3(A) and MC3 (B) and do not affect any OCC owned land.

New Local Green Space KT5 Kirtlington community Orchard, again has no impact on any OCC operational land.

OCC own the playing field behind the school to the east of Heyford Road; this area is shown as not being within the Settlement boundary as defined on policy map 2. Policy MC1 relates to settlement areas and notes: "Proposals for development in a settlement area will be supported in principle. Development proposals will not be supported outside of a settlement area unless the use is essential to or suited to a countryside location, or is allocated in this plan for housing development".

Should the school need to expand or have any temporary building provision or similar for any operational reasons, such development on the playing field land would be contrary to this policy as it is outside of the settlement area. It is assumed that that a school would be considered 'essential' and suited to a countryside location, however clarification on this would be welcomed.

Ardley with Fewcott

Local Green Space allocation AF2 encompasses land owned by OCC. This is a previous allocation and remains in the MCNP review, this is the site of the old quarry field as such no further comments are offered at this time as this allocation remains unaltered.

Duns Tew

No OCC land is affected by any of the proposed NP allocations or policies in this area.

Fritwell

There are two potential housing sites within Fritwell which have been promoted through the call for sites process as part of the Cherwell Local Plan review and these are Land north of Fewcott Road HELAA 316 and Land south of Fewcott Road HELAA 131. The latter site has now received planning permission for the redevelopment of the site for 28 dwellings.

The new proposed local green space designation 'FT3 Covert Field' is owned by OCC and encompasses part of the same site as put forward in the call for sites process ref, HELAA 316, land north of Fewcott Road. This site is continuing to be put forward as part of the Cherwell Local Plan review and it is submitted that the site should also be put forward as an allocation within the Mid Cherwell Neighbourhood Plan. Please see Appendix 1 for the map of the proposed allocation across two smaller parcels of land, A and B.

Policy MC 6 of the MCNP states that "development on the designated local green spaces which does not relate to or complement their importance to the community will only be considered in very special circumstances".

The proposed allocation actually only proposes two small sections of the wider site which is proposed to be allocated as a local green space. It is considered the addition of a number of infill dwellings in the proposed allocation site would complement the community by providing housing in a sustainable way subject to a limited level of growth which would be expected for a settlement of this size. In addition to the above points however, OCC strongly opposes the designation of this site, and any of its operational land, to 'Local Green Space' as it is a public body and holds its land for public purposes. To designate the space as LGS would impact on the ability for OCC to continue to use the space for operational or public purposes as set out.

Oxfordshire County Council is a responsible public landowner and is best-placed to determine how land held or owned for public benefit should be used in the future. It is not appropriate for the land at marked FT3 to be designated as a LGS, a

designation that would potential prevent any operational or development options on this site.

Furthermore OCC holds land for public benefit in situations where it may need to provide facilities to support the local community at some point in the future. The designation of this land as a LGS would prevent the provision of such facilities. The designation of this land as a LGS could undermine the provision of services and facilities that are of public benefit. This could be at odds with the Government's Planning Practice Guidance, which states:

"Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making." Paragraph: 007 Reference ID: 37-007-20140306

The justification of the policy is that all the sites assessed meet the tests of para 102 (now para 106) of the NPPF and that this is evidenced by a Landscape report presented at Appendix 4 to the consultation document. It is considered that the assessment does not sufficiently demonstrate how and why this site is special to the local community; it is noted not to have any intrinsic 'beauty' and nor historical value, has no particular richness to in terms of tranquillity (being used for sports) or wildlife (it is maintained/mown grass).

As such it is not considered that the site has been sufficiently or correctly assessed against the criteria of para 106 of the NPPF and therefore does not have the merits worthy of designation as a Local Green Space.

The site was not considered as being worthy of designation in the initial Plan, and nothing has changed in its status and use in the meantime. If the land being designated as an LGS is being done as a measure to protect or prevent against development, then this is not compliant with the provisions within the NPPF. NPPF paragraph 105 makes clear that "the designation of land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services." Paragraph 105 continues "Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period."

In summary, OCC Estates strongly objects to the designation of the land which it owns and controls, at land north of Fewcott Lane, as a LGS and it is therefore requesting that LGS FT3 is removed from the proposed MCNP and the associated policy maps.

Heyford Park

There are 7 new Local Green space designations at Heyford Park proposed in the

MCNP. Please refer to the potential impact of designating the playing field used by Heyford Park School at their Specialism Campus on the education authority to meet its statutory requirements (see Property (schools) comments).

Lower Heyford

Three new Local Green space designations; Paines Field (LH4), Station Road Allotments (LH5), Wildlife sanctuary behind Churchyard (LH6). OCC own a small parcel of land adjacent to LH5, however that it is not affected by policy MC6.

Middle Aston

No observations

Middleton Stoney

Proposed changes and additions; Local Gap LG3 and Local Green Space MS2 Ardley Road allotments. These allocations and policies will not affect any OCC land.

Somerton

Local Green space Ardley Road Childrens Play area SO1 – no observations as OCC land is not affected by this allocation.

Steeple Aston

This has new Local green space allocation proposed– Water Lane Community Orchard SA4, this allocation does not affect any OCC land.

Upper Heyford

There is site known as Land north of Mill Land Upper Heyford (HELAA218) which is promoted through the Cherwell Local Plan call for sites process and is owned by OCC. This site is also recommended to be allocated within the Neighbourhood Plan process, at present the site is being shown to be outside of the settlement area as per policy Map 7.

The site would make a logical site for housing allocation, there is development on either side and opposite and the site could be brought forward as there are no constraints to development here. As such it is recommended to be allocated and the settlement area drawn accordingly to include this site. Please see Appendix 2 for the site plan of the proposed allocation.

Team: Climate Action Service

Officer's Name: [redacted]
Officer's Title: Zero Carbon Oxfordshire Policy and Projects Lead

Climate Action Comments

We note that the Vision Statement includes the statement 'and carbon reduction measures will be implemented.'

We welcome the Plan objectives, specifically those on the Environment, and note that a key element of this is the implementation of 'carbon reduction measures.'

There is also a statement within the objectives which identifies that 'addressing the climate, ecological emergencies… are considered strategic priorities for planning all development.'

However, given these forceful statements within both the Vision Statement and Objectives, the climate emergency is not mentioned within the Plans strategic policies, and carbon is only mentioned once in passing in Policy MC4, related to carbon capture in blue/green infrastructure.

This appears to be a significant deficit of the Plan. At no point do the strategic policies address how the Mid-Cherwell Neighbourhood Forum is going to implement carbon reduction measures or address the climate emergency.

We would encourage the Neighbourhood Forum to integrate carbon reduction measures within each of the strategic policies linked to specific allocated sites (MC2A-C and MC3A-B). We would also encourage the Neighbourhood Forum to develop an overarching climate policy linked to the climate policies in the emerging Cherwell DC Local Plan, and the guidance as set out in the NPPF.

The Climate Action Service believes that the Neighbourhood Forum will need to further consider climate adaptation and resilience. With the changes in climate expected in Oxfordshire, there will be a need to ensure that all proposed developments are designed to ensure that the impact of these changes are mitigated against.

Team: Public Health

Officer's Name: [redacted]
Officer's Title: Health Improvement Practitioner

Healthy Place Shaping Comments

The Public Health team welcomes the opportunity to comment on the presubmission draft (Reg14) of the Revised Mid-Cherwell Neighbourhood Plan. Our comments focus on the Plan's potential impact on human health.

We welcome the review of the earlier iteration of the Neighbourhood Plan, with changes to policy, greater recognition of the impact of climate change, and updated Census data now able to inform the Plan and shape the outcomes.

It is acknowledged that the Mid Cherwell region has a higher proportion of people aged 65 and over compared with the wider Cherwell district. This is compounded by the fact that projections suggest that this age group will increase by 92% across the NP period. This will inevitably lead to a greater demand on health services and the need for planning to put a special focus on the needs of older people to help them retain their independence. These could include, but are not limited to, improved bus connections between settlements and to Bicester, Banbury and Oxford; tackling loneliness and isolation; ensuring that any new developments cater to the needs of older people, such as through building 'whole-life homes' (also noted in Policy MC9) which enable people to continue living in their homes regardless of physical mobility. This could also include building networks of active travel routes and green spaces which are able to accommodate people with greater mobility needs, as well as the importance of seating for those who may wish to stop and rest during their journey.

We also recognise that the newer Heyford Park development has a much younger demographic and that the NP needs to address the needs of these groups too. It is concerning that a dearth of facilities for older children has been recognised in the NP. New and existing green spaces can be adapted to become attractive and feel safe and welcoming to older children, with a range of facilities such as toilets, 'nest swings', sociably arranged seating and many other innovative solutions. We recommend that developer contributions are allocated to these facilities.

We strongly support the NP's objective 'to ensure that affordable housing is provided within any local developments that meets the needs in particular of the local community, especially young people and older residents'.

The rurality of the Mid Cherwell region makes it harder for residents to reduce reliance of the private car, and this is reflected in 61% of households in this area having two or more cars/vans. This adds further weight to the need for faster, more reliable bus services, and a strategic active travel network, which enables cycling between towns and villages, segregated from dangerous country roads. This is of particular concern considering the impact of new development on increased traffic levels on the road network.

We support in principle the policies which allocate sites for new residential development to meet the needs of the growing population, but these policies should be strengthened by requiring developers to deliver maximum sustainability, such as through secure and accessible cycle parking at home frontages wherever possible, buildings to be constructed to mitigate the effects of hotter summers and to reduce the need for heating in the winter. Development should also be obliged to incorporate appropriate tree planting to reduce the impact of the urban heat effect, improve biodiversity and to provide residents with areas of shade and aesthetic beauty.

We strongly support the protection of designated Local Green Spaces outlined in Policy MC6: Local Green Spaces. Aside from protecting these vital assets from development, the NP should also focus on ways to enhance green spaces for target demographics i.e. encouraging use by children and young people in designated sites in the Heyford Park area, and focusing on assets that attract older people elsewhere in Mid Cherwell.

We welcome the dwelling mix noted in Policy MC9: Housing Development, which gives weight to the construction of smaller 1–2-bedroom homes. This will help to counterbalance the status quo, which is of majority larger, detached properties which would be unaffordable to young people. This in turn should help to attract a younger demographic to Mid Cherwell.

We support the traffic calming element of Policy MC10, as this will help to provide a safer and more appealing environment for people to walk and cycle.

Since the first iteration of the Mid Cherwell Neighbourhood Plan, the Covid-19 pandemic has changed the landscape of employment, with home and hybrid-working now the norm for many. Policy MC11: Local Employment should acknowledge this and include the need for local hubs for residents to use to work from when not commuting into a central office.

We note the proposed new health facility which is covered in Policy MC12: Health Facility. A 14% increase in the population of the NP area (many of whom are moving into new Heyford Park homes) will increase demand for primary care services, and developer contributions need to be required to enhance access to primary care. Whether this is through enhanced provision at existing neighbouring surgeries such as at Deddington or at Heyford Park needs to be determined in consultation with the ICB.

Team: OCC Innovation service (iHUB)

Officer's Name: [redacted]
Officer's Title: Innovation planning and project manager

iHUB Comments

Oxfordshire County Council innovation service (iHUB) have produced an Innovation Framework (IF) that has been adopted in the Local Transport and Connectivity Plan (LTCP). It is a guidance document setting out the need for developers and planners to consider innovation within planning and development, ideally producing Innovation Plans for new developments. It includes roadmaps of innovations that may help in future proofing development.

Under section 4, Community Action Plan under Traffic and Transport (page 80), reference is made to the need to explore sustainable public transport provision for villages such as 'call-on-the mile' buses and 'dial-a-ride' schemes. For reference, outlined in the IF are the future developments expected for connected and autonomous vehicles (CAVs). It is now anticipated that amongst the first applications, perhaps in the next 10 years, may be shared mobility autonomous taxilike vehicles that will be demand responsive. It may be that these could pick up from village addresses and drop off at the nearest mobility hub where they could also provide shelter whilst waiting to connect to a longer distance bus or train.

We note in the Plan Objectives section 2.1.1 (page 21), the need to protect against rising traffic volumes on rural roads, particularly from HGVs. The innovation service have experience of operating and using data from VivaCity

object recognition cameras in Oxfordshire. These are typically mounted on lamp posts and can count all modes of traffic from pedestrians and cyclists, to cars and different classes of HGVs. They can also perform other functions such as identifying near misses and lines of preference of different road users. We are also trialling a much less costly window mounted 'citizen science' solution supplied by Telraam, which can count similar modes of traffic. This data is then shared openly in a dashboard on a publicly accessible website. For more details of these and the VivaCity cameras and how they might be installed, please email the OCC innovation service at [redacted]@oxfordshire.gov.uk .

In policy MC10, Sustainable Travel and Traffic Calming (page 51), an active travel network is identified, with walking and cycling routes through and between the main village settlements connecting them with the countryside and neighbouring settlements, with the aim to raise awareness of the routes to encourage safe and convenient use, and to identify future opportunities to improve their connectivity. The OCC innovation service have experience of cycle path counting, which together with Telraam cameras at other sites, could provide the pedestrian and cyclist baseline data that would help to identify opportunities for enhancements or changes to the AT network.

2025 STATUTORY CONSULTEE RESPONSES

2025 – Network Rail

Generic response received, with no comments specific to MCNP.

2025 – Thames Water

Mid Cherwell Neighbourhood Plan

Issued via email: info@mid-cherwell.org.uk [redacted]
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1st Floor West
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20 May 2025

Cherwell Council – Mid Cherwell Modified Neighbourhood Plan 2024 – 2042 (Regulation 14)

Dear Sir/Madam,

Thank you for allowing Thames Water Utilities Ltd (Thames Water) to comment on the above.

Thames Water is the statutory water and sewerage undertaker for the Cherwell District and remainder of Oxfordshire and hence are a "specific consultation body".

We have the following comments on the consultation in relation to our water supply and sewerage undertakings:

General Water and Wastewater Infrastructure Comments

A key sustainability objective for the preparation of Local Plans and Neighbourhood Plans should be for new development to be co-ordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure. Paragraph 20 of the revised National Planning Policy Framework (NPPF), 2024, states: *"Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for… infrastructure for waste management, water supply, wastewater…"*

Paragraph 11 states: *"Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:*
a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects"

Paragraph 28 relates to non-strategic policies and states: *"Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure…"*

Paragraph 26 of the revised NPPF goes on to state: *"Effective and on-going joint working between strategic policy-making authorities and relevant bodies is integral to the production of a positively prepared and justified strategy. In particular, joint working should help to determine where additional infrastructure is necessary…."*

The web based National Planning Practice Guidance (NPPG) includes a section on 'water supply, wastewater and water quality' and sets out that Local Plans should be the focus for ensuring that investment plans of water and sewerage/wastewater companies align with development needs. The introduction to this section also sets out that *"Adequate water and wastewater infrastructure is needed to support sustainable development"* (Paragraph: 001, Reference ID: 34-001-20140306).

Thames Water therefore recommends that developers engage with them at the earliest opportunity (in line with paragraph 26 of the revised NPPF) to establish the following:

- The developments demand for water supply infrastructure;
- The developments demand for Sewage/Wastewater Treatment and network infrastructure both on and off site and can it be met; and
- The surface water drainage requirements and flood risk of the development both on and off site and can it be met.

Thames Water offer a free Pre-Planning service which confirms if capacity exists to serve the development or if upgrades are required for potable water, waste water and surface water requirements. Details on Thames Water's free pre planning service are available at: https://www.thameswater.co.uk/developers/larger-scale-developments/planning-yourdevelopment/water-and-wastewater-capacity

In light of the above comments and Government guidance, the Neighbourhood Plan should include a specific reference to the key issue of the provision of wastewater/sewerage and water supply infrastructure to service development proposed in a policy. This is necessary because it will not be possible to identify all of the water/sewerage infrastructure required over the plan period due to the way water companies are regulated and plan in 5 year periods (Asset Management Plans or AMPs). We recommend that the Neighbourhood Plan include the following policy/supporting text:

"Where appropriate, planning permission for developments which result in the need for off-site upgrades, will be subject to conditions to ensure the occupation is aligned with the delivery of necessary infrastructure upgrades."

"The Local Planning Authority will seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Developers are encouraged to contact the water/waste water company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development."

Water Efficiency/Sustainable Design

The Environment Agency has designated the Thames Water region to be "seriously water stressed" which reflects the extent to which available water resources are used. Future pressures on water resources will continue to increase and key factors are population growth and climate change.

Water conservation and climate change is a vitally important issue to the water industry. Not only is it expected to have an impact on the availability of raw water for treatment but also the demand from customers for potable (drinking) water. Therefore, Thames Water support the mains water consumption target of 110 litres per head per day (105 litres per head per day plus an allowance of 5 litres per head per day for gardens) as set out in the NPPG (Paragraph: 014 Reference ID: 56-014-20150327) and support the inclusion of this requirement in the Policy.

Thames Water promote water efficiency and have a number of water efficiency campaigns which aim to encourage their customers to save water at local levels. Further details are available on the our website via the following link: https://www.thameswater.co.uk/Be-water-smart

It is our understanding that the water efficiency standards of 105 litres per person per day is only applied through the building regulations where there is a planning condition requiring this standard (as set out at paragraph 2.8 of Part G2 of the Building Regulations). As the Thames Water area is defined as water stressed it is considered that such a condition should be attached as standard to all planning approvals for new residential development in order to help ensure that the standard is effectively delivered through the building regulations.

Within Part G of Building Regulations, the 110 litres/person/day level can be achieved through either the 'Calculation Method' or the 'Fittings Approach' (Table 2.2). The Fittings Approach provides clear flow-rate and volume performance metrics for each water using device / fitting in new dwellings. Thames Water considers the Fittings Approach, as outlined in Table 2.2 of Part G, increases the confidence that water efficient devices will be

installed in the new dwelling. Insight from our smart water metering programme shows that household built to the 110 litres/person/day level using the Calculation Method, did not achieve the intended water performance levels.

Proposed policy text:

*"**Development must be designed to be water efficient and reduce water consumption. Refurbishments and other non-domestic development will be expected to meet BREEAM water-efficiency credits. Residential development must not exceed a maximum water use of 105 litres per head per day (excluding the allowance of up to 5 litres for external water consumption) using the 'Fittings Approach' in Table 2.2 of Part G of Building Regulations. Planning conditions will be applied to new residential development to ensure that the water efficiency standards are met**."*

Flooding and Drainage

The National Planning Practice Guidance (NPPG) states that a sequential approach should be used by local planning authorities in areas known to be at risk from forms of flooding other than from river and sea, which includes "Flooding from Sewers".

Flood risk sustainability objectives and policies should also make reference to 'sewer flooding' and an acceptance that flooding can occur away from the flood plain as a result of development where off site sewerage infrastructure and capacity is not in place ahead of development.

We support the reference to sewer flooding issues due to groundwater ingress in the area on pages 97 and 98.

With regard to surface water drainage it is the responsibility of the developer to make proper provision for drainage to ground, watercourses or surface water sewer. It is important to reduce the quantity of surface water entering the sewerage system in order to maximise the capacity for foul sewage to reduce the risk of sewer flooding.

Limiting the opportunity for surface water entering the foul and combined sewer networks is of critical importance to Thames Water. Thames Water have advocated an approach to SuDS that limits as far as possible the volume of and rate at which surface water enters the public sewer system. By doing this, SuDS have the potential to play an important role in helping to ensure the sewerage network has the capacity to cater for population growth and the effects of climate change.

SuDS not only help to mitigate flooding, they can also help to: improve water quality; provide opportunities for water efficiency; provide enhanced landscape and visual features; support wildlife; and provide amenity and recreational benefits.

With regard to surface water drainage, Thames Water request that the following paragraph should be included in the Neighbourhood Plan "***It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding***."

Also to mitigate flood risk both on and off-site: "***surface water drainage system discharge rates should be restricted to the equivalent Greenfield Qbar runoff rate or as close as practically possible, but never greater than 2 litres per second per hectare (2l/s/Ha)***." in line with CIRIA guidance.

Site Allocations

The attached table provides Thames Water's site specific comments from desktop assessments on sewage/waste water treatment works capacity in relation to the proposed development areas, but more detailed modelling may be required to refine the requirements.

We recommend Developers contact Thames Water to discuss their development proposals by using our pre app service via the following link:

https://www.thameswater.co.uk/developers/larger-scale-developments/planningyour-development/water-and-wastewater-capacity

It should be noted that in the event of an upgrade to our sewerage network assets being required, up to three years lead in time is usual to enable for the planning and delivery of the upgrade. As a developer has the automatic right to connect to our sewer network under the Water Industry Act we may also request a drainage planning condition if a network upgrade is required to ensure the infrastructure is in place ahead of occupation of the development. This will avoid adverse environmental impacts such as sewer flooding and / or water pollution.

We recommend developers attach the information we provide to their planning applications so that the Council and the wider public are assured wastewater and water supply matters for the development are being addressed.

Where developers do not engage with Thames Water prior to submitting their application, this will more likely lead to the recommendation that a Grampian condition is attached to any planning permission to resolve any infrastructure issues.

We trust the above is satisfactory, but please do not hesitate to contact David Wilson on the above number if you have any queries.

Yours faithfully,

David Wilson
Thames Water Property Town Planner

Site ID	Site Name	STW Catchment	Waste Network RAG Assessment	STW RAG Assessment	Water Network RAG Assessment	Clean Water Production RAG Assessment
78899	MC2 Land off Station Road Ardley (LP)	FEWCOT (AW)		Served by Anglian Water		
46691	MC3 Land South Of Jersey Cottages And East Of Heyford Road, Kirtlington	BLETCHINGDON		AMBER		
78900	MC4 Land north of Jersey Cottages (LP)	BLETCHINGDON		AMBER		
78901	MC5 Land off South Side Steeple Aston (LP)	HEYFORDS				
78902	MC6 Land off Fenway Steeple Aston (LP)	HEYFORDS				
78903	MC7 Land off Grange Park Steeple Aston (LP)	HEYFORDS				
78904	MC8 Land off Mill Lane Upper Heyford (LP)	HEYFORDS				

STW - Comments:
BLETCHINGDON: An upgrade is planned for Bletchingdon STW. This will improve its ability to treat the volumes of incoming sewage, reducing the need for untreated discharges in wet weather. The scheme, which is still being designed, is due to complete in 2026.
HEYFORD: An upgrade is planned for Heyford STW. This will provide a major increase in treatment capacity, from 17 to 22 litres per second. This will reduce the need for untreated discharges in wet weather. We expect the project to complete in late 2025.
FEWCOTT: Treatment for this site is served by Fewcot STW, which is owned and maintained by Anglian Water.

2025 – Natural England

Generic response received, with no comments specific to MCNP.

2025 – Historic England

[redacted] Direct Dial: [redacted]

Mid Cherwell Neighbourhood Plan Forum

[redacted] Our ref: PL00798526

[redacted]

[redacted] 22 May 2025

Dear [redacted]

Thank you for consulting Historic England about your revised Regulation 14 draft Neighbourhood Plan Review. As the Government's adviser on the historic environment, Historic England is keen to ensure that the protection of the historic environment is fully considered at all stages and levels of the local planning process.

Neighbourhood Plans are an important opportunity for local communities to set the agenda for their places, setting out what is important and why about different aspects of their parish or other area within the neighbourhood area boundary, and providing clear policy and guidance to readers - be they interested members of the public, planners or developers - regarding how the place should develop over the course of the plan period.

We welcome the production of this neighbourhood plan and are pleased to see that the historic environment features throughout this draft.

Your neighbourhood area does contain several designated heritage assets and we offer some specific advice and general guidance below, which may be of assistance.

The Historic Environment/Conservation Officer at your local Council will be the best placed person to assist you in the development of the Plan with respect to the historic environment and can help you to consider and clearly articulate how a strategy can address the area's heritage assets.

Advice

Our advice below seeks to reiterate the advice provided within our February 2024 response and expand in areas on where we feel further work is required with the Plan.

The recommendation of the Strategic Environmental Assessment (SEA) states that: "a historic environment focussed policy underpinned by local evidence, could further protect and enhance locally valued elements of the Conservation Areas, the condition of designated and non-designated historic buildings, the neighbourhood's character, and its archaeological potential".

We would agree with this recommendation, as the plan fails to recognise the positive influence the built historic environment has on the character of the settlement boundaries, particularly where site allocations are proposed.

All the site allocations lie within, or near conservation areas, within which are many listed buildings (of all grades) and in some cases a registered park and garden. The plan continues to downplay the positive influence the historic environment has on the character of these places and in our view further work is required to set out "a positive strategy for the conservation and enjoyment of the historic environment" (in accordance with NPPF paragraph 203) within the plan.

One example of this is the site allocation policies that require development to 'respect the heritage assets associated with the site'. Whilst this is a marginal improvement to the initial consultation wording, its broad-brush approach lacks clarity and is open to wide interpretations to whether a development sufficiently respects heritage assets. Such an approach also means there may be missed opportunities to sustain and enhance the significance of heritage assets (Para 210a) and for development to make a positive contribution to local character and distinctiveness (para 210c).

We recommend strengthening the wording in accordance with the NPPF. The NPPF further states that 'New developments within Conservations Areas…, and within the setting of heritage assets *should* enhance or better reveal their significance (Para 219). We therefore recommend the wording of these policies better aligns with the NPPF terminology and where sites have the potential to impact on conservation areas, it would be appropriate to refer to the relevant conservation area appraisal and management plan.

We wish to reiterate that detailed Heritage assessments are needed to inform allocations MC3 and MC4. Only through assessment can the potential impacts be properly understood and in turn the plan be confident about the acceptability or not of development and if appropriate, inform policy allocation wording.

It is incumbent on the plan-making body to support their plan with proportionate evidence, in accordance with the NPPF paragraph 32, which states: "The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals."

In terms of methodology, Historic England Advice Note 3 on 'The Historic Environment and Site Allocations in Local Plans <https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/>' recommends a 5-step approach:

- Step 1: identify which heritage assets are affected by the potential site allocation
- Step 2: understand what contribution the site (in its current form) makes to the significance of the heritage asset(s)
- Step 3: identify what impact the allocation might have on that significance
- Step 4: consider maximising enhancements and avoiding harm
- Step 5: determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness

It is important that the assessment is proportionate, so the level of detail will vary depending on the site - its size and the number and significance of heritage assets affected.

Policy MC2: The Ardley Site Allocation no longer contains a heritage related criterion. We therefore agree with the second recommendation of the Strategic Environmental Assessment (SEA) 'that Policy MC2 is revisited and updated to include a specific historic environment stipulation in relation to the Ardley Conservation Area, which is located adjacent to the site to the west'.

Policy MC3: As mentioned above, heritage impact assessment is needed to inform the approach taken and the heritage considerations in the policy would need to be revised if the site is taken forward. In Appendix 6 the logic for stating "Red" for impact on listed buildings, but only "Amber" for impact on Conservation Area and Registered Park and Garden remains unclear.

Our concern about the logic of Appendix 6 is added to by the conclusions of the SEA which does not differentiate potential impacts based on designation and states that 'Moderate to significant negative effects are concluded as most likely for the historic environment at this stage. This is largely due to the allocation of sites within a Registered Park and Garden and within or adjacent to conservation areas across Mid Cherwell (9.8).

The SEA assesses moderate to significant impacts and states that 'Whilst schemes are expected to deliver high-quality design and mitigation measures, it is recommended that site allocations in the first instance consider avoidance measures, and alternative sites are considered in less sensitive areas'. We query how this assessment outcome has been addressed.

Under KT7 (Jersey Cottage South) the suitability section, fails to reference the impacts to the registered park and garden, which the allocations lie within and adjacent to. The identified impacts to the historic environment have been assessed to be 'outweighed' by the benefits of the scheme (good access, frontage location, suits linear pattern of village and quality of design). Prior to this, it needs to be demonstrated that the harm has been avoided or minimised (NPPF, 208). It's unclear what attempts have been made to avoid or minimise the harm, which, as highlight in the section above the SEA calls for. In then considering potential impacts on the significance of a designated heritage asset the NPPF states that 'great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).'

The wording of comments from the assessment team is also peculiar: "The classification of the land as part of the park land in 1995 is an issue which the land-owner would need to address." As part of a registered park and garden, and thus a designated asset, the designated status of the proposed allocation should be key to considering the potential allocation.

Policy MC4: as mentioned above, heritage impact assessment is needed to inform the approach taken and the heritage considerations in the policy would need to be revised if the site is taken forward.

In Appendix 6 the logic for stating "Red" for impact on listed buildings, but only "Amber" for impact on Conservation Area and Registered Park and Garden remains unclear. Furthermore, it is noted this is an 'potentially important archaeological site', yet the RAG rating is Amber. We would query this, particularly considering the SEA report states 'Moderate to significant negative effects are concluded as most likely for the historic environment at this stage. This is largely due to the allocation of sites within a Registered Park and Garden and within or adjacent to conservation areas across Mid Cherwell' (9.8).

Under KT8 (Jersey Cottages North) the suitability sections states that the site 'not affected by neighbouring heritage assets; not in Conservation Area', it's unclear how this conclusion was made. The site would be within the setting of the conservation area (listed buildings contained with it) and the registered park and garden, the latter designated heritage asset is not mentioned in this part of the report, which is an oversight.

The SEA Rating for this allocation relates to MC3/KT7 rather than for this site.

Policy MC8: as with our broad recommendation for all the proposed allocations, we recommend the heritage criterion for this policy relates back to the Conservation Area Appraisal and management plan if there is one in place.

In this case the site would appear to sit within an identified important view out from the conservation area. We recommend the policy could be strengthened to make specific reference to this view and how its allocation would seek to conserve or enhance it, as informed by the Upper Heyford Conservation Area Appraisal (within the Rousham Conservation Area).

Other points

- Section 1.6 - heading changed to Historic Environment, rather than Built Heritage to give breadth and clarity in terminology.
- Para 1.6.2 rightly flags the heritage significance of the RAF Upper Heyford site, but contains no detail on why the site is important beyond its designations; this detail would bring weight to significance and clarity in terms of management.

- **Objectives do not adequately consider the historic environment** (noting sole reference to CAs in the 3rd bullet under "Development"). We recommend the consideration given to the historic environment is brought in line with the objective provided for the natural environment. Both the natural and historic environment are integral to one another.
- Policy MC12: Good to see a policy on views, vistas and skylines although clarity is required on justification for the views chosen as well as pin-pointing the specific view-point for clarity in future management. It should be highlighted that the significant views to /from Rousham Registered Park and Garden and also to/from RAF Upper Heyford including a view along the runway looking eastwards require assessment as well as the current list is not exhaustive and there is an opportunity to identify others in the future.
- The Community Action Plan should include an objective for the historic environment, similar to that proposed for the natural environment. The historic environment could equally be much better promoted throughout the plan to help ensure the character and local distinctiveness of an area, is carried through in any change within a settlement.

Conclusion

Thank you for consulting us on this revised Plan. Our advice seeks to reiterate and expand in areas on where we feel further work is required with the Plan.

In accordance with NPPF (para 203) the Plan could do more to set out a positive strategy for sustaining and enhancing the significance of all types of heritage asset where possible, the need for new development to make a positive contribution to local character and distinctiveness; and ensure that it considers opportunities to use the existing historic environment to help reinforce this character of a place.

As you develop this Neighbourhood Plan should you wish further guidance and advice, there are multiple resources available to you. A list of relevant Historic England and third-party guidance can be found at the end of our original consultation response dated February 2024.

Yours sincerely, [redacted], Inspector of Historic Buildings and Areas

[redacted]@HistoricEngland.org.uk

See items 53-57 of Appendix A3.9 for MCNP's response to points made above

2025 – National Highways

Generic response received, with no comments specific to MCNP.

2025 – Oxfordshire County Council

OXFORDSHIRE COUNTY COUNCIL'S RESPONSE TO THE FOLLOWING CONSULTATION:

District: Cherwell
Consultation: Mid-Cherwell Revised Neighbourhood Plan 2024-2042 (Presubmission version)

Annexes to the report contain officer advice and Local Member views.

Overall View of Oxfordshire County Council

Oxfordshire County Council (OCC) welcomes the opportunity to comment on the pre-submission version of the revised Mid-Cherwell Neighbourhood Plan. The existing Plan (Mid-Cherwell Neighbourhood Plan 2031) was made in 2019 and some of the policies have been carried forward to the revised plan. We note that the Plan takes into account Cherwell District Council's (CDC) emerging Local Plan 2040, which has recently been subject to Regulation 19 consultation and that the Housing and Economic Needs Assessment published by CDC in December 2022 has been considered as part of the evidence base for the revised Neighbourhood Plan.

OCC previously submitted comments on the regulation 14 version of this neighbourhood plan and are now submitting comments in relation to the changes made since the regulation 14 consultation in 2024. The most notable of these changes is the removal of Heyford Park from the Neighbourhood Plan area. Other changes include an increased number of Local Green Spaces and various other policy changes. Unless stated otherwise, our previous comments still apply, and as requested we are mostly focusing comments on new or changed policies in this response. Where relevant, we have included our previous comments below to aid with reading this response.

Highways:

There are several proposed new Local Greenspace allocations. Several of these allocations include Highways Land. Where land has highways status, this takes legal precedence over the rights of the sub-soil owner and no works can take place without the County Council's approval. The highway status of the land means that the public have the right to pass and re-pass over it and public utilities have the right to site equipment on or within it. It is unclear how any green space status could affect this, or the County Council's ability to carry out any highway works or improvements in the future and we would not want to fetter this ability in any way. We therefore request that any Greenspace allocations that contain Highways Land are deallocated.

Oxfordshire County Council also has concerns that several of the allocations will be unable to provide adequate, and safe cycling and walking provision to and from the developments. We therefore request that the Neighbourhood Plan Forum revisit the infrastructure requirements for each of the allocation sites and explore every possible opportunity for cycle and walking provision.

Historic Environment / Heritage:

The Neighbourhood Plan doesn't include a Heritage policy, and we suggest the inclusion of a policy such as the below:

Policy- Historic Environment

The parish's designated historic heritage assets and their settings, both above and below ground, including listed buildings, scheduled monuments and conservation areas, will be conserved and enhance for their historic significance and their important contribution to local distinctiveness, character and sense of place. Proposals for development that affect non-designated historic assets will be considered, taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the National Planning Policy Framework (NPPF 2024).

Minerals and Waste:

Allocations sites MC5 and MC6, both fall within Minerals Safeguarding areas for Soft Sand. The proposals are currently not in conformity with the Oxfordshire Minerals and Waste Local Plan Core Strategy, and as such we request that these allocations are removed from the plan.

Climate Change and Biodiversity:

While we welcome the inclusion of Climate Change and Biodiversity concerns in the Vision and Objectives of the plan, it is notable that there are no specific policies relating to these topics.

Estates and Property:

The Estates and Property Team would like the Neighbourhood Planning Forum to ensure that the Neighbourhood Plan does not hinder Oxfordshire County Council's ability to develop its own landholdings in future, as such proposals would be for the benefit of the community.

More detailed officer comments are laid out below.

Officer's Name: [redacted]
Officer's Title: Assistant Strategic Planner

Date: 20 May 2025

ANNEX 1

OFFICER ADVICE

Team: Transport Comments

Officer's Name: [redacted] and [redacted]

Officer's Title: Team Leader / Senior Transport Planner

Comments

Green Space:

Ardley with Fewcott: AF3 and AF4 include highway land and therefore is unacceptable to the highway authority to be designated green space as it may be required for future highway improvements (including possible future improvements for active travel). AF4 includes land that would be affected by committed highway works associated with development at Heyford Park (signalisation of junction). AF1 and AF2 may be affected by Oxfordshire Strategic Rail Freight Interchange proposals, for which statutory consultation is expected in July. The Parish Council is recommended to engage with the developer to confirm.

Upper Heyford:
To note that UH1 includes Allen's Lane, which is an unadopted lane leading to Allen's Lock and the bridge over to the canal towpath. This is not a public right of way but forms a valuable access to the canal and its towpath which should not be obstructed. The owner should not be restricted from making necessary improvements to the lane.

Local Gaps: Note that proposals for highway infrastructure by Oxfordshire Strategic Rail Freight Interchange include enlargements to M40 J10 on LG5, Ardley bypass road on LG4, and Middleton Stoney Relief Road on LG3

Policy MC14E – previous comments for previous Policy MC9 regarding parking still apply:

'Applications to alter or extend an existing dwelling that would reduce the existing level of off-street parking provision will be resisted unless it can be satisfactorily demonstrated that the amount of overall parking provision retained on site is satisfactory and will not exacerbate existing difficulties with on-street parking in the locality'. Please note that OCC, when consulted by the LPA, will assess planning applications against OCC's Parking Standards for New Developments Parking standards for new developments (oxfordshire.gov.uk). With regard to impact on onstreet parking OCC will only object where there would be an unacceptable impact on the safety of users of the highway or the operation of the highway network.

On Page 55 the Local Plan Policy ESD15 is referenced but isn't relevant to congestion and the impact on pedestrian & buses, despite being implied that it is. Further expansion on how walking, cycling, wheeling and public transport can be protected and enhanced is needed.

Policy MC14G – The highway authority will require that all housing developments in or on edges of villages, even those with less than five dwellings, have safe pedestrian and cycle access to village amenities.

Policy MC16:

There is no reference to the Strategic Active Travel Network (SATN) priority link between Heyford / Bicester & Heyford / towards Oxford which should be highlighted in the plan.

Policy M16D – Previous comments for previous policy MC10 regarding traffic calming still apply:

Traffic Calming. Small developments are unlikely to generate sufficient numbers of vehicle movements to justify a need for traffic calming. In responding to consultations on planning applications, OCC would consider these on a case by case basis and would only request the provision of traffic calming schemes where a need can be justified in terms of CIL Regulation 122. If a specific traffic calming need is identified in relation to the housing allocation polices in the Plan, then consideration should be given to specifying this requirement within the policy. Note- Mid Cherwell has some allotted S106 traffic calming funding from the Heyford development, to mitigate traffic impact from it. OCC has facilitated design and delivery of such traffic calming scheme that Parishes have requested such as Chesterton Village gates, Steeple Aston SID's, Middleton Stoney VAS's, Barton Buildouts etc.

Policy MC17 – The highway authority will require that any new local employment sites have safe pedestrian and cycle access to local settlements. It is recommended that this requirement is added to the policy.

Housing allocations

General Comments

Local Transport and Connectivity Plan Policy 2b states that 'all new developments should have safe and attractive walking and cycling connections". Oxfordshire County Council has concerns that several of the sites proposed for allocation will not be able to deliver adequate infrastructure to be compliant with this policy. We therefore request that the Neighbourhood Plan Forum revisit the infrastructure requirements for each of the allocation sites and explore every possible opportunity for cycle and walking provision.

MC8 – Upper Heyford, Mill Lane

Mill Lane is extremely narrow along the site frontage, with no footway. Localised widening is likely to be required to provide a passing place, and the site would be expected to provide a footway along the length of its frontage.

Policy MC2: Station Road Ardley

The policy proposes a single vehicle, cycle and pedestrian access onto Station Road. Given the speed and volume of traffic on Station Road (B430) with a high proportion of HGVs, it would be far preferable if it were to connect directly into the adjacent Church View, although that road is unadopted. If that cannot be achieved a footway connection, minimum width 2 metres, must be made along the site frontage from any new access to Church View (where there is access to the signalised crossing of the B430) which may entail loss of hedgerow. In any case there will need to be clearance of some hedgerow to provide sufficient visibility at the vehicular access. The highway boundary is very tight to the carriageway along this frontage, and there also appears to be a ditch. Landownership must be confirmed right up to the highway boundary (a detailed survey is recommended) and advice sought on the culverting of any ditch. Feasibility of the footpath and cycleway connection must be established, because the site would be unacceptable in highway safety terms without it as there would be no safe pedestrian access.

Note that conditions on the B430 would change significantly if the Strategic Rail Freight Interchange goes ahead, as Ardley would be bypassed. However, the B430 would need to remain open to traffic as necessary to retain vehicular access to any future passenger rail station at Ardley. Also, there is very limited public transport currently serving Ardley, which makes it an unsustainable location for significant housing development. However, introduction of the SRFI would potentially put it within reach of a more frequent bus service.

Policy MC3 – Heyford Road, Kirtlington – previous comments apply and are set out below. Note that the site allocation boundary does not extend to the public highway, to include the access. Any planning application must include the access, and any necessary highway works within its red line boundary.

OCC Transport did object to the latest planning application at this site (23/02471/F), primarily on the grounds that the proposed access arrangement offered insufficient visibility. It is likely this could be overcome by amending the extent of the modifications to the boundary wall. (The notes do not specifically mention the stone wall, unlike for MC3(b)).

Assuming that an adequate access could be formed including a formal crossing of Heyford Road*, this site is likely to be acceptable to OCC Transport.*

Policy MC4 – Immediately north of MC3. Vehicular access would preferably be towards the southern end of the site within the 20mph limit. Adjustments may need to be made to the existing traffic calming on the A4095. Visibility splays would need to be established with reference to speed surveys and wall removed as appropriate to provide vis splays. A footway connection, with a formal crossing(s) of the A4095 if necessary, must be made to existing footways.

Note in relation to both Kirtlington sites – the A4095 lacks cycle facilities and although now 20mph, the traffic volumes mean cycling on the carriageway would not be suitable for all people in terms of LTN 1/20 guidance. It is recommended that footways are widened where possible to allow for off-carriageway cycling and additional crossing facilities may also need to be provided by development.

Additionally, the bus service through Kirtlington is limited in terms of hours of operation and frequency and relies on developer funding. Contributions would need to be made towards supporting the service.

MC5: Make sure accesses are in the 30mph area, potentially reducing the National speed limit along South Side at the village entrance if necessary.

Policy MC6, and 7 – Steeple Aston: Previous comments for MC2 a, b and c still apply:

It is not clear how a footway and cycleway can be provided, as required by Policy MC9, because there is insufficient space in the highway boundary alongside the Red Lion pub car park.
Despite these difficulties we expect developers to take every opportunity to include safe cycle and footway options where possible.

A narrowing of the Fenway highway boundary mid-way between Shepherds Hill and Coneygar Fields will also present a significant problem in the provision of a footway and cycleway between the site and the village.
Despite these difficulties we expect developers to take every opportunity to include safe cycle and footway options where possible.

This site is more central and will be better for pedestrian and cycle connections, but the vehicular access via Grange Park is not ideal. Note 3 requires "a separate pedestrian and cycle access from the Beeches footpath". It is not clear where this footpath is, so please could it be indicated on the plan. However, it is not an adopted highway or Public Right of Way, so access via the Beeches footpath may not be guaranteed.

Despite these difficulties we expect developers to take every opportunity to include safe cycle and footway options where possible.

MC7: Residents likely to object to vehicle access and construction traffic on Grange Park, even with a minimal number of houses proposed.

Team: Public Health

Officer's Name: [redacted]
Officer's Title: Health Improvement Practitioner

Comments

The Public Health team welcomes the additional opportunity to comment on this Reg14 pre-submission draft of the Neighbourhood Plan. We note the main changes from the previous iteration, including the removal of Heyford Park. Our comments remain largely unchanged, but for the purpose of clarity please find our revised response below.

It is acknowledged that the Mid-Cherwell region has a higher proportion of people aged 65 and over compared with the wider Cherwell district. This is compounded by the fact that projections suggest that this age group will increase by 92% across the Neighbourhood Plan period. This will inevitably lead to a greater demand on health services and the need for planning to put a special focus on the needs of older people to help them retain their independence. These could include, but are not limited to, improved bus connections between settlements and to Bicester, Banbury and Oxford; tackling loneliness and isolation; ensuring that any new developments cater to the needs of older people, such as through building 'whole-life homes' (also noted in Policy MC14) which enable people to continue living in their homes regardless of physical mobility. This could also include building networks of active travel routes and green spaces which are able to accommodate people with greater mobility needs, as well as the importance of seating for those who may wish to stop and rest during their journey.

It is concerning that a dearth of facilities for older children has been recognised in the Neighbourhood Plan. New and existing green spaces can be adapted to become attractive and feel safe and welcoming to older children, with a range of facilities such as toilets, 'nest swings', sociably arranged seating and many other innovative solutions. A Natural England publication looked at the need for equitable recreation for girls and young women. We recommend that developer contributions are allocated to these facilities.

We strongly support the Neighbourhood Plan's objective 'to ensure that affordable housing is provided within any local developments that meets the needs in particular of the local community, especially young people and older residents'.

The rurality of the Mid-Cherwell region makes it harder for residents to reduce reliance of the private car, and this is reflected in 61% of households in this area having two or more cars/vans. This adds further weight to the need for faster, more reliable bus services, and a strategic active travel network, which enables cycling between towns and villages, segregated from dangerous country roads. This is of particular concern considering the impact of new development on increased traffic levels on the road network.

We support, in principle, the policies which allocate sites for new residential development to meet the needs of the growing population, but these policies should be strengthened by requiring developers to deliver maximum sustainability, such as through secure and accessible cycle parking at home frontages wherever possible, buildings to be constructed to mitigate the effects of hotter summers and to reduce the need for heating in the winter. Development should also be obliged to incorporate appropriate tree planting to reduce the impact of the urban heat effect, improve biodiversity and to provide residents with areas of shade and aesthetic beauty. Director of Public Health Annual Report on climate change and health 2023/24 recognises the multiple benefits of green spaces in this regard.

We strongly support the protection of designated Local Green Spaces outlined in Policy MC11: Local Green Spaces. Aside from protecting these vital assets from development, the Neighbourhood Plan should also focus on ways to enhance green spaces for target demographics i.e. encouraging use by children and young people in designated sites in the Heyford Park area and focusing on assets that attract older people elsewhere in Mid Cherwell.

We welcome the dwelling mix noted in Policy MC14: Housing Development, which gives weight to the construction of smaller 1–2-bedroom homes. This will help to counterbalance the status quo, which is of majority larger, detached properties which would be unaffordable to young people. This in turn should help to attract a younger demographic to Mid-Cherwell.

We support the traffic calming element of Policy MC16, as this will help to provide a safer and more appealing environment for people to walk and cycle.

Since the first iteration of the Mid-Cherwell Neighbourhood Plan, the Covid-19 pandemic has changed the landscape of employment, with home and hybrid-working now the norm for many. Policy MC17: Local Employment should acknowledge this and include the need for local hubs for residents to use to work from when not commuting into a central office.

We note the proposed new health facility which is covered in Policy MC18: Health Facility. The growing population of the Plan area will increase demand for primary care services, and developer contributions need to be required to enhance access to primary care. Whether this is through enhanced provision at existing neighbouring surgeries such as at Deddington or elsewhere needs to be determined in consultation with the ICB.

Team: OCC Property and Estates

Comments

OCC Property and Estates Team notes the request of the Neighbourhood Plan Forum to previous consultees to comment only on the latest changes that were made to this Neighbourhood Plan following the departure of Heyford Park Parish Council from the Neighbourhood Plan Forum.

Notwithstanding this, OCC Property and Estates Team would like to re-iterate their previous comments and again request that the relevant parts of the revised Neighbourhood Plan that have remained unchanged be amended as previously suggested.

OCC Property and Estates Team has reviewed the revised Pre-submission version of the Mid-Cherwell Neighbourhood Plan, including revised and new appendices and has the following comments to make.

Policy MC1: Settlement Areas

OCC controls the playing field behind the Kirtlington Primary School to the east of Heyford Road, Kirtlington. According to Policy Map 3 on page 64, this playing field is shown to fall outside the Settlement Area for Kirtlington. The extents of the Settlement Area follow those that were defined under policy PD1: Development at category A Villages of the 'made' Mid-Cherwell Neighbourhood Plan.

OCC Property and Estates Team notes that this draft policy seeks to resist development proposals outside of each defined Settlement Area, unless the proposed use is essential to or suited to a countryside location.

OCC Property and Estates Team considers it is essential that any designation will not prevent OCC from redeveloping its land to address future education needs. Should the school need to expand or have any temporary building provision or similar for any operational reasons, it is important to ensure that such development on this land would not be contrary to this policy due to its location outside of the defined Settlement Area. It is assumed that an education use would fall under either of the exceptions described in this draft policy; however, it would be appreciated if this could be clarified in the draft policy text.

Policy MC8: Upper Heyford Site Allocation – Land Off Mill Lane

OCC Property and Estates Team strongly support this draft site allocation policy. As previously confirmed to Upper Heyford Parish Council, the site is suitable, available and achievable with no barriers to delivery of at least 10 dwellings within the next 5 years.

There are no significant planning constraints affecting the site, which was also confirmed in the Strategic Environmental Assessment (Appendix 6) that forms part of the Evidence Base documents. Therefore, this site makes an excellent choice for housing allocation.

OCC Property and Estates Team endorses the requirements set out in this allocation policy and would like to confirm their commitment to work together with all relevant stakeholders, including the Parish Council and Neighbourhood Plan Forum, to deliver a high quality design-led residential development that will respect and enhance the historic character of the local area and provide a number of community benefits, including a policy compliant percentage (%) of affordable housing and significant on-site biodiversity gains.

Policy MC10: Local Gaps

OCC controls the land known as the Old Quarry Field, which adjoins the built-up areas of Ardley and Fewcott. OCC Property and Estates Team agrees with the Neighbourhood Plan Forum's decision to de-designate the Old Quarry Field, as it does not qualify as a local gap.

Policy MC11: Local Green Spaces

OCC Property and Estates Team notes that the Old Quarry Field is proposed to be designated as a Local Green Space (LGS) (reference AF2). This designation is proposed to be transferred without any changes from the 'made' version of the MidCherwell Neighbourhood Plan to this revised version of the Neighbourhood Plan.

OCC Property and Estates Team would like to note that this land is currently being considered to form part of a county wide habitat bank. Given that the proposed designation is unlikely to prevent OCC from using this land for BNG purposes, OCC Property and Estates Team would like to confirm that they have no objection to the inclusion of this land as a LGS.

OCC also controls the land known as 'Covert Field' in Fritwell, which is proposed to be designated as a LGS (reference FT3). OCC Property and Estates Team would like to make clear that they strongly oppose the designation of this site as a LGS, as it would make it very difficult to continue undertake future development for the public benefit of the local community.

The site is owned by OCC, which is a public body, and not a private owner or developer. OCC is a long term holder of public land and has been charged with managing this land for public benefit. This designation could prevent OCC from carrying out its statutory duties in managing this land or meeting its other duties. Accordingly, the need to protect it to prevent commercial development occurring in the future is not applicable in this instance.

OCC Estates and Property Team has also reviewed the Landscape Consultant's Report (Appendix 3), which sets out the reasons for justifying this designation. This can be seen on page 66 of the report.

OCC Estates and Property Team agrees with the conclusions of the assessment that the site is in reasonably close proximity to the community and is not an extensive tract of land. In addition, it is also agreed that the site is not "beautiful" and has no historic significance, but has some recreational value.

Notwithstanding this, OCC Estates and Property Team disagrees with the significance that was attached to the value of the site in terms of its tranquillity and wildlife.

As it is highlighted in the report, the site is primarily used for sport purposes. Therefore, it is reasonable to conclude that such use will generate significant levels of noise, especially during warm months. Further, it is located along a busy road and adjacent to residential properties which means that there are only a few times

during the year where the site will be quiet and peaceful. Accordingly, OCC Estates and Property Team considers that the site cannot be demonstrably special for its tranquillity to the local community.

With regards to its wildlife value, the assessment confirms that the majority of the area comprises amenity grassland that is regularly mowed and kept short. The site is indeed enclosed by hedgerow, which may have some ecological value; however, this cannot be considered demonstrably special to the local community as similar hedgerow can be identified all over the area. Therefore, it is unclear as to how this common element can be considered to be demonstrably special to the local community.

Consequently, OCC Property and Estates Team kindly requests that LGS FT3 is dedesignated as a LGS.

Team: Archaeology

Officer's Name: [redacted]
Officer's Title: Planning Archaeologist

Comments

We agree that the Neighbourhood Plan should include a specific Historic

Environment/Heritage Policy, as the Built Heritage section does not address specific factors to deal with archaeological remains A Historic Environment policy could cover built heritage, conservation areas, other listed buildings, scheduled monuments and below ground remains

1.62 'Major archaeological sites' what does this constitute? Could also rephase to say 'as yet there are no major archaeological sites' as developer funded archaeology is continually recording new sites across the region.

Allocation Site Specific Advice:

The listed allocation sites all lie in areas of archaeological interest and potential, and most will require some level of archaeological investigation, though MC3 Kirtlington has already had an evaluation, and no further mitigation is required.

MC2 Ardley – the site lies in an area of archaeological potential and interest, with remains dating from the Bronze Age - Saxon periods recorded in the local area. We would advise that any planning application for this site will require an archaeological investigation. A Roman brooch was recovered from a field c. 280m east of the proposal site. Surveys carried out ahead of the Oxfordshire Strategic Rail Freight Infrastructure project recorded a relatively high number of archaeological remains in the immediate area of Ardley, including banjo enclosures 450m northeast of the site and a Saxon sunken featured building c.530m southwest of the site. The scheduled ancient monument of Ardley Wood moated ringwork lies 350m to the west of the site. This is a fortification built and occupied from the late Anglo Saxon period to the later 12th century.

MC3 Kirtlington – The site has already been subject to an archaeological evaluation which recorded a low level of 16-18th century activity, and no further archaeological investigation will be required ahead of development.

MC4 Kirtlington – The site lies to the immediate north of MC3 and so lies in an area of general archaeological interest and potential. Prior to the development at Akeman Spinney, an archaeological excavation recorded Iron Age and Medieval settlement evidence; it is possible this evidence continues into the allocation site. The northern boundary of the site is Akeman Street, the Roman Road which ran from Alchester to Cirencester. In other stretches of the road, roadside settlement has been recorded. We would require an archaeological investigation to be undertaken on this site.

MC5 Steeple Aston – The site lies in an area of archaeological interest and potential, with cropmarks recorded from aerial photographs showing an undated rectangular enclosure to the west of Oxford Road. Fieldwalking activity has also been carried out on the field to the west of the site which recovered Neolithic flint implements. A possible Roman inhumation burial was recorded at Burlands, c. 210m to the southeast of the site, and a possible Long Barrow is recorded c. 460m to the southwest of the site. We would advise that an archaeological investigation is undertaken prior to development on this site.

MC6 Steeple Aston – The site lies to the north of MC5 and so has much the same archaeological interest and potential, though, there are further rectangular enclosures recorded as cropmarks to the northwest of Brasenose Cottage. The Portable Antiquities Scheme records Medieval and post Medieval finds from the field to the west of MC6. We would advise that an archaeological investigation is undertaken prior to development on this site.

MC 7 Steeple Aston – This site lies closer to this historic core of Steeple Aston, where there are a number of 17th century buildings. Historic mapping suggests that the only development previous in the allocation site was an aviary. The site may contain as yet unknown archaeological remains, and so, we would likely ask for an archaeological investigation to be undertaken as part of a condition, should permission be granted.

MC8 Upper Heyford – This site lies close to the historic core of Upper Heyford, which has buildings originating in the Medieval period. LiDAR data suggest there could be some disturbance in the area, and historic mapping shows tree planting, though the Portable Antiquities Scheme records a Roman find from just north of the allocation site. It is possible that Medieval or earlier remains survive on the site, and so should permission be granted, we are likely to ask for an archaeological investigation on this site as a condition.

Team: Minerals and Waste Policy and Strategy

Officer's Name: [redacted] **Officer's Title:** Planning Officer

Comments

General Comments

The Minerals and Waste Policy and Strategy Team welcome the opportunity to comment on the revised Mid-Cherwell Neighbourhood Plan (pre-submission version) (MCNP), following the withdrawal of Heyford Park parish from the Neighbourhood Plan Area.

We provided comments on the previous pre-submission plan, dated 7th March 2024, and this response should be read in conjunction with those comments which still stand where the plan has not been altered and are not repeated here as per the Explanatory Note in the MCNP).

We note as a result of the withdrawal of the Heyford Park Parish, a number of policies have been altered, notably housing site allocations under polices MC2-MC8 and the proposal of 8 additional Local Green Spaces. These are addressed below.

The Oxfordshire Minerals and Waste Local Plan Part 1: Core Strategy 2017 (OMWCS) forms part of the Development Plan for the MCNP area, and as such any policies within the Neighbourhood Plan should be in conformity with the OMWCS.

Much of the Neighbourhood Plan Area contains land safeguarded for Soft Sand and

Crushed Rock as designated by the OMWCS. Therefore, Policies M8: Safeguarding

Mineral Resources, M9 Safeguarding Mineral Infrastructure and W11: Safeguarding Waste Management sites are particularly relevant to the MCNP where it seeks to designate land use. For reference, an excerpt of these policies is provided below.

Policy M8: Safeguarding Mineral Resources

Mineral resources in the Mineral Safeguarding Areas shown on the Policies Map are safeguarded for possible future use. Development that would prevent or otherwise hinder the possible future working of the mineral will not be permitted unless it can be shown that:

- *The site has been allocated for development in an adopted local plan or neighbourhood plan; or*
- *The need for the development outweighs the economic and sustainability considerations relating to the mineral resource; or*
- *The mineral will be extracted prior to the development taking place.*

Mineral Consultation Areas, based on the Mineral Safeguarding Areas, are shown on the adopted Policies Map.

Policy M9: Safeguarding mineral infrastructure

Existing and permitted infrastructure that supports the supply of minerals in Oxfordshire is safeguarded against development that would unnecessarily prevent the operation of the infrastructure or would prejudice or jeopardise its continued use by creating incompatible land uses nearby.

Safeguarded sites include the following rail depot sites which are safeguarded for the importation of aggregate into Oxfordshire:

- *Hennef Way, Banbury (existing facility);*
- *Kidlington (existing facility);*
- *Appleford Sidings, Sutton Courtenay (existing facility); and*
- *Shipton-on-Cherwell Quarry (permitted facility); as shown on the Policies Map; and*
- *any other aggregate rail depot sites which are permitted, as identified in the Annual Monitoring Report.*

Proposals for development that would directly or indirectly prevent or prejudice the use of a site safeguarded for mineral infrastructure will not be permitted unless:

- *the development is in accordance with a site allocation for development in an adopted local plan or neighbourhood plan; or*
- *it can be demonstrated that the infrastructure is no longer needed; or • the capacity of the infrastructure can be appropriately and sustainably provided elsewhere.*

Policy W11: Safeguarding waste management sites

The Minerals and Waste Local Plan: Part 2 – Site Allocations Document will identify sites that will be safeguarded for waste management use for the duration of their planning permission, comprising:

- *operational waste management sites with planning permission;*
- *sites with planning permission for waste management use which have not yet been brought into operation;*
- *vacant sites last used for waste management purposes; and*
- *sites allocated for waste management development in the Site Allocations Document.*

Proposals for development that would directly or indirectly prevent or prejudice the use of a site safeguarded for waste management will not be permitted unless: • the development is in accordance with a site allocation for development in an adopted local plan or neighbourhood plan; or

- *equivalent waste management capacity can be appropriately and sustainably provided elsewhere; or*
- *it can be demonstrated that the site is no longer required for waste management.*

Policy Specific Comments

Policy MC2: Ardley Site Allocation – Land off Station Road

The proposed allocation for 8 dwellings lies within a Mineral Consultation Area, and partly within the Mineral Safeguarding Area for Crushed Rock at the south-eastern corner, and therefore Policy M8 of the OMWCS is relevant.

Potential mineral working is already constrained by the existing development immediately to the north of the proposed allocation at Church View, as well as to the south at Upland Cottage. Therefore, the potential sterilisation of mineral for this allocation would be minimal compared to the buffers required to mitigate any adverse effect to the existing properties.

We suggest the policy includes reference to the need for appropriate mitigation to the rear of the properties.

MC3: Kirtlington Site Allocation: Land South of Jersey Cottages

No comment.

MC4: Kirtlington Reserve Site Allocation: Land North of Jersey Cottages

No comment.

MC5: Steeple Aston Site Allocation: Land off South Side

The proposed allocation for 15 dwellings lies within a Mineral Safeguarding Area for Soft Sand. These sand deposits are a valuable resource and of long-term strategic importance for aggregate mineral supply in Oxfordshire and Policy M8 of the OMWCS applies.

Residential development in this location would place sensitive receptors in proximity to the mineral resource and could therefore prevent or hinder the possible future working of the mineral.

The MCNP acknowledges our previous objection to this proposed allocation and should this proposed allocation be taken forward in the MCNP, we would expect the allocation to be in conformity with the OMWCS, demonstrating that the need for the development outweighs the economic and sustainability considerations relating to the mineral resource.

Until such time as we see further evidence to bring this proposed allocation into conformity with the OMWCS, our objection remains, and we seek the removal of this draft allocation.

MC6: Steeple Aston Allocation: Land off Fenway

The proposed allocation for 15 dwellings lies within a Mineral Safeguarding Area for Soft Sand. These sand deposits are a valuable resource and of long-term strategic importance for aggregate mineral supply in Oxfordshire and Policy M8 of the OMWCS applies.

Residential development in this location would place sensitive receptors in proximity to the mineral resource and could therefore prevent or hinder the possible future working of the mineral.

The MCNP acknowledges our previous objection to this proposed allocation and should this proposed allocation be taken forward in the MCNP, we would expect the allocation to be in conformity with the OMWCS, demonstrating that the need for the development outweighs the economic and sustainability considerations relating to the mineral resource.

Until such time as we see further evidence to bring this proposed allocation into conformity with the OMWCS, our objection remains, and we seek the removal of this draft allocation.

MC7: Steeple Aston – Reserve Site Allocation: Land off Grange Park

The proposed allocation for 10-15 dwellings (as a reserve site) lies within a Mineral Consultation Area for Soft Sand; consequently Policy M8 of the OMWCS should be considered.

The proposed allocation is not within the Mineral Safeguarding Area itself, and there is existing residential development at Grange Park which is in closer proximity to the Mineral Safeguarding Area. Therefore, we do not consider that development at this location would prevent or hinder any future mineral workings.

MC8: Upper Heyford Site Allocation – Land off Mill Lane

No comment

Policy MC9: Green Infrastructure Network

Please refer to our March 2024 comments.

Policy MC4: Green Infrastructure Network

Bullet C

Mineral developments are, and may in future, occur within the Mineral Safeguarded areas, and these may cause a temporary pause to the effectiveness of the Network whilst the development takes place, however the restoration following extraction may well lead to enhancement of the effectiveness and connectivity of the network.

Include the word "permanently" in the sentence "Proposals that permanently harm the effectiveness or connectivity of the Network will not be supported".

Bullets D & E
BNG requirements for Minerals and Waste developments will be explored within the future new Oxfordshire Minerals and Waste Local Plan, and are not the responsibility of the MCNP. Therefore, suggest rewording the section to "residential development proposals"

Policy MC10: Local Gaps

Please refer to our March 2024 comments.

Policy MC5: Local Gaps

All the designated Local Gap areas fall within Minerals Safeguarded area.
Therefore, Policy M8 should be considered.

We would not wish to see a policy that prevents or possibly hinders any future mineral working in this area. Therefore, this policy should include an additional bullet to ensure conformity with the Local Plan.

• Development required for the delivery of the Oxfordshire Minerals and Waste Local Plan.

We would also wish to see the word development within the first paragraph of the Policy MC5 preceded with the word "residential". So that it reads

Local Gaps are intended to prevent coalescence of any residential proposals with existing settlements, to reduce the impact of any such residential development on existing settlements……

Without these amendments this policy is considered not to be in accordance with Policy M8 and we would object to this Policy.

Policy MC11: Local Green Spaces

We note an additional 8 Local Green Spaces are being proposed from the previous consultation version of the MCNP, and that 25 are retained from Policy PD5 of the made MCNP.

Of the additional proposed Local Green Spaces, the below are identified as either being within a Mineral Consultation Area, or a Mineral Safeguarding Area.

Proposed Designation	*Parish*	*Site Address*	*Mineral Designation*
SA4	Steeple Aston	Water Land Community Orchard	Mineral Consultation Area
MS2	Middleton Stoney	Children's Playground	Mineral Consultation Area
SO1	Somerton	Ardley Road Children's Play Area	Mineral Consultation Area

FT3	Fritwell	Covert Field	Mineral Consultation and Safeguarding Area

To confirm, our previous comments made in March 2024 in relation to Local Green Spaces still stand; however please see below for amended references to the National Planning Policy Framework (NPPF).

NPPF para 108 states that policies for managing development within a Local Green Space should be consistent with those for Green Belts.

As significant areas of the MCNP falls within Mineral Safeguarded Areas, we feel it necessary to confirm that mineral extraction is not considered inappropriate development within the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it (NPPF Para 154(5)), and we would consider that this would also apply to Local Green Spaces.

Policy MC12: Protection of Important Views, Vistas and Skylines

Please refer to our March 2024 comments.

MC7: Protection of Important Views, Vistas and Skylines

The designation DTV4 looks towards an existing mineral working at Duns Tew, and many of the other designations fall within Minerals Safeguarded areas.

We are therefore pleased to see recognition that these designations do not prevent development but instead seek to enable careful siting, design and layout decisions to be made.

ANNEX 2

LOCAL MEMBER VIEWS

Cllr: Gareth Epps **Division: Deddington** **Date: 12th May 2025**

Comments:

There is a complex history to the MCNP, contentious in some quarters.

The 'made' Plan has a section on community infrastructure, but its aspirations are severely limited. However, there is considerable development activity projected in parts of the area; Heyford Park expansion, Ardley Rail Freight depot, Puy du Fou etc. These all require strategies to mitigate impacts and set out requirements for strategic links that would address (for example) the role of a larger Heyford Park as a service centre. What I can't see here is the setting out of that infrastructure in terms of access, active travel, public transport etc.

There are existing issues within Heyford Park [outwith the scope of this Plan] regarding use of Camp Road for HGV traffic; separate HGV access is due to be built and thought by the parish council and many others to be overdue. I've asked a separate question about the trigger points for this, and requested a briefing on Heyford Park S106 monies more broadly.

The Community Action Plan does talk about HGV impacts and the need for planned and controlled access. There are very few crossings of the Cherwell suitable for HGV use. Rousham Bridge is far from ideal. Somerton bridge has a height and weight limit. A plan for this would be useful especially in light of the likely new NSIP for Ardley rail freight.

I strongly support the call for expanded public transport provision and am committed to exploring ways of meeting this need; this also needs to be encapsulated in S106 provision. Equally, villages such as Duns Tew and North Aston would greatly benefit from improved footway provision to the A4260 so residents can walk the relatively short distances (approx half mile) to catch the S4 and X4 buses, safely segregated from traffic. I see this as a standalone and bespoke aspiration. Likewise pedestrian access from Steeple Aston and the Heyfords to Heyford Station.

With most villages in mid-Cherwell overly dependent on the private car, it is vital that a strategy for active travel be set out to achieve existing County Council objectives and support alternative modes of transport. Support for new bus routes and community transport (a success story in the area) should be clearly voiced in the NP.

There has been historic underinvestment in active travel. The emerging Strategic Active Travel Network identities a number of strategic alignments across midCherwell, particularly north-south to connect Oxford and Banbury, but also the identified links to Bicester. Infrastructure planning should prioritise the need to make these links reality. Plans must also take into account emerging development proposals in the Ardley, Bucknell and Heyford Park areas, and the changes to travel patterns that these will bring. Specifically, the potential for Heyford Park to become a significant service centre and the need for active travel and other transport connectivity needs to be addressed through developer contributions to construct the infrastructure needed.

Cllr: Will Boucher-Giles **Division: Chesterton and Launton**
Date: 15th May 2025
Comments:

I second the points that Cllr Epps makes above.

In my division there is particular concern about Puy du Fou, the proposed rail freight centre as well as the TriTax warehousing proposed in the same area. The TriTax development already underway at Little Chesterton which has given seemingly little or no thought to wastewater and sewerage or to ground water attenuation does not stand them in a very good light. The residents of Lower Heyford are also concerned about the perceived failing in the previous phases of Heyford Park and how they are to be rectified in the coming phases.

As per local transport provision Chesterton village is expanding further along Green lane with a new planning app for 100+ homes and yet the village has no public transport, as the bus was rerouted through Weston and Wendlebury. - and these are just what I have been told in the first week on the job!

These development projects are necessary for the growth and success of the county, and it very much seems to me that many of the concerns that the local residents have with these projects can be assuaged with the provision of suitable infrastructure clearly laid out in guidance from OCC, in the planning of the projects and in the execution of the their construction with open channels of communication and adequately enforced penalties for non-co-operation - this of course is in particularly reference to HGV traffic and traffic management plans.

Thank you for the opportunity to raise these concerns from my residents.

2025 – Canals and Rivers Trust

See item 11 on p.210-216 and also items 48-51 in Appendix A3.9, where MCNP's responses are given.

A3.8: RESPONSES FROM LANDOWNERS AND DEVELOPERS (MCNP 1 AND 2)

Schedule of Responses from MCNP member parishes to Landowners Submissions to Reg 14 Consultation

Date received	Landowner	Parish	Ref.	Comment	Response
24.2.24	Oxfordshire Diocesan Board	[redacted]	MC1	Bluestone Planning, on behalf of ODBF, state: This policy defines settlement areas and states that proposals within the settlement areas will be supported. The ODBF controls a parcel of land within Fritwell which has recently been put forward in response to a Cherwell HELAA Call for Sites last autumn (ref. 132). The site is the parcel of land south of East Street, known as, 'Land At The Back of 1 And 3 East Street, Fritwell, Bicester OX27 7PX', and is currently not shown as being within the settlement area within the draft Reg 14 review of the MCNP. As indicated in the Call for Sites response, the site is suitable to identify as a housing allocation site. It is bounded by the school playing to the south and a road to the north and would provide an suitable edge of village location for housing to meet the expected growth of a settlement of this size. There are no known constraints to development on this site. Whilst the site is situated close to the village Conservation Area and within 200m of a listed building, the impact of any future development on both of these heritage assets can be appropriately addressed with a suitable design and layout. A plan of the site is appended to this submission at APPENDIX 1. The site is 1.32 Hectares in total area, with the whole of the site being suitable for development. It should be noted that the land	Fritwell Parish Council do not support the application for assignment of land for building purposes submitted by the Oxford Diocesan Board of Finance, known as the "Land at The Back of 1 And 3 East Street, Fritwell, Bicester OX27 7PX". This submission needs to be considered in the context of the Cala Homes being built on nearby land, current CDC Local Plan 2011-2031 and Mid-Cherwell Neighbourhood Plan (MCNP) 2018-2031, and FPC do not support this proposal for the following reasons: Policy PD1 of the MCNP details development at Category A villages and states that "The total number of additional dwellings permitted during the Plan period either within the settlement area, or adjacent to them, shall be approximately 25 for Fritwell..." Fritwell with the current development due for completion this year of 28 Houses has exceed this provision for the planning horizon to 2031, and if the Cherwell Local Plan to 2040 is adopted after review, Fritwell will be categorised as a "Small

				immediately east of the proposed allocation site is also within the same ODBF ownership. The allocation of this site can provide a policy compliant residential scheme, with an appropriate mix of market and affordable housing, including some social rented units. The site is capable of providing 10-15 dwellings in total, depending on density and BNG requirements etc. There are no barriers to the delivery of this site, it is available and can progress within the Plan period to meet the housing needs as identified through the MCNP. We therefore request this site be allocated for residential development, and the settlement area boundary redrawn to encompass the site.	Village" and will only be required to consider "infill" developments. In the intervening years since 1994 when the number of dwellings then was 214, there has been 146 new properties added to the housing stock (this includes 22 "infill" properties, Town Well End (11), Hodgson Close (34), Fewcott Road (2), Old School Lane (15), Fewcott View (19), George and Dragon Close (7), Covert Close (8) and the additional 28 from Cala). This is over a period when Fritwell has had significant loss of amenities to support this burgeoning community which has increased by 68% in 30 years. FPC consider any new additions to the housing stock is unsustainable, without significant infrastructure investment. There is no evidence suggesting this is forthcoming. FPC are close to declaring a moratorium on all additional house building in the village as the Water Treatment Facility is unable to cope with existing flows in the village. This problem has been raised with Anglian Water since 2020, and FPC facilitated a meeting with Anglian Water in November 2023, while receiving assurances, evidence of raw sewage surfacing in gardens in Forge Place (closest to the treatment plant) and a noisy pump disturbing residents at the Raghouse Lane end of the village. 2023, saw this Fritwell sewer storm overflow spilling 46 times for a total of 377.53 hours, discharging into the Padbury Brook River Great Ouse, which is and increase over preceding years.

					After a question to Anglian Water on the planned capacity of the plant, their official response was that Treatment Flows design capacity is at 570 persons. The 2021 Census has Fritwell population at 712. This has increase since by an additional 23 (at Covert Farm and George and Dragon developments completed recently) and will increase further with the Cala development of 28 houses by an estimated 70-95 persons (Stable Gardens – Ormond Manor Road). This will increase Fritwell's population by 805-830 indicating to FPC an undercapacity in treating flows of 29%-31%. FPC have already lodged concerns with CDC regarding the uncertainty regarding which organisation will be responsible for ongoing future maintenance of the swales and other flood management measures associated with the current 28 dwelling development.
26.2.24	Abbeymills Homes – Tim Northey	[redacted]	Q1	Agree with its timeframe which accords with the emerging district Local Plan.	
	Abbeymills Homes – Tim Northey	[redacted]	Q2	No suggestions as it is considered a comprehensive and thorough document.	
	Abbeymills Homes – Tim Northey	[redacted]	Q3	In particular, support the aspiration within the draft vision to the sensitive delivery of more affordable housing as this is the most significant social issue in the district which the current local plan / neighbourhood plan has not sufficiently delivered on as housing affordability has significantly worsened over the current plan period. However, it is suggested that the draft vision also includes reference to housing more generally as a significant need also exists for market housing which is normally required to facilitate the provision of affordable homes.	

	Abbeymills Homes – Tim Northey	[redacted]	Q4	Support the plan's objective of identifying potential sites at Steeple Aston and Kirtlington to provide new housing as it is evident under the current Neighbourhood Plan that without specific allocation of land then housing delivery is likely to fail to materialise and provide for local housing needs.	
	Abbeymills Homes – Tim Northey	[redacted]	MC3A	The proposed allocation of land Off Heyford Road (South) for the development of 10-14 new dwellings, is fully supported by both the land owners and end developer. Abbeymill Homes has a legal interest in this site and can confirm that it is suitable, available and achievable for residential development purposes. We have recently carried out a full technical appraisal of the site which has included highways, arboriculture, drainage, ecology, heritage, landscape and archaeology, and confirming that an acceptable technical design exists in relation to all these matters. Whilst it is acknowledged that the site is located within a registered park and garden and conservation area, a sensitively designed scheme for 14 dwellings on the site has been assessed by heritage specialists who considered that the development will result in the lower end of 'less than substantial harm' and hence such harm should be weighed against the public benefits of the proposal in accordance with Paragraph 208 of the NPPF. A copy of the Heritage Assessment prepared by Bidwells, together with the proposed scheme it was based upon, is included with this submission. It is materially important to note that this site did not form part of the original historic parkland setting of Kirtlington House, only being included within the listing on the request of the then owner of the house (see accompanying Heritage Assessment). It maintains a markedly different character to the adjoining parkland which was formally landscaped but did not include this site. Furthermore, the existence of 1-4 Jersey Cottages is also materially significant as it has established modern residential	

				development on this side of the Heyford Road and within the listed parkland, promoting a residential character upon this proposed site. A recent planning application on the site (application ref: 23/02471/F) highlighted the extensive public benefits that would result from its development, and outweighing any harm that would arise from the proposal. These included: -Significant social benefits in providing both market and affordable housing in a mix to meet identified local housing needs; -Economic benefits through construction of the development and resulting new residents contributing toward the vitality and viability of local community facilities and services; and -Extensive environmental benefits including a significant onsite biodiversity net gain through a comprehensive landscaping scheme, repair and instatement of the boundary wall along Heyford Road and a management plan for the existing woodland to ensure positive long term management. Whilst the Local Planning Authority (LPA) recently refused this application it is likely that Abbeymill Homes will appeal this decision as the majority of reasons were the result of a failure of the LPA to work positively with the applicant. This will also be the first appeal submitted against a decision by the Council on this site and so is untested. In terms of the specific criteria of the policy, the developer does have concerns with proposed criteria 2 of the policy as in delivering a sensitively designed and high quality scheme it is questioned whether single storey dwellings represent the most appropriate form of development in this location. As such properties occupy greater footprints and require larger plots,	

				this may not be appropriate when seeking to try to minimise the development footprint of a more sensitive located site. If the basis of the policy is aiming to deliver provision of housing opportunities for older persons, it is suggested that this criteria might be best re-worded to reference the requirement for the provision of four plots to be designed to be suitable for older persons (or adaptable housing) rather than specify a particular house type.	
	Abbeymills Homes – Tim Northey	[redacted]	MC3B	The land owners support the proposed allocation of land off Heyford Road (North) for residential development of up to 21 dwellings. This site is considered suitable, available and deliverable for the identified use. This site has no recent planning history and is not within the listed park and garden or the Kirtlington Conservation Area. As with proposed allocation MC3(A), it also does not form part of the historic parkland setting of Kirtlington House being outside of being a recent inclusion and with a markedly different character. In terms of the proposed criteria of the draft policy, again criteria 2 is considered overly prescriptive and it is suggested that it is reworded to refer to the provision of adaptable and accessible housing rather than single storey as this is more flexible in meeting housing needs. Criteria 3 refers to a single vehicular access coming off Heyford Road and potentially an emergency access off Heyford Road together with a separate pedestrian and cycle access, potentially resulting in three extensive sections of existing walling having to be removed to allow construction of these accesses. This would likely have an impact upon the existing character of the street scene along the Heyford Road.	

				Alternatively, as site MC3(A) and MC3(B) are in the same land ownership, it is suggested that the policy encourages exploration of delivery of a single access (including pedestrian and cycle) to serve both sites thereby minimising the amount of existing wall that will need to be removed in bringing these sites forward for development. The access designed under application ref: 23/02471/F could potentially accommodate up to 200 dwellings based upon Oxfordshire County Council's highway specification, and therefore should be capable of accommodating both developments and the existing Jersey Cottages. An emergency access could be provided off Akeman Street through the existing agricultural access thereby avoiding the loss of any further section of wall.	
	Abbeymills Homes – Tim Northey	[redacted]	MC9	Clause A of draft Policy MC9 seeks to set out a housing mix for new developments of 10+ dwellings with delivery focused upon 1, 2 and 3 bedroom homes, but effectively seeking to discourage the provision of any 4+ bedroom homes. The justification for this appears to be a desire to create a more diverse housing stock in the local area having regard to existing housing provision rather than being based upon evidence concerning local housing needs. This proposed clause is a concern as creating diverse new communities requires a wide range of house types to be delivered, including larger family homes which would be prevented under this proposed policy. Furthermore, it is understood that the affordable housing register for the district includes a specific need for larger affordable homes of 4+ units to be provided. It is therefore requested that a review of the proposed housing mix is undertaken that allows for some larger family homes to be delivered to ensure housing choice to meet all housing needs in the local area.	
	Abbeymills Homes – Tim Northey	[redacted]	Other	In general, the approach and content of this draft Neighbourhood Plan is welcomed particularly now that it intends to identify land for development as this was a shortcoming of the previous plan, resulting in no new housing	

				sites coming forward at Kirtlington and which still has an outstanding housing requirement under the current plan.	
23.2.24	John East	[redacted]		Comments from John East [redacted] • Why isn't there a Plan B for Kirtlington • Why is there a biasness towards the East Family and Corner farm. • Meeting of 27 th November No discussions for and against the sites took place. Fixed meeting. • Only a Small percentage of the village attended, we aren't even sure if they were in fact people from the village (Agent for site KT7 voted) • The type of houses proposed at Jersey cottages are no for families within the Village • The development wont support the local school • No mention in the plan of job creation • Heyford and Ardley should take development for employment. • Summary document, no images for Kirtlington • Scoring is Bias and inaccurate, could be due to the experience of the individuals scoring the sites • Scoring pillions, the same as conservation area. Weight should be given to the conservation area and heritage of the village. • Mr Lipson has stated that villagers are bias. Biasness has no place in Planning. • Woodstock way — please provide facts and evidence. Nothing has been provided so far. • Kirtlington Parish council have provided inaccurate information to the public. They stated professionals	

				would review the site assessment before going to the next stage. This hasn't happened. • Why numbers included on the scoring? This is totally inaccurate information and should be stuck out. • Concerns regarding heritage issues have been dismissed by the site assessment team and the inclusion on MC3(A) MC3 (B) • No notice of pervious highway concerns have been listened to in relation to MC3(A) MC3 (B) • Would an abattoir be supported by Mid-Cherwell on Coner Farm, Kirtlington • Drains outside KT7 and 1<T8 have collapsed in recent weeks, no mention of this has been put forward. • Bullying towards members of the parish councils, members of the public have also been witnessed at MCNP meetings. We are unsure how this is neighbourly. • Closed meetings of Mid-Cherwell neighbourhood plan forum • Concerns regarding ecology of MC3(A) MC3 (B) wildlife heaven. • Loss of openness to the entrance of the village by developing MC3(A) MC3 (B). • Why are knocking down the Jersey cottages mentioned in the site assessments • Why are meeting being held with landowners when Regulations 14 isn't over. • why no provision for gypsy and traveller sites have been allowed for in the Mid Cherwell neighbourhood plan area.	

				These are Mr East comments to be submitted as part of Regulation 14.	
Comments made at engagement meeting on 31.1.24	John East	[redacted]	Other	I believe that Heyford Park that's leaving Mid-Cherwell forum. Could you tell me the reason why that is and what effect that's going to have on the finances of Mid-Cherwell forum? What about the finance situation? How close is that?	
Comments made at engagement meeting on 31.1.24	Dan Moore	[redacted]	Appendix 6	I am a consultant for Corner Farm. My question, just going back to that point there it's not a question, it's a point regarding that. Obviously if English Heritage make a comment regarding that development and if they oppose it then your neighbourhood plan application obviously will fall away. Is that correct? But that's not the question, sorry. My actual question is to do with the strategic environmental assessment and your consultant's report. The report outlines many recommendations regarding Kirtlington, the built environment, the historic environment, biodiversity, all of which it says that recommendations that the sites that you've chosen shouldn't be allocated. I'm just wondering why the report that has been commissioned by Mid-Cherwell is being ignored or are you waiting for English Heritage and CDC to step in?	Historic England made no comment on the latest Jersey Cottages application. The planning applications for the Jersey Cottages site have not been tested at appeal, thus there has, as yet, not been a challenge to the heritage objections from CDC. The AECOM report suggested (para 9.42, pg 33) that "further consultation with HE is also recommended to identify and agree appropriate mitigation strategies". This advice will be followed to challenge the inclusion of Site MC3A on the edge of the registered park and garden. Any perceived harm to heritage assets is outweighed by the benefits that can be gained from development of this site. Other sites assessed but not recommended are considered to be much more damaging to the historic integrity of the village.
Comments made at 6.2.24 engagement meeting	Dan Moore	[redacted]	MC3	The Strategic Environmental Assessment states that MCNP should carefully consider the heritage aspects of sites being put forward for allocation. Why has this advice been ignored?	The advice has not been ignored.

Comments made at 6.2.24 engagement meeting	Dan Moore	[redacted]	MC3A	Why has MCNP ignored the listed status of Kirtlington Park, and English Heritage's reminder of its status in 2018 correspondence, and its impact on the site being put forward for allocation at Jersey Cottages?	See rationale to Reg 14 2025 policy MC3.
Comments made at 6.2.24 engagement meeting	John East	[redacted]	MC3	Members of the Kirtlington site assessment team have been accused of being biased against sites other than those chosen. Isn't this true?	It is not true
Comments made at 6.2.24 engagement meeting	John East	[redacted]	Other	Doesn't the resignation of Heyford Park from the MCNP Forum mean that S.106 monies due to be paid have been lost?	No.
19.3.24 (late submission)	Villiers Park Educational Trust	[redacted]	MC6	Chadwick Town Planning on behalf of VPET: letter (undated) with covering email.	The allotments are clearly within the boundaries of the village, and who uses them is irrelevant.
6th February 2024	Richard Preston	[redacted]	MC10	Please be realistic in the fact that families living in villages such as ours are isolated from urban facilities and are thus likely to own a car. Because of this, cars will always be required and consideration should be given the needs of those car owners and not penalise them for owning a car.	Many thanks for your time completing this. We agree that no site is ideal and each will come with compromise.
	Richard Preston	[redacted]	MC12	Fully support the possible addition of a full health facility at Heyford Park.	
	Richard Preston	[redacted]	MC13	Fully support	
	Richard Preston	[redacted]	MC2A	Isolated site. Very distant from most village facilities such as the school, village hall, sports ground, church and shop. Extending village settlement well outside the existing village parameters.	

				Will be hidden behind roadside boundary tree belt which will make the development feel isolated and on their own. Not what a village is all about! Footpath is inadequate and unsafe at present. Being such a distance from the school and recreation facilities, it will encourage the use of motorised transport to access these facilities making the village roads even more congested	
	Richard Preston	[redacted]	MC2B	To quote Cherwell Districts Council's previous observations of this site from 2017 :- Land to North of Fenway, Steeple Aston 3.32 hectares Greenfield site outside the built-up limits. A restricted byway runs along the eastern boundary of the site. The southeast corner of the site abuts the Conservation Area boundary. The western boundary of the site is adjacent to an Archaeological Constraint Priority Area. The site is considered to be unsuitable for development as the site is on the edge of the village and does not relate well to the existing village in terms of being able to accommodate development. It would not be possible to achieve a satisfactory form of development without harm being caused to the character and appearance of the area. The site would also be detached from Coneyger Fields by the restricted byway and would result in two separate cul-de-sacs. To add to CDC's concerns, this site is again a distance from village facilities such as the school, shop, village hall, church and recreation facilities. This in turn will encourage the use of motorised access to these facilities again increasing the congestion already experienced around the village. My personal objection to this site is that it will ruin the entrance / exit to the village from Fenway and will set a precedence for future development outside the village. It will alos be very iosolated from the rest of the village and this is not what village life is all about!	The plan endeavours to look at Steeple Aston as it is now, so whilst Cherwell commentary in previous years is relevant it is not crucial. Cherwell will also input into this plan.
	Richard Preston	[redacted]	MC2C	The site is much better spatially related to the existing village than the peripheral sites which are allocated ahead of it. It would be much better integrated than the other developments	

				and have better access to services and facilities by feeling part of the village rather than being out on a limb. The site would not result in a significant visual intrusion into the open countryside like the preferred sites and would be well contained by existing built development and landscape features. The site would not detrimentally impact on the Conservation Area or other heritage assets , a matter which should be given significant weight, unlike other sites which are proposed to be allocated. Fenway and North Side are likely to be used by any proposed development and there is no technical highways evidence to suggest that they could not accommodate a modest increase in traffic associated with the scale of development. Construction traffic impacts are temporary in nature and should not be given significant weight in site allocation. They can be successfully reduced through Construction Traffic Management Plans using planning conditions. The house, whose owners have agreed to sell and then be demolished to enable access to the site, has a road frontage wide enough to accommodate a two-lane roadway and footpath (15.3 metres) This site also has the potential for a footpath to be created within the owners land to join The Beeches footpath to the North of the site which would make it possible for pedestrian access to the school, village hall and sports facilities without the need to drive or walk too far to reach these essential village facilities. The site, not visible from the rest of the village other than 12 houses, sits on part of an old estate where any character of the grounds has already been compromised by the modern development of Grange Park. The existing trees of value would/could be retained and integrated into the new development and would become accessible to the public.	

				Looking at the RAG rating, some "red" markings should be reconsidered and reduced to "Green". These are as follows: - Points 6 & 7. The area will retain the landscape value and all trees of significance actually enhancing the area for all existing properties and those that might be constructed. Points 25; 26; 27; 28 and 29. This site is much closer to all facilities than the other preferred sites reducing the likelihood of vehicular usage within the village. Should be "Green" not "Red". Looking at the SEA rating of the site, it would in actual fact enhance the historic, landscape and community wellbeing of the area and has no flood risk. The report mentions a possible, restrictive covenant on the existing properties but there is no evidence of this. Please show evidence if existing. Summery: This site, if RAG scoring is adjusted correctly, would score more highly than the two preferred sites and would not encourage the development outside the existing village boundary and would be less isolated and more inclusive to the village.	
	Richard Preston	[redacted]	MC9	To assist in the vibrancy of villages, some development should be encouraged with thought to the immediate needs of that settlement.	
	Richard Preston	[redacted]	Q2	maybe simplify it somewhat	
W21	Jeff Sasin	[redacted]	CAP	It would have been nice to see a map showing the two Rural Exception Sites proposed for Steeple Aston, this would keep all informed of other housing that may be coming down the pipeline. Allowing residents of SA and MA to make comment on all developments in the area.	Noted.
W21	Jeff Sasin	[redacted]	MC11	Is it viable to have a web page specific for the 12 parishes devoted to businesses in this area. There are plenty of businesses tucked away that are hard to find using normal search engines with most searches ending up at Amazon.	Interesting point which we would encourage. Thank you.

W21	Jeff Sasin	[redacted]	Other	Would there be any interest incorporating within the site allocations any areas for tennis courts, bowling greens, cricket pitches. Would there be any funds to build or maintain and would they be used.	Interesting. A bigger picture plan for the village would capture this and is needed.
20.2.24	Marion and Grenfell Loggin	[redacted]	MC5	We are the [redacted], please find below our representations in response to the draft Mid-Cherwell Neighbourhood Plan Pre-Submission consultation: 2.7 Draft Policy MC5 Local Gaps introduces two new proposed Local Gaps at Ardley, namely LG5 and LG6. The draft policy states that "Local Gaps are intended to prevent coalescence of any development proposals with existing settlements, to reduce the impact of any such development on existing settlements, and also to provide the opportunity for visual and acoustic screening." 2.8 The policy then tries to control what happens in the Local Gaps and states: "Within a Local Gap, the land should remain predominantly in agricultural use, but it may also accommodate: 1. Development associated with agricultural use that conforms to other policies in this Plan and in the Cherwell Local Plan 2. proposals for economic activities that bring about rural diversification, providing that: - the development is operated as part of a viable rural business (including farm holding) and contributes to the viability of the holding; - it is not detrimental to the character and appearance of existing buildings and their setting within the landscape; - existing buildings are used in preference to new buildings or extensions; - utilities and other infrastructure are available or can be provided	The proposed Local Gaps at Ardley have subsequently been amended for the Reg 14 2025, and are now dealt with in policy MC10.

				- and there is access by means of an existing road; no highway hazards are created or increased; and road improvements incompatible with the character of the surrounding area are not required. 3. Ecological mitigation and appropriate visual and acoustic screening arising from development outside the Local Gaps 4. Footpaths, cycle routes and bridleways Any development which is proposed adjacent to the designated strategic area of Heyford Park (as defined by Local Plan policy Villages 5) should not give rise to coalescence with the other surrounding settlements, or impact adversely on those settlements, to ensure that their rural amenity, separate identity and character are maintained." 2.9 The concern with the local gaps designations are two fold, first it is queried whether the proposed gap are required. The Neighbourhood Plan itself recognises the importance of key strategic Local Plan policies such as Policy Villages 1, 2 and 5 which have a direct impact on the MCNP area. These policies control and direct development within and on the edge of villages within Cherwell, and for example include a list of criteria including "Whether significant adverse impact on heritage or wildlife assets could be avoided" or "Whether significant adverse landscape and impacts could be avoided". Therefore it is unnecessary to add a further layer of policy. 2.10 Secondly, the proposed restrictions in the/criteria for the proposals in the gap are too onerous, for example, the criteria for example do not account for any permitted development rights that agricultural holdings have within the gaps may have for example there are farm buildings within the proposed gaps which could be converted under Class Q or Class R of the General Permitted Development Order and there is no requirements for such conversion to be operated as part of a	

				viable rural business (including farm holding) and contributes to the viability of the holding, therefore the policy is seeking to add an overly onerous layer of policy. 2.11 With regards to the Evidence base for the Local Gaps this is set out in the Briarwoods 'Proposed Local Green Spaces, Special Landscape Area and Local Gaps Review – Mid Cherwell Neighbourhood Plan'. The report concludes for each gap 'Does the area meet the criteria for a Local Gap designation in landscape and visual terms?'; but at no point explains what these criteria are or how they were derived.	
20.2.24	Marion and Grenfell Loggin	[redacted]	Other	1.1 In December 2023, the MCNP Forum published for consultation, the Pre-Submission Consultation Draft of the draft Mid-Cherwell Neighbourhood Plan Pre-Submission consultation (with Appendices) ("the Draft Neighbourhood Plan"). 1.2 The Pre-Submission Consultation Draft contains 6 Appendices, namely: Strategic Environmental Assessment – Scoping Document Strategic Environmental Assessment Housing Needs Assessment Landscape Consultants Report Treescapes Benefits and Opportunities Report Housing Sites Assessment Report 1.3 Notably there is no submitted community consultation report. 1.4 We are very concerned that the MCNP Forum have not worked in a positive or collaborative way with landowners [redacted] and are proposing to designate large swathes of land as Local Gaps with absolutely no consultation with the impacted landowner(s). 2.0 THE DRAFT NEIGHBOURHOOD PLAN Introduction	The proposed Local Gaps at Ardley have subsequently been amended for the Reg 14 2025, and are now dealt with in policy MC10.

				2.1 At paragraph 1.1.6 to 1.1.7 reference is made to Cherwell's emerging Local Plan at paragraphs 1.1.6 to 1.3 the draft Neighbourhood Plan recognises the importance of providing a policy framework with certainty, but in our view, this should situate the neighbourhood plan correctly within the emerging planning policy context. The Mid-Cherwell Neighbourhood Plan Forum (MCNPF) needs to ensure that the plan is both in general conformity with, and adequately reflects and accommodates the strategic policies, provisions and requirements of the current and emerging Local Plan. 2.2 Preferably, the Neighbourhood Plan should have regard to section 38(5) whereby later adopted plan documents take precedence over earlier documents. 2.3 The "basic conditions", against which the Examiner will assess the Neighbourhood Plan, once appointed only following a lawful Regulation 15 submission and Regulation 16 consultation are set out in paragraph 8(2) of Schedule 4B: "(2) A draft order meets the basic conditions if— (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order, … (d) the making of the order contributes to the achievement of sustainable development, (e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area), Community Engagement 2.4 Paragraphs 1.12.1 – 1.12.3 refers to Community Engagement, ideally a draft Consultation Statement should be	

				submitted with the Pre-Submission version of the Neighbourhood Plan, as the statutory consultation statement should record all consultation responses at Regulation 14 stage. 2.5 As stated above, we are very concerned that the MCNP Forum have not worked in a positive or collaborative way with landowners and have designated large swathes of land as Local Gaps with no consultation with the impacted landowners. The lack of consultation statement highlights the paucity of consultation. 2.6 It would have been more helpful in the present circumstances to provide a Draft Basic Conditions Statement.	
25.2.24	Mat Watson	[redacted]	MC2	Langley Brook, Chartered Surveyors, on behalf of Mat Watson – report dated 23.2.24 (112 pages), summary: 10.1 Site 4 is located on the northeastern side of Steeple Aston, **immediately adjacent** to the settlement boundary and enclosed on three sides by residential development. 10.2 The site is located within **walking distance** of a range of services and facilities within the village of Steeple Aston. 10.3 There are no statutory or non-statutory designated sites present within or immediately adjacent to Site 4. There are no known physical constraints on Site 4, with the exception of the TPO trees which have been accommodated in our Client's indicative scheme demonstrating how a modest but much needed residential development site could be delivered. 10.4 Our Client has sought and received independent legal advice on the alleged legal impediments, which were given as principal reasons for its exclusion. That advice, presented herein in full in the interests of transparency, has confirmed that these legal impediments are not sound. On that basis there are no	All your comments have been noted. Thank you. However, our understanding, contrary to 10.9 of the representation, is that the potential for a significant legal impediment remains. We feel unable to recommend the site as we consider that it is technically 'unavailable'. More detail is given on p.430. Should new evidence be provided, a reassessment of the site may be possible.

				known legal impediments preventing the allocation of Site 4 for development in the NP. 10.5 The majority of the existing habitats within Site 4 generally hold very limited ecological value, as evidenced by a recent detailed expert report. 10.6 It is considered that should a development come forward at Site 4, there is scope for significant enhancement through the retention of habitats of relatively greater value and the provision of areas of more species-rich habitats such as new hedgerow planting, in addition to the restoration or appropriate management of various habitats currently supported within the site. 10.7 Moreover it is considered that should a development come forward at the site, mitigation measures proposed, have the potential to actually reverse any long-term decline in the ecological interest of the site and offer significant enhancements for biodiversity over the existing situation. 10.8 There is **limited visibility** of the site from public viewpoints and public receptor sites. 10.9 In respect of access, Counsels opinion advises that based on the evidence he has seen, he has no difficulty concluding that **there is no legal impediment to providing access to redevelopment to Site 4**. Counsel considers that the MCNPF has thus far fallen far short of justifying its exclusion of Site 4 from further consideration in respect of access. 10.10 In respect of restrictive covenants, our Client's solicitors believe that Site 4 is, in their view, **completely unencumbered**. On this basis, our client is free to develop Site 4 (subject to planning of course) without any restriction.	

				10.11 A carefully considered indicative development scheme with sensitive siting and layout and showing Site 4 readily accommodating 12 residential units has been put forward. 10.12 This site represents a **suitable, achievable and available** parcel of land coming forward for future housing in an appropriate position within a sustainable settlement. As a result, it can play an important part in helping meet the district's and the village's housing land requirements. 10.13 On balance, it is recommended that **Site 4 is reassessed and be allocated for residential development within the NP in order to meet the required housing figures.** Alternatively, the built-up limit (settlement boundary) could be extended which would allow the principle of development to be supported in this location. 10.14 Our **Client strongly objects to the proposed designation of his land as** 'possible priority grassland habitat'. He seeks the removal of this proposed designation from his land as part of the NP process. 10.15 The comments herein are intended to be provided in a candid but constructive manner to help support the preparation and examination of the NP and the decision making of related stake holders. 10.16 **Whilst our Client has some concerns about the process of site selection and the engagement with him hitherto, shared by Counsel, the MCNPF are to be congratulated for otherwise carrying out extensive consultation and the drafting of the Neighbourhood Plan to this point.**	Regarding 10.14, MCNP Forum is not the body proposing such designation.
25.2.24	Pegasus on behalf of	[redacted]	Q1	Living based at [redacted] have previously been engaged in the preparation of the Neighbourhood Plan as it covers the	The arguments in this representation have been superceded by the removal of Heyford

	Dorchester Living and New College, Oxford			entire area of the former RAF base at Upper Heyford and indeed are an associate member of the NP Forum. We have set out a number of comments below which are intended to be constructive and helpful to the preparation of the Neighbourhood Plan Review. We also note that, as a matter of public record, that there is a live procedural consultation at present whereby Heyford Park Parish Council has requested a departure from the Neighbourhood Area. In terms of the plan period, it is noted that the Vision is for the period to 2040. The consultation on the Cherwell Local Plan Review referred to the plan period 2020-2040, but also acknowledged that there is some uncertainty, so the plan period may need to be extended to beyond 2040, may be to 2042 or 2045. In our representations to the Local Plan Review, we supported the extension of the Plan period and suggested that the plan period should be extended to 2045. The reason being that the plan should set the framework for the long term as stated in paragraph 22 of the NPPF (September 2023) and to anticipate and respond to the long-term requirements and opportunities such as those arising from major infrastructure and where larger scale developments such as new settlements or strategic extensions to existing settlements needs to be considered. Our representations advocated that the Plan period should extend beyond the 15 years post adoption and look ahead (at least 20 years) to take into account the timescale for delivery and to provide certainty for investment, having regard to the comprehensive and multi-phase development proposed. The PPG Neighbourhood Planning provides guidance on the preparation of NPs, in particular, “Can a neighbourhood plan come forward before an up-to-date local plan or spatial development strategy is in place?” “They can be developed before or at the same time as the local planning authority is producing its local plan…. A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it	Park from the MCNP designated area. Reg 14 2025 has been implemented on the basis of the revised area and removal of policies relating to Heyford Park.

				is to meet the basic condition. Although a draft neighbourhood plan or Order is not tested against the policies in an emerging local plan the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. For example, up-to-date housing need evidence is relevant to the question of whether a housing supply policy in a neighbourhood plan or Order contributes to the achievement of sustainable development. Where a neighbourhood plan is brought forward before an up-to-date local plan is in place the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in: • the emerging neighbourhood plan • the emerging local plan (or spatial development strategy) • the adopted development plan with appropriate regard to national policy and guidance. The local planning authority should take a proactive and positive approach, working collaboratively with a qualifying body particularly sharing evidence and seeking to resolve any issues to ensure the draft neighbourhood plan has the greatest chance of success at independent examination. The local planning authority should work with the qualifying body so that complementary neighbourhood and local plan policies are produced. It is important to minimise any conflicts between policies in the neighbourhood plan and those in the emerging local plan,…" The Neighbourhood Plan (NP) period should be consistent with the plan period for the Cherwell Local Plan review.	

	Pegasus on behalf of Dorchester Living and New College, Oxford		Q2	We have no comments on the general presentation of the Plan; however, we do have comments on the specific chapters and policies of the plan. Chapter 1 References to the NPPF need to be updated to December 2023. 5 Para 1.1.5 for consistency in the way that the adopted Local Plan is referred to it should state that the Partial Review dealing with Oxford's unmet housing need was adopted on 7th September 2020. Paragraph 1.1.7 final sentence "The Neighbourhood Plan recognises the importance of key strategic Local Plan policies such as Policy Villages 1, 2 and 5 which have a direct impact on the MCNP area." The policies that are referred to in this paragraph are from the adopted Cherwell Local Plan, however, Appendix 1 of the Cherwell Local Plan Reg 18 September 2023 states that these policies are proposed to be replaced. Policy Villages 1 is proposed to be replaced by Policy CP35 Settlement Hierarchy Policy Villages 2 is proposed to be replaced by Policy CP86 Rural Areas Strategy Policy Villages 5 is proposed to be retained. However, we have submitted representations to the Reg 18 Local Plan with suggested wording for a revised policy for Policy Villages 5. The Local Plan review provides the opportunity to review and re-purpose Policy Villages 5 in the current context and to condense the wording, focussing on the opportunities the brownfield site has to offer, whilst at the same time having regard to the longer-term future development of Heyford Park. Our revised wording to replace Policy Villages 5 includes Core Policy 82 and the proposed new greenfield site allocation south of Heyford Park for 1,235 dwellings (Site Reference LPR42). Paragraph 1.7.8 to be clear should refer to the "adopted" Local Plan Villages 5	The arguments in this representation have been superceded by the removal of Heyford Park from the MCNP designated area. Reg 14 2025 has been implemented on the basis of the revised area and removal of policies relating to Heyford Park.

				The penultimate sentence: "The new housing, employment opportunities, facilities and services play a major role of provision within the NP area (for which a further planning application 18/00825/HYBRID was submitted in May 2018 and approved in 2020 2022). In the last few years, a "village centre" with shops, hotel and other facilities has opened, and house-building has continued at a steady pace." It is not clear whether the NP is being prepared in parallel with the emerging Cherwell Local Plan Review – as the draft NP Review refers to the adopted Local Plan. This requires clarification at the earliest opportunity, in the context of an updated Local Development Scheme. As it stands, the two Plans are out of kilter and progression of the NP Review at the present time is therefore premature until the LPA and its emerging strategic plan have considered growth and spatial distribution options fully. This is also notwithstanding any procedural impacts which may arise from the proposed realignment of the Neighbourhood Area.	
	Pegasus on behalf of Dorchester Living and New College, Oxford		Q3	The draft vision is supported.	
	Pegasus on behalf of Dorchester Living and New College, Oxford		Q4	The environment objective should be clarified by reference to the increase in biodiversity in accordance with national policy. The penultimate objective is not an objective, but a statement and therefore should be included in the text. "We support the Intergovernmental Panel on Climate Change (IPCC) and the UK Government's commitment to net zero greenhouse gas emissions, the 25-Year Environment Plan and the Environment Act of 2021, aimed at halting biodiversity decline and delivering biodiversity net gains." The role of the Neighbourhood Plan policies should complement and add value to the Local Plan policies.	

	Pegasus on behalf of Dorchester Living and New College, Oxford		Q5	Policy MC1: Settlement Areas Additional wording is proposed to clarify that this policy does not apply to Policy Villages 5 in the adopted Cherwell Local Plan or any successor policy/policies in the emerging Cherwell Local Plan that relate to the former RAF Upper Heyford base. The policy as drafted does not support development in principle at Heyford Park which is contrary to adopted and emerging LP policy. The policy mismatch between the two emerging Development Plans is also identified in our response to question 2 above. Additional wording is underlined and bold text. "The Neighbourhood Plan defines Settlement Areas at Fritwell, Kirtlington, Lower Heyford, Middle Aston, Middleton Stoney, Steeple Aston and Upper Heyford, as shown respectively on Policy Maps 1 to 7. Proposals for development within a Settlement Area will be supported in principle. Development proposals will not be supported outside a Settlement Area unless the use is essential to or suited to a countryside location, or is allocated in this Plan for housing development. This policy does not apply to Policy Villages 5 of the adopted Local Plan and any successor policies relating to the former RAF Upper Heyford." Policy Villages 5 of the adopted Local Plan sought to deliver a new sustainable settlement at Heyford Park. However, there remain significant brownfield opportunities together with a limited amount of greenfield development that can together deliver a comprehensive approach to meeting additional development needs in the Cherwell Local Plan review period and beyond. Representations have been made to Cherwell DC in response to the Reg 18 consultation last Autumn. Heyford Park is well placed to accommodate future growth and can assist in the delivery of the spatial objectives set out under the three themes of the Plan, thus delivering sustainable	The arguments in this representation have been superceded by the removal of Heyford Park from the MCNP designated area. Reg 14 2025 has been implemented on the basis of the revised area and removal of policies relating to Heyford Park.

				development and relieving development pressure (and opportunistic applications) in less sustainable rural villages. Heyford Park not only functions in its own right as a sustainable settlement, but also functions as a service centre for the surrounding villages and as an alternative to other centres. Heyford Park provides a range of services in retail, healthcare, education, employment, leisure and community uses so that neighbouring villages do not need to travel to Bicester. Heyford Park is the only settlement outside Banbury, Bicester and Kidlington that provides secondary education. There are also opportunities for green energy on site at Heyford Park and also the nearby waste to energy plant. The Parish Councils will be aware that Heyford Park is an example where development has been promoted with the support of local residents, local politicians and officers at Cherwell.	
	Pegasus on behalf of Dorchester Living and New College, Oxford		MC4	Policy MC4 Green Infrastructure Network It is noted that this policy has been prepared in the context of the adopted Local Plan Policy ESD17 and the emerging Local Plan Core Policy 15. Clauses D and E respond to the biodiversity net gain (BNG) provisions of the Environment Act 2021. On 12th February 2024, BNG becomes mandatory for all major planning applications in England. Essentially this piece of legislation mandates BNG in the planning process, making it a requirement for all appropriate developments to deliver a minimum 10% net gain in biodiversity. As such, the Environment Act 2021 amends the Town & Country Planning Act (TCPA) and 2008 Planning Act (NSIPs). For minor development BNG comes into force from 2nd April 2024 and for NSIPs it will become mandatory from November 2025. The BNG Metric (currently in its 4.0 version and includes a Small Sites Metric which is a simplified version of the 4.0 Metric) will provide the means for applicants to calculate the baseline	The arguments in this representation have been superceded by the removal of Heyford Park from the MCNP designated area. Reg 14 2025 has been implemented on the basis of the revised area and removal of policies relating to Heyford Park.

				biodiversity value of the application site in determining the net gain requirement of their proposals. The Treescapes Report demonstrates that the existing Network has a biodiversity value of more than 6 units in most cases, or between 3 and 6 units. Clause D anticipates that the distinctiveness multiplier score of the BNG Metric (from very low to very high) will be at least medium for proposals located within or adjoining the existing Network. Clause A - the clause refers to green and blue infrastructure, yet the policy is titled green infrastructure. This is confusing and suggest the title of the policy is changed to Environmental Infrastructure, which will make referring to green and blue infrastructure easier. Clause B - This clause seeks to ensure new development in or next to the identified network has regard towards the existing network and seeks to maintain and improve it. We have no specific comment to make regarding this clause. Clause C - This clause seeks to prevent harm to the effectiveness or connectivity of the Network and support proposals that increase connectivity and effectiveness of the network. The wording of the clause makes sense, but we are concerned it can be interpreted as a very restrictive clause that prevents any impacts on the network. There may be cases where the network is disrupted by development but the development more than compensates for any loss of connectivity by providing alternative habitat connections as part of a larger development. Clause D – "For the purpose of calculating Biodiversity Net Gain requirements using DEFRA's latest metric, development proposals on land that lies within or immediately adjoining any part of the defined Network should anticipate achieving at least a medium distinctiveness multiplier score. (see the penultimate paragraph of the supporting text)."	

				This clause is very unclear and should be clarified either by rewording or changes to the supportive text or both. The term distinctiveness multiplier is not a recognised term. For example, does this mean that for developments within or adjacent to the network all new habitat created within a development should comprises habitats of medium distinctiveness or that overall, a development should have a distinctiveness a score of medium. If the latter, then we are not aware of a method for averaging out the distinctiveness scores across a development. If the former it would preclude all low distinctiveness habitats such as amenity areas or private gardens etc from contributing to net gain which would be contrary to the policy from central government and how the metric works. It is assumed the intention is for any habitats contributing to the network either through improved effectiveness or connectivity must be of at least medium distinctiveness? Either way this needs clarifying. The supporting text also refers to the network as scoring 6 or between 3 and 6. These figures have to be related to something. It is assumed it is 6 or 3-6 units per hectare as a biodiversity value. This needs clarification. Clause E – sets out a migration hierarchy - we have no further comments. An objection is made to Map 8 and Map 8B Green Infrastructure which includes OS Openmap Local water – Surface Line"- which might not be accurate enough for the purposes of the map.	
	Pegasus on behalf of Dorchester Living and New College, Oxford		MC5	Policy MC5: Local Gaps An objection is made to this policy and Map 9 in respect of the area proposed as LG2, LG3, LG4, LG5 and LG6. An objection is also made to the proposed area LG3, LG4, LG5 and LG6	The arguments in this representation have been superceded by the removal of Heyford Park from the MCNP designated area. Reg 14 2025 has been implemented on the basis of the revised area and removal of policies relating to Heyford Park. Even so, the Local

				The NP refers to saved Policy C15 (CDC Local Plan 1996), however this is not proposed to be saved, but is proposed to be replaced by CP43 Protection and Enhancement of the Landscape and CP45 Settlement Gaps. The NP policy has been prepared on the basis that Policy C15 is saved and therefore the NP seeks to "provide more specific local detail in support of this saved policy, with particular reference to the impact of the Heyford Park development on the near by village of Upper Heyford to the west" The extent of a buffer/gap was raised as an important issue at the time the NP was previously prepared. Dorchester raised concerns then and objected to the further use of an 'as yet identified' buffer zone to the north of Caulcott." This area is currently open countryside, it is therefore covered by Cherwell Part 1 Local Plan policies that describe those uses considered to be acceptable in the open countryside. The village of Caulcott was neither a Category A or a Category B village in the adopted Local Plan and therefore any proposals to develop here would be considered by Cherwell District Council in accordance with the existing planning policy of the adopted development plan, that is the Part 1 Cherwell Local Plan 2011-2031 (July 2015). In terms of the emerging Local Plan the District Council have taken the opportunity to review the categorisation of the villages and Caulcott remains in the open countryside. The NP policy has been prepared with adopted Local Plan Policy ESD13 (which is proposed to be replaced by CP43) and seeks to "apply locally specific detail to that CDC policy". The issue is that the NP needs to be prepared in general conformity with the strategic policies of the development plan. In order to meet the Basic Conditions test of the neighbourhood plan preparation the MCNP needs to be positively prepared (NPPF paragraphs 13 and 16) (NPPG paragraph: Paragraph: 005	Gaps policy has been amended, and is now dealt with in Reg 14 2025 as policy MC10.

				Reference ID: 41-005-20190509, Paragraph: 036 Reference ID: 41-036-20190509, Paragraph: 044 Reference ID: 41-044-20190509 and Paragraph: 070 Reference ID: 41-070-20190509 Identifying indicative swathes of countryside that are inappropriate for development without evidence to substantiate the need for designation on grounds such as heritage, landscape, ecology, or any other constraint, is not a positive way to approach Neighbourhood Plan preparation. The imposition of the gap would prejudice the ability of the local planning authority to assess the capacity of development around Heyford Park and also the delivery of comprehensive sustainable development. The evidence provided does not justify the proposed buffer of LG2. It would be erroneous to create a form of Green Belt buffer around large swathes of Heyford Park. Dorchester are of the view that this would also be unlikely to be supported by the District Council and an examiner for the NP. An objection is therefore made to the proposed area LG2. The proposal to designate LG4, LG5 and LG6 has no regard to the emerging Cherwell Local Plan Review. Core Policy 85 proposes the re-opening of the Ardley Rail Station for passenger services, as such the land at the original Ardley Station is safeguarded to support the delivery of a new station and access to it. Furthermore, the designation of local green space at LG3, LG4, LG5 and LG6 has the potential to frustrate opportunities for strategic transport infrastructure including traffic mitigation for Middleton Stoney and Ardley. An objection is also made to the proposed area LG3, LG4, LG5 and LG6	

				Settlement gaps or buffers should only be used in exceptional circumstances where they can be justified. These exceptional circumstances patently do not exist in this case.	
	Pegasus on behalf of Dorchester Living and New College, Oxford		MC6	Policy MC6: Local Green Spaces An objection is made to this policy, regarding the proposed additional LGSs shown in bold in Figure 11. The NPPF para 105 states that "The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period." Paragraph 106 states: The Local Green Space designation should only be used where the green space is: a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and c) local in character and is not an extensive tract of land." (my emphasis) The purposes, role and function and how LGS is designated is set out in the PPG Open space, sports and recreation facilities, public rights of way and local green space. To be clear the PPG states that: "…plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making.	The arguments in this representation have been superceded by the removal of Heyford Park from the MCNP designated area. Reg 14 2025 has been implemented on the basis of the revised area and removal of policies relating to Heyford Park.

				Paragraph: 007 Reference ID: 37-007-20140306" "The proximity of a Local Green Space to the community it serves will depend on local circumstances, including why the green area is seen as special, but it must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community served." Paragraph: 014 Reference ID: 37-014-20140306 There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgment will inevitably be needed. However, paragraph 105 of the National Planning Policy Framework is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name. Paragraph: 015 Reference ID: 37-015-20140306 An objection is made to the approach proposed in the emerging NP, in some cases the areas proposed are extensive tracts of land and appear as a blanket designation. As stated in guidance these areas should not be seen as a back door way of applying Green Belt policy to an area. This is what the NP appears to be proposing as the second paragraph in the rationale for the policy states: "The effect of the designation is to give the spaces the equivalent protection as national Green Belt policy, meaning that only very special circumstances will justify what would be deemed 'inappropriate development'." In the first instance it should be noted that the hybrid planning permission for Heyford Park includes areas of open space and	

				other amenity land and continues the obligations from the previous appeal. The evidence provided in Appendix 4 does not justify the approach to the designation of the proposed LGS. The designation of LGS should not be applied to extensive tracts of land. It should be noted that the emerging Cherwell Local Plan (para 3.336) acknowledges that the LGS does not have to be publicly accessible, or in public ownership, and designation does not confer any rights of public access. The PPG states: "Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with land owners, whose legal rights must be respected." Paragraph: 017 Reference ID: 37-017-20140306 Figure 11 List of Local Green Spaces and Policy Map HP1 – Heyford Park Free School Specialisms Campus, Izzard Road - OBJECT The school needs the site for future expansion, in fact this is set out in the parameters plan for the planning application (ref Application No.: 18/00825/HYBRID which states at Condition 4 that "Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents: Parameters Plan P16-0631_08 Sheet No. 01 rev AM Pegasus Composite Parameter Plan (submitted 8th September 2020)." The extant parameter plan Rev AS (approved by way of an NMA Application No.: 22/03860/NMA). Parcel 32 is the Free School site. As set out above in the extant planning application there are plans to expand the school, but there is no detail yet, the options include part of HP1.	

				The designation of HP1 would therefore frustrate if not stall the implementation of the extant planning permission and therefore the ability of the school to expand. Therefore, all options should be kept open at this stage and HP1 should not be designated as LGS as this would frustrate the implementation of the extant planning permission referred to above. HP2 – Heyford Village Green adjacent to Howard Road and Wellington Road – OBJECT An objection is made to this site being designated as there is a conflict with the boundary in particular at the north west corner (see attached plan).	
	Pegasus on behalf of Dorchester Living and New College, Oxford		MC7	Policy MC7: Protection of Important views, vistas and skylines An objection is made to the wording of this policy. Having reviewed the evidence (Proposed Local Open Spaces, Special Landscape Area and Local Gaps Review' prepared by Briarwood Landscape Architecture Limited.) to support the policy, we conclude that this evidence does not support the identification of 'new' important views. Tables and mapping that purportedly 'identify' viewpoints brought forward from the Adopted MCNP and the new views and vistas (the latter identified in the Briarwood Report) are inconsistent and/or lack information that sets out why they are 'important' views and /or which elements are of note or significance. Tabulated list is welcomed, but it is of limited use to developers - a paper trail still exists to establish significance of the viewpoint, and why that view is considered important in terms of context or features within the view. The reference to development proposals in 'the vicinity of an important View or Vista' is vague. The extent and elements of views have not been identified either in the previous Evidence Base or in the revised Draft.	The arguments in this representation have been superceded by the removal of Heyford Park from the MCNP designated area. Reg 14 2025 has been implemented on the basis of the revised area and removal of policies relating to Heyford Park. However, numerous criticisms of the policy are made in the representation, which are rejected by MCNP Forum.

				In terms of the rationale for the policy – there is a reference in the second paragraph to Figure 12 – there is no Figure 12 in the NP. The third paragraph refers to a Policy Map stating that a series of key views are defined on the Policies Map – but there is no number. The last sentence of the third paragraph is negative drafted, the wording "this need not prevent development" should be deleted. Instead, the last sentence should qualify the previous and read "This should enable careful siting, design and layout decisions to be made." The fourth paragraph introduces new Views and Vistas with cross reference to Briarwood Landscape Architect report. There is a lack of clarity as to how many and the location of new viewpoints. The NPPF and Planning Practice Guidance do not specifically mention important views or visual aspects of the landscape. Views are not one of the Assessment Criteria considered in the Briarwood report for Local Open Space selection, and there are no views, vistas or skylines described as being of note within the remainder of that report. Page 45 makes reference to Policy MC7B, but no policy has been included in this version of the NP.	
	Pegasus on behalf of Dorchester Living and New College, Oxford		MC8	Policy MC8: Light Pollution An objection is made to the wording of the policy and the supporting text. 16 "Commercial users at Heyford Park already present a challenge to this policy because their night-time requirements for lighting are substantial. The night-time glow of light above the former Base is already significant, and is increasing, with a detrimental effect on the sense of rurality in the neighbourhood area. The Community Action Plan (Section 4 of this document) can also attempt to address this. In the meantime, this policy controlling light pollution from new development aims to stop the problem from getting worse."	The arguments in this representation have been superceded by the removal of Heyford Park from the MCNP designated area. Reg 14 2025 has been implemented on the basis of the revised area and removal of policies relating to Heyford Park.

				An objection is raised with regard to the explanatory text above with regard to the Rationale for the Control of Light Pollution Policy. As a starting point, it is important to bear in mind that the former Air Base, when fully operational, was visible at night. Our client wishes to make clear to that great efforts are being made with regard to new development at Heyford Park to ensure that all new lighting, where possible, is downward facing and that it does not have an adverse impact on the surrounding area. Heyford Park is a large brownfield site that is allocated in the adopted Local Plan under Policy Villages 5 for development for both residential and employment purposes to help meet the strategic requirements of Cherwell District. Proposed policies of the MCNP, including Policy PD6: Control of Light Pollution, should not fetter the bringing forward of the development quantum allocated in the adopted Local Plan or future development arising from the emerging Cherwell Local Plan Review.	
	Pegasus on behalf of Dorchester Living and New College, Oxford		MC9	MC9: Housing Development An objection is made to this policy as it should not apply to Heyford Park. The extant Policy of the MCNP, Policy PH1 which prescribes a market mix does not relate to Heyford Park, so it is not clear what the justification is for including Heyford Park in the proposed revised policy, when is did not apply previously. Heyford Park is a strategic site in the adopted Cherwell Local Plan and also further development is proposed in the Cherwell Local Plan review. As such contributions to affordable housing and housing mix are considered in the context of the adopted Local Plan and emerging Local Plan and should come under Policy MC9. The delivery of affordable housing and the mix of multi tenures for all stages of life and socio-economic groups is an important part of the housing delivery model for Heyford Park. Heyford	The arguments in this representation have been superceded by the removal of Heyford Park from the MCNP designated area. Reg 14 2025 has been implemented on the basis of the revised area and removal of policies relating to Heyford Park.

				Park is providing to be a good centre for a mixed economy and aiming to provide housing so that people can live on site whatever their needs throughout their lives. The mix of housing is an important aspect of maintaining the community. In principle, we support the policy approach for 30% affordable housing. The PPG states "The local planning authority should work with the qualifying body so that complementary neighbourhood and local plan policies are produced. It is important to minimise any conflicts between policies in the neighbourhood plan and those in the emerging local plan,…" The PPG provides guidance on "How can neighbourhood plans support the provision of affordable homes for sale?" "Neighbourhood plans can support the provision of affordable homes for sale that meet the needs of local people by including relevant policies and site allocations. Depending on the content of relevant strategic policies in the local plan or spatial development strategy, neighbourhood plans may be able to vary the types of affordable housing that will be expected, or to allocate additional sites that will provide affordable housing, where this will better meet the needs of the neighbourhood area." Paragraph: 100 Reference ID: 41-100-20190509 It is not clear if the District Council have provided Mid Cherwell NP Forum with an indicative or definitive Housing Requirement Figure as part of the Cherwell Local Plan Review. As the AECOM evidence (March 2023) para 19 states, it is not clear how this relates or cross references with the evidence being prepared to support the Local Plan Review. In terms of what evidence is needed to support a NP the PPG provides guidance: "A local planning authority should share relevant evidence, including that gathered to support its own plan-making, with a	

				qualifying body. Further details are set out in guidance of the type of evidence useful in supporting a local plan. Neighbourhood plans are not obliged to contain policies addressing all types of development. However, where they do contain policies relevant to housing supply, these policies should take account of latest and up-to-date evidence of housing need. In particular, where a qualifying body is attempting to identify and meet housing need, a local planning authority should share relevant evidence on housing need gathered to support its own plan-making. Paragraph: 040 Reference ID: 41-040-20160211" It is noted that the NP proposes sites for residential development in the NP (Policies MC2A, MC2B, MC2C and MC3A, MC3B), however there is no explanation of the housing requirement and how this is derived in order to determine the need for the sites. Appendix 6 only provides an assessment of the sites considered details the assessment of potential housing sites for the villages of Steeple Aston and Kirtlington, as part of the site allocation process for the review of the Mid-Cherwell Neighbourhood Plan. The NP will need to demonstrate in accordance with guidance as set out below: "Where neighbourhood planning bodies have decided to make provision for housing in their plan, the housing requirement figure and its origin are expected to be set out in the neighbourhood plan as a basis for their housing policies and any allocations that they wish to make… Any neighbourhood plan policies on the size or type of housing required will need to be informed by the evidence prepared to support relevant strategic policies, supplemented where necessary by locally-produced information." (my emphasis) Paragraph: 103 Reference ID: 41-103-20190509 Dorchester Living have a delivery model that provides a wide range and choice of products and includes the Private Rental Model (PRS). There is a wide range and choice of market	

				housing together with affordable homes (affordable homes are delivered by Heyford Regeneration) for sale and rent (shared ownership and affordable rental homes are available). Heyford Regeneration are the registered provider of affordable housing and manage the new affordable housing: affordable homes to rent and shared ownership homes to buy.	
	Pegasus on behalf of Dorchester Living and New College, Oxford		MC12	This policy is supported.	
	Pegasus on behalf of Dorchester Living and New College, Oxford		MC13	Policy MC13: New Cemetery The Policy refers to Policy Villages 5 of the adopted Local Plan which although proposed to be saved in the Local Plan Review – we have submitted revised wording. The Local Plan Review provides the opportunity to review Policy Villages 5 in the current context and condense the wording, focussing on the opportunities the brownfield site has to offer, whilst at the same time having regard to the longer-term future development of Heyford Park. The provision of a cemetery is supported in principle. The Policy wording does not need to included issues which relate to ownership and the management, this is not a planning matter and can be addressed elsewhere.	
	Pegasus on behalf of Dorchester Living and New College, Oxford		Other	We would respectfully request that the Review is paused at the present time, to allow further progression of the strategic plan and to allow and certainty on the extent of the Neighbourhood Area.	The arguments in this representation have been superceded by the removal of Heyford Park from the MCNP designated area. Reg 14 2025 has been implemented on the basis of the revised area and removal of policies relating to Heyford Park.
23.2.24	Bidwells on behalf of Corpus	[redacted]	MC6	Letter from Corpus Christi College dated 21.2.24: Green Spaces in Lower Heyford	Lower Heyford Parish Council confirms that it wishes to proceed with its nomination of this site as an LGS.

	Christi College			We have been notified by our agents (Bidwells) that the Parish Council has submitted several parcels of land in the parish which belong to the College as designated green spaces. As you will know, the College has been associated with Lower Heyford since 1528. Whilst we understand why the Parish Council might have done this, we were very surprised that you chose not to mention this quite material proposed change of status to land owned by the College when [redacted] visited you recently. It was an odd omission. To be clear we are very unhappy with this development and we intend to appeal it to Cherwell DC as we believe there are material issues here both in terms of process and scope. Whilst we would like to work closely with Lower Heyford Parish Council and your community, we do not feel that your decision to attempt reclassification of land without reference to the landowner is either fair or reasonable. Our natural stance is to work with you as partners to ensure that Lower Heyford evolves in a manner that is reasonable to all parties: for example, the recent engagement on hedgerows and the ongoing discussions around land leased for community use and benefit (allotments and bowling club) are examples of the College's desire to work collaboratively with you. Unfortunately, this recent move to change the planning designation without reference to the College is hard to reconcile with a spirit of open collaboration. I would hope that we might be able to discuss your own aims for the village and for us to outline ours with a view to finding outcomes acceptable to all. In the meantime, we will be vigorously contesting any designation of our land as green spaces.	
23.2.24	Walsingham Planning on behalf of Richborough	HP, LH and MS		I am writing on behalf of our client, Richborough, in response to the Mid-Cherwell Neighbourhood Plan (MCNP) Review Regulation 14 consultation. Richborough's interests relates to part of a proposed Local Gap designation (LG2) and a proposed Local Green Space designation (HP5) within the MCNP Review document. The Plan	The arguments in this representation have been superceded by the removal of Heyford Park from the MCNP designated area. Reg 14 2025 has been implemented on the basis of the revised area and removal of policies relating to Heyford Park.

				and supporting evidence refer to the site as 'Lime Kiln Meadow', however, it is important to note, that as far as we are aware, this site is not referred to as this within the local community instead we presume the name has been derived from the Lime Kiln located to the south eastern boundary of the site. My client has previously submitted a Call for Candidate Site form to Cherwell District Council as part of the Cherwell Local Plan Review 2040 which included this site within the submission. Subsequently, the site known as South of Heyford Park has recently been included within Cherwell District Council's Regulation 18 Draft Plan under site reference LPR42: South of Heyford Park as a preferred housing site allocation. The Regulation 18 Draft Plan was published by the Council for consultation on the 22nd September 2023 with the consultation closing on the 3rd November 2023. This draft allocation is located to the south of Heyford Park and would provide approximately 1,235 dwellings and associated uses. Several policies and designations within the MCNP Review would have implications for the site which are highlighted in this submission alongside national and local policy considerations. We have recommended amendments to the Neighbourhood Plan where appropriate to ensure the document complies with national and local planning policy and fully addresses the relevant material planning considerations. Our representation on the Neighbourhood Plan Review is detailed below. Legal Criteria for Revised Neighbourhood Plan Neighbourhood Plans must be developed and adopted in accordance with the correct legal framework. This includes the following primary and secondary legislation: The Town and Country Planning Act (TCPA) 1990 (as amended) • The Planning and Compulsory Purchase Act (PCPA) 2004 • The Localism Act 2011	

				• The Neighbourhood Planning (General) Regulations 2012 • The Neighbourhood Planning (General) (Amendment) Regulations 2015 The above legislative framework provides the relevant requirements to produce Neighbourhood Plans for qualifying bodies and to assess and 'make' plans for Local Planning Authorities including the examination process for Inspectors. We are aware that prior to the publication of the Regulation 14 MCNP, Heyford Park Parish Council terminated its membership of the MCNP Forum with immediate effect on 15th November 20231. This is an important change that has not been accounted for in the draft MCNP which was published for consultation on 2nd January 2024. The MCNP Forum is not a forum which is recognised within the legal framework for neighbourhood planning as a qualifying body. Instead, Ardley with Fewcott Parish Council is the qualifying body which operates with the consent of the other Parish Councils within the Neighbourhood Plan area. This is clearly expressed under the primary legislation TCPA provision 61F (2) which states, "if that neighbourhood area also includes the whole or any part of the area of another parish council, the parish council is authorised for those purposes to act in relation to that neighbourhood area only if the other parish council have given their consent" and is applied to Neighbourhood Plans via TCPA Schedule 4B and PCPA Section 38A. Heyford Park Parish Council, via its decision on 15th November 2023, have clearly removed their consent for Ardley with Fewcott Parish Council to act on their behalf resulting in Ardley with Fewcott Parish Council being unable to be classified as the qualifying body. Consequently, the draft MCNP cannot progress beyond the regulation 14 stage as Ardley with Fewcott Parish Council are not authorised to act as a qualifying body. This means upon submission of the draft MCNP to Cherwell District	

				Council, the Council acting in its role as the Local Planning Authority would decline to consider the draft plan as it does not meet the legal criteria set out in TCPA Schedule 4B and PCPA Section 38A. Furthermore, following the 15th November 2023 decision taken by Heyford Park Parish Council to terminate membership of the MCNP Forum, the Parish Council submitted an application to modify the existing designated neighbourhood area for the MCNP to exclude Heyford Park Parish area from the Mid-Cherwell Neighbourhood Area. It also seeks to designate Heyford Park Parish as its own Neighbourhood area to allow the Parish Council to progress their own neighbourhood plan. Cherwell District Council are currently consulting on the proposed modification and are accepting comments until 4th March 2024. This has implications for the draft MCNP, which still includes Heyford Park Parish within the neighbourhood area, as by definition the neighbourhood plan can only relate to one (Heyford Park Parish Council Decision 15th November 2023) neighbourhood area. This is outlined in PCPA which defines a neighbourhood plan as "A plan which sets out policies (however expressed) in relation to the development use and of land in the whole or any part of a particular neighbourhood area specified in the plan". This could potentially result in geographical conflicts and result in the draft NCP not meeting the definition of a Neighbourhood Plan as outlined in legislation. In addition to the above legal issues with progressing the draft MCNP without a qualifying body and the potential changes to the neighbourhood area designation we also raise concerns with the MCNP Forum continuing to progress the draft Plan without Heyford Park Parish being represented. This does not reflect the expectations of neighbourhood planning which places democratic accountability at the heart of the neighbourhood plan process as reflected by the role of referendums in 'making' a neighbourhood plan.	

				Heyford Park Parish Council's decision to no longer be part of the MCNP Forum and to seek a neighbourhood area for their parish area clearly demonstrates the draft MCNP does not account for the views of the most populated parish within the existing neighbourhood area. This calls into question how democratic accountability can be demonstrated in the current situation and highlights the likely implications the draft MCNP may face if the referendum stage is reached with the most populated parish area not being represented. Consequently, we object to the draft MCNP as it cannot be progressed in its current form as it does not meet the relevant statutory criteria as set out in legislation listed above. To clarify if the Mid-Cherwell Neighbourhood Area is amended to exclude Heyford Park Parish, the draft MCNP must be updated to reflect this change by removing Heyford Park Parish from the scope of the plan excluding any policies and designations which relate to the parish area including Policy MC6: Local Green Space (designation ref. HP5) and the parts of Policy MC5: Local Gaps (designation ref. LG2) which are within the Heyford Park parish area. This will ensure the draft MCNP only relates to one neighbourhood area meeting the legal definition of a neighbourhood plan. The remainder of this representation should be viewed in the context of our in-principle objection to the draft MCNP. Our detailed comments on the draft MCNP below should not detract from the statutory issues which must be addressed before any plan can be progressed.	
23.2.24	Walsingham Planning on behalf of JH Norman and Sons	[redacted]		I am writing on behalf of the landowner of a site designated within the Mid-Cherwell Neighbourhood Plan (MCNP), who has requested we submit a response to the MCNP review consultation. Please note that the notification of the Neighbourhood Plan Review and the inclusion of the landowner's site, delivered on behalf of the MCNP Forum, was sent to the incorrect person. Fortunately, the Landowner was	The arguments in this representation have been superceded by the removal of Heyford Park from the MCNP designated area. Reg 14 2025 has been implemented on the basis of the revised area and removal of policies relating to Heyford Park.

				made aware of the review, however, please ensure future correspondence is sent to correct address which is listed below: [redacted] The Landowner's site relates to part of a proposed Local Gap designation (LG2) and a proposed Local Green Space designation (HP5) within the MCNP Review document. The Plan and supporting evidence refer to the site as 'Lime Kiln Meadow', however, it is important to note, that as far as we are aware, this site is not referred to as this within the local community instead we presume the name has been derived from the Lime Kiln located to the south eastern boundary of the site. It is important to note that the landowner's site has previously been submitted as part of the Call for Candidate Site consultation to Cherwell District Council as part of the Cherwell Local Plan Review 2040 which included this site within the submission. Subsequently, the site known as South of Heyford Park has recently been included within Cherwell District Council's Regulation 18 Draft Plan under site reference LPR42: South of Heyford Park as a preferred housing site allocation. This includes the landowner's site within the draft allocation. The Regulation 18 Draft Plan was published by the Council for consultation on the 22nd September 2023 with the consultation closing on the 3rd November 2023. This draft allocation is located to the south of Heyford Park and would provide approximately 1,235 dwellings and associated uses. Several policies and designations within the MCNP Review would have implications for the site which are highlighted in this submission alongside national and local policy considerations. We have recommended amendments to the Neighbourhood Plan where appropriate to ensure the document complies with national and	

				local planning policy and fully addresses the relevant material planning considerations. Our representation on the Neighbourhood Plan Review is detailed below.	
23.2.24	Walsingham Planning on behalf of Richborough and JH Norman and Sons	[redacted]		The proposed Vision statement for MCNP is broadly supported. However, a key deliverable of the planning system is housing. Providing sufficient housing for the Mid-Cherwell area has been omitted from the Vision statement, instead reference is made to affordable housing being sensitively added. Providing appropriate levels of housing to meet identified need should be supported by the Neighbourhood Plan and form an integral part of the document. This reflects one of the key aims of the National Planning Policy Framework (NPPF) which states that "the overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community." (NPPF, para.60, 2023). Furthermore, in accordance with National Planning Policy Guidance (NPPG) a Neighbourhood Plan should "support the delivery of strategic policies set out in the local plan". Adopted Policy BSC1: District Wide Housing Distribution highlights that Cherwell District will deliver a wide choice of high-quality homes. This strategic policy should be noted in the Vision Statement to reflect the importance attributed to housing delivery in both national and local policy. The following amendment to the Vision Statement is proposed: "In 2040 the Mid-Cherwell Neighbourhood's 12 parishes will still have vibrant individual villages connected by unspoiled countryside, and its communities' rural way of life will have been maintained. Sufficient market and Affordable housing will have been delivered to meet identified housing needs while being sensitively added, heritage and conservation respected, and road traffic mitigated. Public transport will have been improved and will be well-used, and digital connectivity enhanced; local amenities will better provide for the needs of our communities. The natural environment will have been enhanced and cared for, biodiversity increased, and carbon reduction measures implemented."	The arguments in this representation have been superceded by the removal of Heyford Park from the MCNP designated area. Reg 14 2025 has been implemented on the basis of the revised area and removal of policies relating to Heyford Park.

				This change is required to the Neighbourhood Plan to ensure it meets Basic Condition a) "having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order".	
23.2.24	Walsingham Planning on behalf of Richborough and JH Norman and Sons	[redacted]		Evidence Base The MCNP Review 2024 document notes, at paragraph 1.1.6, it has been informed by the Oxfordshire Housing and Employment Needs Assessment (HENA) 2022 and has taken account of the Cherwell District Draft Local Plan. However, based upon some of the draft policies it is unclear to what extent these documents have informed the plan. It is disappointing to see the site's inclusion within the Neighbourhood Plan particularly in light of the site's inclusion within the Cherwell District Council Draft Local Plan, especially as the Regulation 18 Draft Plan was available to inform the Neighbourhood Plan Review as noted under paragraph 1.1.6. Furthermore, the site's inclusion within the Neighbourhood Plan as a Local Green Space is surprising considering the site is within private ownership and has never been used or enjoyed by the public. The HENA recommends two housing need scenarios referred to as 2021 Census Adjusted Standard Method (Scenario 2) and CE Baseline Trend (Scenario 3) which provide a housing need of 4,721 dwellings per annum or 4,406 dwellings per annum respectively. Cherwell District Council have indicated in their Draft Local Plan that Scenario 3 is considered the most appropriate as it provides a level of housing needed to support the level of workforce implied by an updated projection of economic growth for Oxfordshire. The draft allocation South of Heyford Park forms a fundamental element in meeting the identified need in the emerging Plan. However, there are two proposed designations in the Neighbourhood Plan Review which do not account for the draft allocation in the emerging Plan, these being Policy MC5: Local Gaps (designation ref. LG2) and Policy MC6: Local Green Space (designation ref. HP5). Although the Draft Local Plan is currently	The arguments in this representation have been superceded by the removal of Heyford Park from the MCNP designated area. Reg 14 2025 has been implemented on the basis of the revised area and removal of policies relating to Heyford Park.

				at Regulation 18 stage and limited weight can be attributed to the document in planning decisions, it is nevertheless a clear declaration of intent which has been endorsed for public consultation purposes by Cherwell's elected Members. NPPG clarifies "although a draft neighbourhood plan or Order is not tested against the policies in an emerging local plan the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested."[Walsingham Planning's bold and underline]. The NPPG goes on to note that it is "important to minimise any conflicts between policies in the neighbourhood plan and those in the emerging local plan, including housing supply policies". HENA outlines that there is a housing need which will require additional allocations in a new plan to ensure the housing need can be met. The Neighbourhood Plan does not include a housing supply policy to address the HENA; therefore, it is assumed that this element of the plan making process is being addressed as part of the District Council's Local Plan. Consequently, the Neighbourhood Plan should seek to remove conflicts which could impact the deliverability of strategic housing allocations within the emerging Plan to ensure it does not undermine the overall supply of housing to meet the identified strategic need. Therefore, the proposed Neighbourhood Plan designations under Policy MC5: Local Gaps (designation ref. LG2) and Policy MC6: Local Green Space (designation ref. HP5) should be amended to exclude any land which forms part of a draft allocation. This change is required to the Neighbourhood Plan to ensure it meets Basic Condition a) "having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order".	

23.2.24	Walsingham Planning on behalf of Richborough and JH Norman and Sons	[redacted]	MC1	Policy MC1: Settlement Areas This policy defines settlement boundaries within the neighbourhood plan area where development located within these boundaries will be supported in principle. This is considered appropriate and reflective of both adopted and emerging Local Plan documents. However, the policy states "Development proposals will not be supported outside a Settlement Area unless the use is essential to or suited to a countryside location or is allocated in this Plan for housing". The wording of this policy undermines allocated land in the adopted Local Plan and potentially land allocated in an emerging plan if subsequently adopted. This is because Policy MC1 does not acknowledge that an allocation in the Local Plan would be exempt from Policy MC1. The Neighbourhood Plan is required to be in general conformity with the strategic policies of the adopted Local Plan. Policy Village 5 allocates 520ha for development. This allocation has been subject to an independent examination and should be in accordance with the principle of sustainable development. Policy MC1 does not identify allocations within the adopted Local Plan as benefitting from being supported in principle and needs to be amended to demonstrate general conformity with the adopted Local Plan. The following amendment is proposed: "Policy MC1: Settlement Areas The Neighbourhood Plan defines Settlement Areas at Fritwell, Kirtlington, Lower Heyford, Middle Aston, Middleton Stoney, Steeple Aston and Upper Heyford, as shown respectively on Policy Maps 1 to 7. Proposals for development within a Settlement Area will be supported in principle. Development proposals will not be supported outside a Settlement Area unless the use is essential to or suited to a countryside location or is allocated in the Development Plan*."	The arguments in this representation have been superceded by the removal of Heyford Park from the MCNP designated area. Reg 14 2025 has been implemented on the basis of the revised area and removal of policies relating to Heyford Park.

				*Development Plan refers to the NPPF definition which states "Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made." It is advised that this definition is included within Section 5 Glossary of the Neighbourhood Plan to ensure consistency with the NPPF. This change is required to the Neighbourhood Plan to ensure it meets Basic Condition e) "the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)".	
23.2.24	Walsingham Planning on behalf of Richborough and JH Norman and Sons	[redacted]	MC5	Policy MC5: Local Gaps This policy designates areas as local gaps to prevent the coalescence of settlements arising from development pressure. It is accepted that this is a useful policy tool to manage development and protect the character of settlements, where appropriate, albeit they are not enshrined in national planning policy or guidance, nor have any statutory status. The rationale to the policy notes that the local gaps are supported by detailed evidence provided under Appendix 4 - Proposed Local Green Spaces, Special Landscape Area, and Local Gaps Review Report (2023). This Report sets out the methodology used to assess the Local Gaps outlining the criteria which has resulted in the area being designated as a Local Gap. Caulcott LG2 is a local gap intended to maintain a separation between the village of Caulcott and the settlement of Heyford Park to the north. The use of a local gap policy to maintain the separate identities of Heyford Park and Caulcott is supported. However, land has been included within the LG2 designation which does not meet the criteria for such a designation.	The arguments in this representation have been superceded by the removal of Heyford Park from the MCNP designated area. Reg 14 2025 has been implemented on the basis of the revised area and removal of policies relating to Heyford Park.

				Additionally, the development of this land would not result in the coalescence of Heyford Park and Caulcott. Figure 1 below shows the proposed LG2 designation in yellow and the red hatching identifies the land which should be removed from the designation. The proposed northern boundary amendments move the Local Gap boundary in line with the field boundary rather than incorporating the public right of way (PROW) footpath. This provides a consistent approach to the boundary of the local gap which is easily identifiable and defensible. The eastern boundary has been amended to remove land (referred to in the Neighbourhood Plan as Lime Kiln Meadow) in the south eastern corner of the site. This area of the current Local Gap is not reflective of the wider landscape and visual character identified in the assessment this is also indicated in the description of the Local Gap in Appendix 4 which describes the eastern boundary as "The eastern boundary is defined a[s] field boundary vegetation and a water course." However, the current Local Gap designation goes beyond the field boundary and water course to include the land described as 'Lime Kiln Meadow'. Separating these 2 parcels of land is a residential building with a large curtilage which creates a strong visual boundary between the two areas. This differs from the predominantly agricultural buildings located within the Local Gap designation. The separation in visual character is further enhanced by large mature border trees along the eastern boundary which separate the main the area of the local gap designation from 'Lime Kiln Meadow'. Consequently, the inclusion of 'Lime Kiln Meadow' is inconsistent with the identified methodology in Appendix 4 as the Local Gap does not follow clearly defined and coherent boundaries, there is not a comprehensible pattern of land management consistent with the wider local gap designation and there is a clear sense of	

				separation between the designated local gap and the area proposed to be excluded. Additionally, the designation does not account for the draft strategic allocation LPR42: South of Heyford Park in the emerging Local Plan contrary to guidance within NPPG which states it is "important to minimise any conflicts between policies in the neighbourhood plan and those in the emerging local plan". Consequently, Policy Map 9: Local Gaps should be amended to exclude the areas identified under Figure 1. This change is required to the Neighbourhood Plan to ensure it meets Basic Condition a) "having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order".	
23.2.24	Walsingham Planning on behalf of Richborough and JH Norman and Sons	[redacted]	MC6	Policy MC6: Local Green Spaces This policy identifies the areas which have been designated as Local Green Spaces. The policy restricts development in these areas stating, "Development on the designated Local Green Spaces which does not relate to or complement their importance to the community will only be considered acceptable in very special circumstances". The concept of Local Green Spaces is supported and in the majority of areas identified in the Neighbourhood Plan are considered to be appropriate. However, the inclusion of designation HP5 – Heyford Park – Lime Kiln Meadow within the policy is clearly inappropriate as it entirely fails to meet the tests outlined for the designation of Local Green Spaces in national policy. The NPPF outlines the criteria which should be used to designate Local Green Space, a designation must meet all the criteria. This is reflected within Appendix 4 which contains the evidence that has informed the designations. However, in	The arguments in this representation have been superceded by the removal of Heyford Park from the MCNP designated area. Reg 14 2025 has been implemented on the basis of the revised area and removal of policies relating to Heyford Park.

				relation to HP5 these tests have not been applied appropriately. Below is an assessment of the site against the NPPF criteria: a) in reasonably close proximity to the community, it serves – The Appendix 4 volunteer assessment under this criterion notes that the site is not within good proximity to the community but forms part of a wider footpath network that is 0.75km from both Caulcott and Heyford Park. There is no definition of reasonably close within NPPF, however, this should be assessed as a matter of fact and degree to understand whether the land is isolated from the community it is intended to serve. The nearest community is considered to be the village of Caulcott approximately 900m from the site. HP5 is accessed from Caulcott from the B4030. The majority of the road between the site and Caulcott is subject to the national speed limit. This stretch of road does not benefit from a footpath and pedestrians would need to walk on the highway verge or in the highway. Based on the above it is not considered the site is within safe and convenient walking distance from the nearest community it serves as the pedestrian route is not considered to represent a safe and attractive walking environment. The other community with access to the site is Heyford Park. There is no direct route to the site from Heyford Park instead pedestrians accessing the site will need to use the PROW footpaths in the area. The quickest route is accessed from the bridleway between Camp Road and Lower Heyford Road which is an approximate 1.4km route. It is also worth noting there is no parking available at the site. Consequently, it is considered the site is in an isolated, rural location, peripheral from the community it supposedly serves and by any estimation, clearly cannot be considered to be in a reasonably close proximity to that community. b) demonstrably special to a local community and holds a particular local significance, for example because of its	

				beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife – The Appendix 4 assessment considers the site provides beauty, historic significance, tranquillity and richness of wildlife which demonstrates the site is special to the local community and holds particular local significance. Regarding beauty, this should be informed by the visual attractiveness of the site, and its contribution to the landscape character. Local Green Space should contribute to the local identity and sense of place in a community. It is noted that the site does benefit from mature trees and meadow with a brook running through the site contributing to the visual attractiveness of the site. However, the beauty of the site needs to relate to the local community and due to the site being isolated from both Caulcott and Heyford Park it cannot demonstrate this relationship. Part of the site includes a lime kiln which is a Grade II listed building. This structure is located to the south eastern boundary of the site. The wider site contributes to the setting of a Grade II listed property, however the historical significance of the lime kiln is directly associated with the structure and limited historical significance can be applied to the wider site. No evidence has been provided as part of the Neighbourhood Plan process which identifies the contribution the wider site provides to the heritage asset on site. The listed building is located approximately 100m from the western PROW and is enclosed with dense vegetation significantly limiting the visibility of the structure in the wider landscape. In terms of recreational value, a PROW footpath crosses the site along its eastern border. Although the PROW is within the boundary of the title deed for the land the footpath is separated from the wider title by an established fence boundary preventing wider public access to the site. Therefore, the wider site does not contribute to recreational value with the	

				PROW representing some form of recreational value as part of the wider PROW network in the area. The PROW is subject to protections under relevant legislation which is sufficient to maintain the PROW without the need to designate the area as Local Green Space. NPPF does not define tranquillity, however, Cherwell District Council in assessing areas of tranquillity use CPRE's Tranquillity Map of Oxfordshire. The site is within a lower tranquillity area due to its proximity to the B4030 which detracts from the tranquillity of the site. Relating to the richness of wildlife, the Appendix 4 volunteer assessment identifies that beavers have been sighted using the area. This is considered a mistake, also noted by the professional assessment in Appendix 4, as the Mammal Society of Oxfordshire do not list beavers as being present in the county. No further evidence has been provided which identifies the site's richness in wildlife beyond the volunteer assertion, therefore this aspect of the site cannot be demonstrated. It is considered the evidence provided in Appendix 4 does not appropriately demonstrate that the site has a special connection to the local community. There are aspects of the site such as historic significance which contribute in some part but on balance due to the site's location away from the community, the lack of biodiversity evidence, and the presence of B4030 road it cannot be considered as being special to the local community and holding particular local significance. Additionally, the plan and supporting evidence refers to the site as Lime Kiln Meadow, however, it is important to note that as far as we are aware this site is not referred to as this within the local community and should be considered as a name given to the land as a reference within the Plan and not used to demonstrate a local connection to the community regarding the Local Green Space tests.	

				c) local in character and is not an extensive tract of land. – The assessment in Appendix 4 does not include local in character within its assessment but rather only assesses whether an area is an extensive tract of land. The site is relatively small and would not represent an extensive tract of land. However, it is not considered local in character. The majority of the landscape associated with Caulcott and Heyford Park communities relates to open agricultural fields or small areas of open space within settlements. However, this site is a remote area of meadow interspersed with mature tree planting and is therefore not reflective in character to the local community. In addition to the tests outlined in NPPF, the NPPG in relation to local green spaces makes clear that "Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making.". The land has been identified as a draft allocation in the Cherwell District emerging plan and, as noted previously, provides a site which helps to meet the identified housing need in the most recent HENA. Although in draft, the Neighbourhood Plan process should not be used to undermine the emerging local plan; rather, it is good practice to seek to ensure an emerging Neighbourhood Plan is in genera conformity with any emerging Strategic Plan, particularly where Cherwell are clearly committed to bringing forward a sound Local Plan in timely fashion. Furthermore, as noted in the NPPF criteria assessment above, the site provides limited historical significance by virtue of the grade II listed building present on the site. Any development of the site would need to consider the impact it would have on the setting and character of the listed building which provides an element of protection for the wider site the listed building is	

				situated in. NPPG notes “if land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.”. Based on the assessment of the NPPF criteria the site can only demonstrate local significance due to the designated heritage asset on the site which already benefits from adequate protection in law and planning policy. Therefore, the Local Green Space designation is not required to protect this element of the site. Additionally, the designation does not account for the draft strategic allocation LPR42: South of Heyford Park in the emerging Local Plan contrary to guidance within NPPG which states it is “important to minimise any conflicts between policies in the neighbourhood plan and those in the emerging local plan”. Based on the above assessment, HP5 – Lime Kiln Meadow should be removed from the Neighbourhood Plan. This change is required to the Neighbourhood Plan to ensure it meets Basic Condition a) “having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order” and Condition e) “the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)”.	
23.2.24	Walsingham Planning on behalf of Richborough and JH Norman and Sons	[redacted]		Conclusion The above objection to the Regulation 14 Neighbourhood Plan outlines the Plan does not meet the Basic Conditions set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 primarily Condition a) “having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order” and Condition e) which requires a neighbourhood plan to be “in general conformity with the strategic policies contained in the	The arguments in this representation have been superceded by the removal of Heyford Park from the MCNP designated area. Reg 14 2025 has been implemented on the basis of the revised area and removal of policies relating to Heyford Park.

				development plan for the area of the authority (or any part of that area)". This representation recommends several changes to the Regulation 14 Neighbourhood Plan to ensure it can meet the Basic Conditions which includes amendments to policies and the removal of land from proposed designations to reflect the strategic policies in the emerging Cherwell Local Plan. In the absence of these changes, it is not considered that the Reg 14 Plan can proceed to the referendum stage and would not contribute to the objectives of achieving sustainable development as the Reg 14 Plan has evidently been prepared in isolation of the emerging Local Plan contrary to NPPG. We hope the issues raised are fully considered and addressed as part of the Neighbourhood Plan process and we look forward to working alongside MCNP Forum throughout the ongoing review of the Neighbourhood Plan. To this end we would be happy to meet with the Forum to discuss our concerns and the implications of the wider site in more detail.	
23.2.24	Savills on behalf of Richborough and Lone Star Land	[redacted]		This response is submitted on behalf of my clients Richborough and Lone Star Land. Richborough and Lone Star Land are both leading promoters of land for sustainable development with interests in Oxfordshire and nationwide. Whilst Richborough and Lone Star Land are supportive of neighbourhood planning, because it gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area, this response is an objection to the draft neighbourhood plan for a number of reasons. The draft neighbourhood plan is not supported by all of the parishes covered by the draft neighbourhood plan and therefore it cannot be seen to represent a shared vision of planning supported by all of the communities affected by it. Background	The arguments in this representation have been superceded by the removal of Heyford Park from the MCNP designated area. Reg 14 2025 has been implemented on the basis of the revised area and removal of policies relating to Heyford Park.

				This response has been prepared only in the context of Richborough and Lone Star Land's land interest north of Camp Road, Heyford Park ('the Site'). The Site is part of the proposed allocation 'South of Heyford Park', reference: LPR42a. in the Cherwell Local Plan Review 2040, Consultation Draft (Regulation 18), September 2023. The Site is the subject of a planning appeal (Planning Inspectorate reference: APP/C3105/W/23/3326761) following the refusal of a planning application for up to 230 dwellings etc by Cherwell District Council (Council reference: 21/04289/OUT). The decision on this planning appeal is pending at the time of preparing this response. We consider that the proper planning for growth at Heyford Park, is through determination of the planning appeal and through the emerging new local plan for Cherwell District. If an additional layer of planning policy is needed specific to Heyford Park Parish then this could feature in a plan for the parish. Neighbourhood planning is not a legal requirement but a right which community in England can choose to use. Communities and local planning authorities should discuss the different choices communities have to achieving their ambitions for their neighbourhood. There is no one size fits all. Lack of Community Support We have significant concerns about the intention to review the Mid-Cherwell Neighbourhood Plan which was made (adopted) in May 2019 because of the lack of community support for such a review. The designated area for the made plan was approved by the District Council back in April 2015. The made plan was prepared and consulted upon in a different planning context. For example, at that point in time the Council was still considering preparing a Local Plan Part 2 and the Cherwell Local Plan 2011 - 2031 (Part 1), Partial Review - Oxford's Unmet Housing Need was being prepared. Since this time the District	

				Council has decided not to progress with a Local Plan Part 2, the Partial Review Plan has been adopted and there is a new emerging Local Plan for the District which has gone through consultation by the District Council and will be the subject of further consultation in due course. Heyford Park Parish Council are no longer part of the Mid-Cherwell Neighbourhood Plan Forum1. On 15 November 2023 Heyford Park Parish Council resolved to terminate is membership of the Mid-Cherwell Neighbourhood Plan Forum. The resolution reads: "That Heyford Park Parish Council terminates its membership of the MCNP Forum with immediate effect and will seek an alternative arrangement under the guidance and recommendations of the Neighbourhood Plan Working Group of the parish council (which will be re-activated for this purpose)" The following reasons are stated by Heyford Park Parish Council: 1. "Heyford Park Parish is very different from the other Parishes in the MCNP area. It is very much larger, on its way to becoming a town, and has different needs from small rural villages. 2. We have, since the inception of the MCNP Forum made the largest financial contribution which is based on population numbers. The constitution of the MCNP Forum allows each of the Parishes have an equal vote which means that any motion put forward Heyford Park can be vetoed by the votes of the other, smaller, Parishes who are, inevitably, protecting the interests of their own residents. 3. Heyford Park Parish Council has been consistently marginalised by the MCNP Forum when attempting to protect the interests of Heyford Park residents. 4. Our representatives on the Forum Executive have attempted to introduce change to the MCNP constitution giving each Parish more control over the MCNP response to Planning applications. When	

				the Executive finally agreed to consider, and agree, the change we found that the wording has been modified to make the change meaningless. 5. Your Parish Council worked closely with the Residents Association until its demise in August 2023 for the provision of much needed services in the Parish. The Pharmacy being an example. We have also been pressuring the developers for land to use as a cemetery for Heyford Park. Our residents have no right to be buried in any of the other village cemeteries. MCNP Forum have decided that they will retain the policy in their revised plan which states that Heyford Park should have its own cemetery, with the provision for a green burial space for the use of all the other Parishes in the MCNP area. Heyford Park Parish Council specifically requested that all reference to “green burial space” be removed and was outvoted by the other members. 1 See: https://www.heyfordpark-pc.gov.uk/mid-cherwell-neighbourhood-plan-parish-council-resolution/ 6. Your Parish Council was also uncomfortable about the proposal by the Forum to pay an honorarium from funds. Having sought professional advice which considered that this may be an inappropriate use of public funds, we shared this with the Forum but this advice was ignored.” The decision was taken by Heyford Parish Council after what is described by them as a lengthy period of attempting to work within the Mid Cherwell Neighbourhood Plan Forum whilst seeking to serve the best interests of the residents of Heyford Park Parish. The Parish Council has stated that unfortunately, this has not proved to be possible for the reasons above. Although Heyford Park Parish Council has stated a desire to work closely with the parishes involved in the Mid Cherwell Neighbourhood Plan and will make every effort to cooperate with them whilst finding the best way forward for Heyford Park, this is not the same as being a willing and supportive part of the proposed draft neighbourhood plan. Heyford Park Neighbourhood Area Application	

				Not only are Heyford Park Parish Council no longer part of the part of the Mid-Cherwell Neighbourhood Plan Forum but they have also applied to Cherwell District Council requesting that the whole of Heyford Park Parish be designated as a neighbourhood area, with the intention being to prepare a neighbourhood plan covering just this Parish. As Heyford Park Parish currently lies within the Mid-Cherwell Neighbourhood Area, there is the potential for conflict within this geographical area. The District Council is seeking comments on the proposed neighbourhood area for Heyford Parish and they have set a deadline of 4 March 2024 for comments from any parties including whether there is any reason why it should not make the designation. The starting presumption is that such a designation is made which could lead to preparation of a neighbourhood plan just for Heyford Parish. The deadline for submission of comments on the draft neighbourhood plan is 23 February 2024. Democratic Accountability This made Mid-Cherwell Neighbourhood Plan was submitted by the aforementioned Mid-Cherwell Neighbourhood Plan Forum, of which at the time Ardley with Fewcott Parish Council was the lead parish and the qualifying body. The Forum was not the qualifying body and was not a neighbourhood forum as defined by the relevant regulations. At the time this plan arose from a meeting held in April 2014, initiated by a landowner in the area. It is acknowledged in the made plan that Heyford Park sits at the heart of what has become the Mid-Cherwell neighbourhood plan, straddling several parishes, and affecting many others. The decision of Heyford Park Parish Council to no longer be part of the Mid-Cherwell Neighbourhood Plan Forum and to seek a neighbourhood area just for their parish means there is a serious issue with democratic accountability in respect of the draft neighbourhood plan.	

				Accountability and consensus in neighbourhood planning is necessary. Democratic accountability implies governance based on feedback, learning from experience, and the informed consent of the governed. There would be a deficit of democratic accountability if the draft neighbourhood plan continues on with Heyford Parish included in it. Our detailed comments below should be seen in the context of our objection to the fundamental principle of progressing with a review of the Mid-Cherwell Neighbourhood Plan. The detailed comments should not detract from our objection to the very principle of this plan review. We have not considered it necessary to respond to every aspect of the draft neighbourhood plan. The statement at paragraph 1.3.3 of the draft neighbourhood plan that each parish is represented on the Forum by its parish councillors or by the parish council's nominees, apart from Middle Aston and North Aston which have annual parish meetings and where the representatives are chosen by the parish meeting chairman, is no longer accurate following the decision of Heyford Parish Council.	
23.2.24	Savills on behalf of Richborough and Lone Star Land	[redacted]	Q1	Plan Period We have commented to the District Council that the draft local plan which is intended to cover the period 2020-2040 gives no margin for slippage in consultation, examination and eventual adoption of the local plan. We support consideration of a period to beyond 2040 and have asked the District Council as to how this could be delivered including gathering of an evidence base and accounting for the unmet needs of Oxford City without delay to the current timetable for adoption of the local plan. This is relevant in case the neighbourhood plan review continues on.	
23.2.24	Savills on behalf of Richborough	[redacted]		Strategic Planning and Oxford City The draft neighbourhood plan pays insufficient attention to the strategic planning across existing and emerging local plans including the unmet needs of Oxford City. Parts of the area	

	and Lone Star Land			proposed to be covered by the neighbourhood plan review are accessible to the City and can play a role within cross-boundary co-operation. A neighbourhood plan should support the delivery of strategic policies set out in the local plan or spatial development strategy and should shape and direct development that is outside of those strategic policies. A draft neighbourhood plan must be in general conformity with the strategic policies of the development plan in force if it is to meet the basic conditions tests. Although a draft neighbourhood plan is not tested against the policies in an emerging local plan the reasoning and evidence informing the local plan process by the District Council is likely to be relevant to the consideration of the basic conditions. Community Infrastructure Levy The District Council is working on a Community Infrastructure Levy. The timetable for the emerging CIL in the September 2023 Local Development Scheme for Cherwell District states preparation of draft charging schedule in December 2023 to January 2024, followed by consultation in February to March 2024, examination in 2024 and adoption of CIL in January 2025. Although it seems that this timescale has slipped, the CIL charging schedule programme will be subject to review pending Government proposals for a new Infrastructure Levy and the examination dates and subsequent programme is subject to confirmation from the Examiner. We request consideration of the implications of the timetable for CIL and the draft local plan to try to ensure that the spatial strategy and growth distribution is fully considered in any review of the neighbourhood plan.	
23.2.24	Savills on behalf of Richborough and Lone Star Land	[redacted]		The Plan Objectives One of the plan's objectives is to identify how much, if any, new development might be successfully located in or around the villages; to specify where any such development should occur, what form it should take, and to ensure that any new	The arguments in this representation have been superceded by the removal of Heyford Park from the MCNP designated area. Reg 14 2025 has been implemented on the basis of

				development enhances our communities. We object to the lack of detail in the plan in respect of proposed development, which may be partially explained by the lack of guidance on housing requirements. Housing Requirements Proactive engagement between the neighbourhood plan-making body and the District Council is important as part of this process. This is important to avoid disagreements at neighbourhood plan or local plan examinations and minimise the risk of neighbourhood plan figures being superseded when new strategic policies are adopted. The Housing Needs Assessment prepared by AECOM dated March 2023 identifies a clear issue regarding the affordability of housing in Mid Cherwell, with the median house price requiring an income of £106,071, which is 82% higher than the average income. Both entry level and new build homes are generally out of reach for the average earning household. The recommendations for next steps in this report is for the neighbourhood planners to discuss the contents and conclusions with Cherwell District Council with a view to agreeing and formulating draft housing policies, bearing in mind a number of matters laid-out in the report. Despite this recommendation, there is no evidence of action and no proposed housing requirement or allocation of land for housing in the draft neighbourhood plan. Heyford Park The emerging strategy for Heyford Park is to: • Ensure the implementation of the committed growth at Heyford Park to fully establish the new settlement already planned. • Provide for the future expansion of Heyford Park to meet future housing and infrastructure needs should highway capacity limitations be resolved.	the revised area and removal of policies relating to Heyford Park.

				Heyford Park is identified through the evidence and supporting information for this consultation as being a sustainable settlement that is capable of accommodating further growth. This is an important consideration for any review of the neighbourhood plan. The District Council is proposing a settlement hierarchy which includes identification of Heyford Park as a Local Service Centre. We agree that Heyford Park should be identified as a Local Service Centre because it is capable of performing this role given the level of service provision. We support the over-arching priority for the Heyford Park area within emerging local plan Core Policy 82 which is to secure the aligned delivery of housing and employment together with the infrastructure required to achieve sustainable development as part of a comprehensive approach. We support the growth to the south of the extremely important heritage asset of the flying field. We have objected to the proposal that development will be supported on the newly allocated site after 2030 to first ensure delivery of development under the 2022 masterplan and to secure further sustainable transport infrastructure investment necessary to support the additional homes. A comprehensive approach to the planning for new development under Policy LPR42a in the draft local plan is possible without seeking to hold-back the new development and this should be respected within neighbourhood planning. The proposed allocation and indicative site development template for emerging policy LPR42A: South of Heyford Park, within the emerging local plan should be fully acknowledged within any review of the neighbourhood plan. We support the site development template for this proposed allocation and have requested flexibility in terms of the key opportunities. These are not proposed to be policy requirements. Future masterplanning and consideration of infrastructure requirements will identify what is required for the future growth.	

23.2.24	Savills on behalf of Richborough and Lone Star Land	[redacted]	MC1	Policy MC1: Settlement Areas The Neighbourhood Plan defines Settlement Areas at Fritwell, Kirtlington, Lower Heyford, Middle Aston, Middleton Stoney, Steeple Aston and Upper Heyford, as shown respectively on Policy Maps 1 to 7. Proposals for development within a Settlement Area will be supported in principle. Development proposals will not be supported outside a Settlement Area unless the use is essential to or suited to a countryside location or is allocated in the emerging plan for housing development. We object to this policy because it does not take into account growth requirements, it does not provide for sustainable development, and it does not acknowledge the proposed development within the emerging new local plan for Cherwell District.	
23.2.24	Savills on behalf of Richborough and Lone Star Land	[redacted]	MC9	Policy MC9: Housing Development We object to this policy which does not seek to identify new development. The provision of affordable housing policy is a matter for the existing and emerging local plan which the neighbourhood plan should follow.	
23.2.24	Savills on behalf of Richborough and Lone Star Land	[redacted]	MC10	Policy MC10: Sustainable Travel & Traffic Calming We object to this policy because it does not appear to be tested in viability terms or be based on the latest transport planning measures by Oxfordshire County Council. It does not seem to take into consideration the intention of the District Council to progress with a Community Infrastructure Levy.	
23.2.24	Savills on behalf of Richborough and Lone Star Land	[redacted]		Figure 5: The MCNP Area and its Principal Settlements We object to this figure because it does not identify the land proposed for allocation under Policy LPR42a of the emerging local plan.	The argument in this representation has been superceded by the removal of Heyford Park from the MCNP designated area. Reg 14 2025 has been implemented on the basis of the revised area and removal of policies relating to Heyford Park.
23.2.24	Savills on behalf of Richborough	[redacted]		Policy Map 8 and 8B: Green Infrastructure We object to this policy map because of the annotation of: “OS Openmap Local Water – Surface Line”, which is partly shown on the Site. Whilst there is a watercourse through the Site, it is not	The argument in this representation has been superceded by the removal of Heyford Park from the MCNP designated area. Reg 14 2025 has been implemented on the basis of

	and Lone Star Land			considered that this is an accurate translation for the purpose of a policy map like this and hence it should be omitted from the map.	the revised area and removal of policies relating to Heyford Park.
23.2.24	Savills on behalf of Richborough and Lone Star Land	[redacted]		Conclusion We object to the draft neighbourhood plan for the following reasons: • The draft neighbourhood plan is not supported by all of the parishes covered by the draft neighbourhood plan and therefore it cannot be seen to represent a shared vision of planning supported by all of the communities affected by it. • There is a lack of community support for a review of the made neighbourhood plan. • Not only are Heyford Park Parish Council no longer part of the part of the Mid-Cherwell Neighbourhood Plan Forum but they have also applied to Cherwell District Council requesting that the whole of Heyford Park Parish be designated as a neighbourhood area, with the intention being to prepare a neighbourhood plan covering just this Parish. This brings with it the prospect of conflict between plans. • There is a serious issue with democratic accountability in respect of the draft neighbourhood plan. • The draft neighbourhood plan is at risk of not meeting the basic conditions tests for neighbourhood plan as set out in the regulations for reasons stated above. We would be grateful to receive confirmation of receipt of this submission made on behalf of Richborough and Lone Star Land and we look forward to being kept informed of all future stages of this neighbourhood plan.	The arguments in this representation have been superceded by the removal of Heyford Park from the MCNP designated area. Reg 14 2025 has been implemented on the basis of the revised area and removal of policies relating to Heyford Park.
23.2.24	Sworders on behalf of Peter Godwin	[redacted]	MC5	Draft Policy MC5: Local Gaps identifies 6 sites across the Neighbourhood Plan area as Local Gaps. The draft policy notes that 'Local Gaps are intended to prevent coalescence of any development proposals with existing settlements, to reduce the impact of any such development on existing settlements and	The Local Gap which is the subject of this representation has been amended in revised policy MC10.

				also to provide the opportunity for visual and acoustic screening.' The draft policy states that land within these gaps should remain as predominately agricultural use. Our client's land lies within Local Gap allocation LG5; please see attached a plan of their land. The supporting commentary to Draft Policy MC5 states that the Local Gap is aiming to provide protection from possible encroaching commercial development to its north. A plan showing the proposed commercial development is below, for ease of reference. It shows that the proposed commercial development lies to the east of the M40 motorway, and to the east of the A43, north of Cherwell services. These developments do not yet have the benefit of planning permission. It is not possible for commercial development which lies separated from Ardley by a six lane motorway with attendant slip roads, the Cherwell Valley services and landscaping to encroach towards the village. Please also see our response to Q23.	
23.2.24	Sworders on behalf of Peter Godwin	[redacted]	Appendices	Para 6.38 of the Briarwood Landscape report (Appendix 4), which forms the evidence base for the proposed designation of land north of Ardley as LG5, notes that the proposed Local Gap is intended to maintain a separation between the village of Ardley and potential future development around Junction 10 of the M40 motorway. We have some significant concerns with the validity of the justification for this designation. Paragraph 6.48 of the same report suggests that the Local Gap has value as a recreational resource owing to the presence of several public rights of way. We consider that this should not be used as a justification for the designation of a Local Gap, the main aim of which is to maintain separation. If the Local Gap is to prevent coalescence, the presence or absence of PROW is immaterial to its role in doing that.	The Local Gap which is the subject of this representation has been amended in revised policy MC10.

				Para 6.47 notes that the proposed Local Gap is most visible in views from Fritwell Road. Surely the justification of any gap should be its role in preventing intervisibility between Ardley and the proposed development site, not the views of the proposed gap from the village? We note that the proposed developments would be developed at the same height above sea level as Ardley, (115m – 120m AOD) and that there is no intervisibility at all from Ardley or from the Fritwell Road to either the motorway or the proposed developments due to the mature and extensive landscaping and trees along the B430 to the north of Ardley. In addition, Ardley is already visually and physically separated from the motorway and any potential development around it by the Ardley football club site and by several copses of mature trees which are located to the north of the football ground and adjacent to the motorway. Paragraph 6.49 of the report states that: 'Development to the north of the settlement and within the proposed Local Gap would substantially erode the distinct delineation of land uses that currently exists, resulting in significant change to the established settlement pattern and character of Ardley village'. That is undoubtedly true, but again that does not in itself constitute a reason to designate the land as a Local Gap, and does not meet the aims of this proposed designation. Paragraph 6.50 states that the proposed gap would provide an effective buffer of relatively open landscape of appropriate scale between the existing settlements of Fewcott and Ardley, following a series of existing defensible boundaries, and potential development based around junction 10 of the M40. We would submit that the Gap is not needed at all for the reasons set out above, but that even if it were, the proposed Local Gap designation is unnecessarily extensive. It extends as far westward as the Fritwell Road, which heads in a north westerly direction. Its extent westwards would not prevent	

				coalescence between the village and any development around the motorway junction. In summary, we consider that this Local Gap designation is completely unnecessary. There is no need for separation of Ardley village from a potential development which does not yet have the benefit of planning permission, and if it did, would lie separated from Ardley by six lanes of the M40 motorway, which prevents any possible encroachment of commercial development. There is no intervisibility between the village and the proposed development, and there is no justification for the designation.	
22.2.24	Eynsham Partnership Academy	[redacted]	MC6	This response is related to the proposal within the draft MCNP documentation to allocate playing field used by Heyford Park School, and owned by EPA Trust, at their Specialism Campus as 'Local Green Space'. Eynsham Partnership Academy (EPA) are the Academy Trust that manage Heyford Park School (HPS). EPA own the whole of the Specialism Campus (SC) Site, including the playing field. I am responding as the Accountable Officer on behalf of the Board of Directors. We object to the inclusion of the school playing fields as Local Green Space in the MCNP. Our reasons are as follows; • Whilst as educationalists we clearly think more protected 'green space' in the wider area of this part of Oxfordshire community is a good idea, there are no plans to develop buildings on the Sports Field. Therefore, we believe this move is unnecessary. The Board of Directors would, if they had been asked, be more than willing to put that promise in writing. • At present this is the only proper sports field for all current and future school children on the Heyford Park Estate. Any moves by external groups to act in any way that might, in the view of the Board, now or in the future, potentially impact	The arguments in this representation have been superceded by the removal of Heyford Park from the MCNP designated area. Reg 14 2025 has been implemented on the basis of the revised area and removal of policies relating to Heyford Park.

				on the interests of those children will be opposed by the Trust as both the landowners and the custodians of this sports/play space for children. • In co-ordination with Oxfordshire County Council there will be further educational development to meet the needs of the growing community and the 'Specialist Campus' will become a Primary School with the Sports Field used by all EPA pupils on the estate. As OCC have pointed out, the only proposed additional building at the Specialist Campus is not on the Sports Field but on hard ground next to the school. This is to allow more classroom space for primary aged children. • Additional new fencing will be put in place to ensure that safeguarding of children is paramount and to allow 'free-flow' access for children to all green spaces on the site. Public access is not permitted for reasons of safeguarding. Any evening/weekend community sports use will be that deemed appropriate by Heyford Park School/EPA within the context of the current sports use agreements. The executive team at EPA has a strong record of developing strong community partnerships to allow such work.	
23.2.24	Jake Collinge on behalf of Dan Moore of Manorwood Homes	[redacted]		I write with reference to the above Regulation 14 Consultation and do so on behalf of my client, Mr Daniel Moore of Manorwood Consultancy Ltd who has an interest in land off Lince Lane, Kirtlington. The submissions comprise the details set out herein, together with the attached 'Detailed Submission Document' and associated Appendices, the latter of which (the 'Detailed Submission Document' and associated Appendices) have been prepared by my client. *(NB – these comprise 30 separate documents)* The following legal, process and procedural matters are highly significant: • In order for a Regulation 14 consultation on a draft Neighbourhood Plan (the Plan) to be carried out, the qualifying	Some elements of this representation are superceded by the removal of Heyford Park from the MCNP designated area. Other elements of the arguments made by the writer are rejected by MCNP Forum as inaccurate. Discussions with Cherwell District Council have clarified that the MCNP Review process has met the statutory requirements.

				body is first required to review and approve the consultation draft, and then confirm that the relevant consultation may proceed. In this case, the qualifying body is Ardley with Fewcott Parish Council and there is simply no evidence that these requirements have been met in the correct manner. Accordingly, there has been a substantive and significant procedural failing to the extent that the Regulation 14 consultation is null and void. • Notwithstanding the materiality and significance of the above, it is a legal requirement in formally preparing and submitting the Plan1 that this is done by the qualifying body and that if, as in this case, it is a multi-parish plan, the written consent must first be obtained from all those parish councils whose area is included in the Plan. In this case, it is simply inconceivable that noting that, to all intents and purposes, this is a 'new' Plan. Heyford Park Parish Council – who have formally resigned from the Forum and are seeking to progress their own Neighbourhood Plan – have, or will, provide such written consent. That is, the Plan should not, and cannot, proceed as it is extremely unlikely that the legal requirement to secure, at various stages, the consent of the said Parish Council has or will be provided. • As evidenced in the range of documentation attached herewith, and having established that the proposals significantly 'change the nature' of the 'made' Plan, it follows that the process for the Plan needs to follow one of extensive, open and transparent community engagement that is supported by up-to-date evidence and a clear process for wide public involvement in contributing to, and directing, the policies, proposals and allocations in the Plan. That (as evidenced by the documentation attached herewith) has simply not happened and, instead, there have been significant and fundamental procedural and administrative failings in the preparation of the Plan that have not only failed to foster positive community engagement, but resulted in decisions and proposals being made by a 'select' number of individuals, vitiated by bias, and	

				utilising 'skewed' methodologies that, themselves, have not been subject to full and proper consultation at the appropriate stage of the process. These failures have then been exacerbated by an unwillingness to cooperate in responding to legitimate requests for information in relation to process and decision-making in connection with the preparation of the Plan, wholly counter to the principles of openness and transparency that are key to successful delivery of a Plan. As is evident in related guidance and, indeed, decisions of Neighbourhood Plan Examiners, it is the process of producing the Plan that is as important as the details of the Plan itself and in view of the above and the attached, there has clearly been a fundamental and significant failure of process that undermines the whole Plan such that it cannot proceed. • Furthermore, a Neighbourhood Plan should not progress to Regulation 14 Stage without having regard to the need to meet each of the five basic conditions. Of these, the following basic conditions are critical, namely that the Plan should/must: Ø Have regard to national policies and advice contained in guidance issued by the Secretary of State; Ø Contribute to the achievement of sustainable development; and Ø Be in general conformity with the strategic policies contained in the development plan for the area of the authority. The significant procedural failings noted above have, by implication and consequence, led to failings to meet basic conditions. In particular: Ø There has, in light of the emerging Local Plan, been a fundamental failing to provide details of the outcome of meetings with the Local Planning Authority that – one can only assume – led to a conclusion/decision in respect of the number of dwellings to be identified through the allocations in the Plan2. There has been no 'testing' of those numbers nor, despite assertions to the contrary, any 'bottom-up' consideration of those numbers outside of a select few. It is,	

				without sufficient evidence, simply impossible to conclude whether the test of general conformity has been met with strategic policies and, in consequence, the implications for locations outside of the Neighbourhood Plan Area. Indeed, it may be that there has been no direction provided by the District Council on dwelling numbers. Ø Insofar as it relates to Kirtlington, the Plan allocates two housing sites that are fundamentally constrained by designated Heritage Assets – Historic Park and Garden, Listed Building(s) and Conservation Area. Previous (and recent) decisions on planning applications relating to one of these sites have confirmed that development would give rise to harm to the significance of designated Heritage Assets. Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 place a statutory obligation on decision makers to have special regard to the desirability of preserving/conserving heritage assets and Case Law has established that 'considerable importance and weight' must be given where harm is identified. We have, in this case, harm to designated heritage assets that is acknowledged and accepted and yet – in direct conflict with national policy and directives in relation to sustainable development – a Plan that allocates housing sites giving rise to such harm and conflict. The Plan fails basic conditions in this respect. Ø Moreover, in seeking to allocate housing sites (especially one or more that would harm the significance of designated heritage assets) it is appropriate, given the statutory tests above, to consider whether there are any reasonably available and realistic alternatives that would meet housing requirements without giving rise to such harm. There are alternative sites on the edge of Kirtlington that would provide housing without harm to designated housing assets and these sites are available and deliverable. Indeed, these sites – and notwithstanding the fundamental failings in the weighting/scoring of the site assessment process and the fact that such assessment was undertaken by individuals vitiated with bias – scored favourably	

				by comparison with the selected sites through this process. In addition, it should be recognised that the proposal to allocate the two sites in Kirtlington 'flies in the face' of the independent findings/conclusions of the Strategic Environmental Assessment and thereby demonstrably evidences that the Plan fails to contribute towards sustainable development or have appropriate regard to national policy and advice, failing the related basic conditions. Accordingly, there is a substantial body of evidence (attached herewith) that demonstrates that, notwithstanding the fact that the Regulation 14 consultation has not been correctly administered and that the Plan cannot proceed given the (quite reasonable) position of Heyford Park Parish Council, the process of preparing the Plan has fundamental and significant process and procedural failings, has lacked openness and transparency, fails to follow any objective and reasonable analysis, and has not embodied or incorporated an appropriate level of community engagement. Moreover, the draft Plan does not meet all of the basic conditions and so, even if the factors noted were not sufficient in their own right, the failure to meet basic conditions is such that the Plan cannot realistically proceed through the full process.	
8.3.24	Adrian White, [redacted] affected by site 4 in Steeple Aston	[redacted]	Appendices	**Summary of legal impediments to the development of the Old Quarry, Steeple Aston, Oxfordshire** ('the Old Quarry') prepared by Adrian White, [redacted] Documents enclosed: 1. Title including title plan for Westfield. 2. Title plan for the Old Quarry. 3. Oxfordshire County Council's Protocol on Highways. 1 Restrictive covenants	This representation deals with legal impediments which the writer claims will prevent development on site 4 (excluded as ineligible for allocation by the site assessment team – See MCNP Appendix 6). The representation document is reproduced here with the permission of the author who, as well as neighbouring the site, is a legal professional experienced in property issues. MCNP Forum considers that the legal arguments presented here are sufficient for the site assessment team to have correctly

				1.1 Background The Old Quarry is subject to restrictive covenants. These are referred to in the Charges Register of the title to the Old Quarry (Title Number ON 328864 where it is referred to as The Old Quarry House ('Old Quarry's Title')). I have set out below my understanding of the legal position concerning the restrictive covenants. I do not have the benefit of the covenants, and am not advising those owners who have the benefit. They may wish to comment on, or add to, what I have said. The covenants were imposed by three Conveyances dated, respectively, 17 July 1940, 23 February 1953 and 13 September 1954. They were imposed on the sale of the pieces of land edged blue and numbered respectively 1, 2 and 3 on the filed plan of the Old Quarry's title. 1.2 Benefit On the occasion of each of the three sales mentioned in paragraph 1.1 the covenants were expressed to be reserved for the benefit of the remainder of the land in the title at that time. On each occasion this included the land on which the houses now known as Sandfields, Conegar, Robins and Poleigh House were built and when this land was in turn sold to a developer by further Conveyances in the 1970's the benefit of the covenants passed to the owners of these properties and their successors in title. Two further pieces of land were sold to owners of properties in Grange Park and they too have the benefit of the covenants. 1.3 Nature of the restriction Various covenants were imposed but the one that is relevant for the purposes of this summary is as follows:	applied Cherwell DC's criteria on availability of a site, due to the significant potential for legal dispute.

				‘(b) Not to do or permit upon the said land any act matter or thing whatsoever that may be or become a nuisance damage annoyance or disturbance to the Vendor or the owners or occupiers of any adjoining or neighbouring Property’. The restriction is wide in scope and is not limited to anything that would also constitute a legal nuisance and it also includes ‘annoyance’ and ‘disturbance’. The covenants were imposed to protect the amenity of the land retained at the time of each sale. Construction work and subsequent use of the land which is subject to the covenants for housing could give rise to a breach of the covenants. 1.4 Whether or not the restrictions apply to that part of the Old Quarry’s title that is shown shaded orange on the plan (‘Site 4’) submitted by the Mid-Cherwell Neighbourhood Plan Forum (‘MCNP’) to Steeple Aston Parish Council for its meeting on 27 November 2023 on the result of MCNP’s further review of the evidence for site allocation, including its review of Site 4. During the course of the site allocation process MCNP has been asked to consider various iterations of Site 4 and its access. The restrictions apply to part of Site 4 as shown on the version on which MCNP has consulted. 2 Problems with Access 2.1 There exists a ransom strip, being land owned by the owners of Westfield, Fenway (‘Westfield’) (Title ON 231697) (‘Westfield’s title’). [redacted]. This is a complex area of law and what I have set out below is a broad outline of the issues only. The boundaries shown on the highway maps maintained by Oxfordshire County Council	

				('OCC') are general boundaries only and their correct line is not guaranteed. This fact is always pointed out by OCC when responding to applications for searches (a copy of OCC's Protocol on highways boundaries explaining this is attached). Similarly, the boundaries of properties shown on Land Registry title plans are general boundaries only unless the adjoining owners have agreed a boundary line and requested that the Land Registry give effect to this agreement on the relevant titles as a determined boundary. This is not the case with the Old Quarry and Westfield. The land shaded blue on Westfield's title adjoins the Old Quarry. We own this land subject to any land that is highway. Not all of it is. There exists a ransom strip forming part of land belonging to Westfield. By the Enclosure Award the highways boundary was never meant to be the boundary between the properties. The boundary line of the properties on the northern side of Fenway is not now straight and so it is not clear what is meant to be the extent of the highway. Moreover, the verge continues for only a short distance to the east and west of the Old Quarry which demonstrates that a wide verge at this point is not required for any practical reason for highway purposes. It would not have been used to feed animals being driven through the village as this would have interfered with Westfield's rights in the verge mentioned below. 2.2 Grazing, herbage and other rights belonging to Westfield. At the time of the enclosure of the common fields in Steeple Aston and subsequently, this part of Fenway has always belonged to the owner of Westfield and the verges alongside Fenway have been used for grazing, herbage and other rights appurtenant to ownership of it. Such rights have not been	

				abandoned and are referred to on Westfield's title. The rights were always appurtenant to Westfield's title, enjoyed by long user and recorded in subsequent agreement with the highways authority and in other documents. The Highways Act 1980 did not extinguish pre-existing rights in verges or those conferred or confirmed by Enclosure Acts or subsequent agreements. On the contrary, section 155(5) of the Highways Act 1980 acknowledges the continuing existence of rights of pasture on the side of a highway. 2.3 Intensification of any existing easement of way and interference with grazing, herbage and other rights. Any easement acquired by long user for the residential property will not extend to its use by construction vehicles for the development of Site 4 nor its subsequent use by ten or 12 houses. These uses would be an intensification of the existing use from use for the purpose of a single private residence. An extension of the width of the existing access across the verge would interfere with Westfield's herbage, grazing and other rights.	
2025				**All representations from landowners and developers to the second Reg 14 consultation can be found in Appendix A3.4. Some of them refer to additional documents submitted with the representation, which can be made available on request.**	

AMENDMENTS TO PLAN POLICIES following Reg 14 consultations

REFERENCE	POLICY	ORIGIN	PROPOSED AMENDMENT	OUTCOME
ISSUES ARISING FROM REG 14 CONSULTATION 2024				
1	MC1	CDC comments	Settlement area maps for SA and KT to include site allocations.	All relevant policy maps amended accordingly.
2	Policy Map 8	Christine Marsh email 18/10/23	Amend map key	Map unamended as impractical to make alterations.
3	p.12	Erratum	1.5.3 links are incorrect – should be http://	Done
4	p.15	Erratum	1.9.2 Appendix E should read Appendix 3	Done
5	p.35	Erratum	3rd para of Rationale should be deleted	Done
6	Policy Map 16	Dan Moore	Does Special Landscape Area conflict with site allocations in MC2 and MC3?	No, they do not conflict. No change required.
7	MC12	15 minute neighbourhoods	Should Rationale for Health Centre refer to journey time to a GP practice not exceeding 15 minutes?	The rationale already refers to residents within a 3-mile radius of the proposed health centre. 15-minute neighbourhoods imply walking time, which is not always appropriate in rural locations.
8	MC7	?	Should final para of Rationale refer to possible community energy schemes, including community-run solar panels	The Special Landscape Area policy clause (MC7B) was omitted following publication of CDC's LP2042. Specific reference to the impact of solar farms was also therefore removed. The revised policy MC12 is felt to cover the requirement for careful consideration of impact on views.

9	Policy Map 3A	Erratum	Missing Settlement Area key	Included
10	MC9	MCNP	Amend Clause G to refer to development by a CLT; expand ref to Clause G in Rationale to provide more background.	Amended as MC14 clause C, and in Rationale.
11	Section 5	MCNP	Add Community-led Housing definition to Glossary	Done
12	MC2 and 3	MCNP	Refer to development by a CLT in clause 4	Not amended, as reference made to CLTs in MC14 clause C.
13	MC9	Dorchester	Add ref to exclusion of Heyford Park from this policy	No longer necessary following amendment of designated plan area.
14	MC1	Dorchester	Add ref to exclusion of Heyford Park from this policy	Do.
15	MC6, Policy Map 2, Briarwood	Kirtlington PC	Amend site area of the community orchard. Add justification to it as an addendum to Briarwood report.	Amended. Briarwood report unamended due to resource limitations.
16	MC9	CDC comments	Housing requirement number to be provided and added to Rationale	Publication of CDC LP2042 included a requirement for MCNP to allocate 100 new dwellings in the plan period. MCNP housing allocation policies were completely reviewed as a result.
17	MC6, Policy Maps 3B and 9	MCNP	Conflict of Lime Kiln Meadow LGS and inclusion within Local Gap.	This proposed Local Green Space was omitted following removal of Heyford Park parish from the MCNP designated area. The site was also omitted from the proposed Local Gap.
18	MC9	MCNP	Refer to Rural Exception Sites in Rationale, with particular ref to NPPF statement re community-led schemes, and x-ref to AECOM HNA	New policy MC15 makes specific reference to RESs.
19	MC2 and 3	CDC comments	Explain why we have not looked at options including Fritwell, as recommended by AECOM's SEA.	Explanation provided in Consultation version of SEA, and in revised Site Assessment Report at MCNP Appendix 6.
20	MC1	MCNP	Consider reference here or elsewhere to numbers of new homes allocated in SA and KT	Revised clause in policy refers to overall number of new homes to be allocated across several villages.

21	MC1	MCNP	Need to keep some reference to possibility of RESs as in existing policy PH2.	New policy MC15 makes specific reference to RESs.
22	MC9B	MCNP	Amend to define affordable in MC2 and MC3 as meaning affordable purchase or rental on average salaries (as per Lewes NP).	Policy now refers to 'affordable on Cherwell DC average salaries'.
23	MC10	Erratum	Change ampersand in title to AND	Done
24	MC9	Erratum	p.50 text in rationale for Clauses E-G is wrong font size.	Done
25		CDC	Amend Plan period to 2041 or 2042	Done
26	MC5	MCNP	Expand on rationale for Local Gap protecting Caulcott.	Rationale of revised policy MC10 amended accordingly.
ISSUES DISCUSSED AT FORUM MEETING OCTOBER 2024				
27	MC3(B): Kirtlington site allocation	AECOM's Strategic Environmental Assessment, CDC, Historic England. and our consultants ONH	One of two sites proposed for housing allocation in Kirtlington is within the Registered Park. It is claimed that development here will seriously impact on the heritage assets. A recent planning application for the site, supported by KPC, was rejected by CDC on those grounds. CDC say that MCNP should submit a Heritage Impact Assessment as new evidence that allows for reconsideration.	Removing this allocation would damage the credibility of the site assessment process. However, it may be deleted at Examination, unless the site owner procures a revised HIA that is effective in changing opinions.
28	MC4: Green and Blue Infrastructure	CDC	*Paragraphs D and E should be deleted. They are inconsistent with the Government's new Biodiversity Net Gain requirements. The emerging Cherwell Local Plan Review will include a comprehensive suite of strategic policies on this topic and therefore it is not considered*	Consultants advise that our locally-specific policy can complement national and Cherwell policies. The paragraphs are retained.

			appropriate for the neighbourhood plan at this time.	
29	MC5: Local Gaps	Two members of public	Existing Local Gap LG1 adjacent to Upper Heyford village and proposed Local Gap LG2 adjacent to Caulcott, should be joined up by inclusion of sites in UH and in LH parishes.	UHPC subsequently agreed to include the first area of land to extend LG1 southwards, and LHPC agreed to include the remainder, to extend LG2 westwards. Policy MC10 and policy map 12 were therefore amended.
30	MC7: Protection of Important Views, Vistas and Skylines	CDC	*As part of the evidence base for the emerging Cherwell Local Plan Review, the Council has commissioned a district-wide study. This study will include an assessment of the extent and justification for the designation of 'valued landscapes' across the district, and settlement gaps. To ensure consistency between the local plan evidence and the neighbourhood plan we would therefore welcome a discussion on these designations, particularly the appropriateness of such designations at a neighbourhood plan level.*	Section (B) which identifies the Special Landscape Area for Mid-Cherwell Valley is removed from revised policy MC12.
31	MC9: Housing Development	Abbeymills Homes CDC	Restriction on 4-bed homes will hamper desirable mix and fail to meet needs of waiting list. *Objections are raised to criteria B within this policy. It is inconsistent with Government policy on First Homes. For example, the First Homes definition sets a capped price of £250,000 for the first sale. If the policy is applied as written, homes with a market value of say £500,000 would fail to meet the Government's definition as a 40% discount would still exceed £250,000.*	The criteria in this policy are those recommended in AECOM's Housing Needs Assessment. While the developer's comments are understandable in relation to marketing, removing the restriction would do nothing to remedy the current imbalance of housing sizes in the area. Reference to 40% discount removed.
32	MC10: Sustainable Travel and	AECOM SEA	*Another way for the MCNP to address transport emissions could be to target local improvements that will support a modal shift towards electric*	Outside scope of MCNP and anyway covered effectively by LP and OCC transport strategies.

	Traffic Calming		*and alternative fuel vehicles through setting requirements for the delivery of necessary infrastructure, community renewable energy schemes, increasing renewable electricity and heat generation, as well as supporting low carbon building design and construction.*	
CARRIED FORWARD FROM 2024/25 – TO BE AMENDED FOLLOWING 2025 REG 14				
33	MC6	Mary White	Proposed additional conditions to policy	MC6 amended to add condition retaining and protecting bridle path, if possible views of field from Fenway, and tree planting to improve setting of Coneygar Fields.
34	MC7	Mary White	Queries potential legal impediment to accessing site because of restrictive covenants. Also query proposed use of Beeches footpath for cycle access.	Status of site availability reviewed but retained unamended. Reference to cycle access via Beeches removed.
35	MC12	Mary White	Amend Fig 14: MAV1 location to be 'opposite Middle Aston House'. Also check that all viewpoints in App. K are covered in Fig 14.	Fig. 14 amended. Wording of MC12 amended to make reference to Appendix K.
36	MC13	Mary White	Amend policy to refer to avoiding upward light spillage.	Wording of c) amended.
37	CAP	Mary White	Climate Change – add references to aspirations for carbon reduction.	CAP amended
37A	MC2(C) *Now MC7*	Adrian White	I think that the criterion for its development is a little imprecise-'if the allocated number of new homes (about 30) had not already been met'. If the two allocated sites have been developed but have provided, say 25 or 29 dwellings, would the owner of site 3 be able to argue that this site	Wording of Condition 5 amended.

			should be developed too? Do you not mean to say if no more than 15 dwellings have received planning permission?	
38	MC2-7	AECOM SEA	It is recommended that Policies MC2, MC3 and MC4 are revisited and updated to include stipulations relating to flood risk, given these sites are at varying risk of surface water flooding. This is likely to help ensure development design schemes take into consideration the risk of flooding on these sites and embed mitigation and adaptation techniques into the design of the scheme taken forward. This could help reduce the risk of development causing flooding elsewhere in the settlements of Ardley and Kirtlington. It is further recommended that Policy MC2 is revisited and updated to include a specific historic environment stipulation in relation to the Ardley Conservation Area, which is located adjacent to the site to the west. This will help bring the policy more in line with the other site allocation policies which are within or adjacent to conservation areas across the neighbourhood area and could help reduce the potential impact to the setting and significance of the designated area. Additionally, it is recommended that Policies MC2, MC5, MC6 and MC7 are revisited to include stipulations regarding the potential mineral resources that could underly the sites. This could include the appropriate investigation of the sites to ascertain whether they hold important resources and ensuring that materials	Reference to surface water flooding risk added to MC2, 3 and 4. Reference to Conservation Area added to MC2. The rationale for sites MC5 and MC6 already refers to OCC's comments on this subject. Reference to consultation with OCC added to all four allocation policies.

			are recovered to avoid their sterilisation and loss. The need to consult with OCC as the local minerals authority could also be included in these policies.	
39	MC16		Policy MC16 is commended for setting a requirement for development applications to contribute to the creation of traffic calming schemes in villages most affected by the proposals. Another way for the MCNP to address transport emissions could be to target local improvements that will support a modal shift towards electric and alternative fuel vehicles. This could include through setting requirements for the delivery of necessary infrastructure.	This is considered to be outside the scope of neighbourhood plans.
40	CAP		Support could also be set out through the MCNP for community renewable energy schemes, increasing renewable electricity and heat generation, as well as supporting low carbon building design and construction. This could help meet local and national targets for renewable energy generation and carbon emission reductions in the longer term.	Amendments made to CAP.
41	MC2(A) and MC2(B)	Historic England	'Minimising harm to heritage assets' is considered inadequate.	Wording amended for 2024 Reg 14
42	MC3(A) and MC3(B)	Historic England	Policy is unclear re reference to Registered Park and Garden's impact on choice of sites.	Rationale given more explanation
43	Other points	Historic England	various	Amendments made for 2024 Reg 14

ISSUES ARISING FROM REG 14 CONSULTATION 2025				
44	MC12	Erratum	KTV2 to look West as well as North	Policy map 14 amended
45	Not used			
46	MC15	Cherwell Housing (informal comments to CLT)	Needs detailed definition of local connection	Note added to rationale.
47	MC5-8	Richard Preston	Not enough consideration given to the need for accommodation suitable for our ageing population. Bungalows or retirement flats that are nearer to basic facilities are needed as identified in the village consultations.	This need is acknowledged. Policy MC14(d) addresses the need.
48	MC9	Canal and River Trust	We are pleased to note that the Oxford canal is identified on the various Policy Maps 11. However the Map Key describes the Oxford Canal as the Oxford Canal Trail, which recognises only one aspect of its multi-functional role. Whilst it is understood that this relates to Policy MC 16 as the policy maps cover both aspects GI and sustainable/active travel we would prefer it if is identified as the Oxford Canal. Sections D and E relate to BNG.	Wording of keys amended.
49	MC13		Criterion (e) should be amended to: 'e) particular care should be taken to avoid light pollution where the development is in a remote rural location, or where it might adversely affect the setting and biodiversity value of the Oxford Canal'	Wording amended
50	MC16		The adopted Local Plan is clear that the canal is a resource that is not used to its full potential and access should be improved to promote	We fully support the views expressed here; a statement has been added to the Rationale.

			green and sustainable leisure opportunities using the towpath for walking and cycling.	
51	CAP		The Oxford Canal however should also be included here as a key route through the Plan area. As stated above it has huge untapped potential for walking and cycling which could be realised through towpath upgrades such as those already delivered or likely to be delivered from Oxford city north into the Cherwell district.	CAP amended.
52	MC14	Abbeymills Homes	This proposed clause is a concern as creating diverse new communities requires a wide range of house types to be delivered, including larger family homes which would be prevented under this proposed policy. Furthermore, it is understood that the affordable housing register for the district includes a specific need for larger affordable homes of 4+ units to be provided. It is therefore requested that a review of the proposed housing mix is undertaken that allows for some larger family homes to be delivered to ensure housing choice to meet all housing needs in the local area.	The criteria in this policy are those recommended in AECOM's Housing Needs Assessment. While the developer's comments are understandable in relation to marketing, removing the restriction would do little to remedy the current imbalance of housing sizes in the area. The wording of MC14(a) does however permit flexibility.
53	MC2	Historic England	The Ardley Site Allocation no longer contains a heritage related criterion. We therefore agree with the second recommendation of the Strategic Environmental Assessment (SEA) 'that Policy MC2 is revisited and updated to include a specific historic environment stipulation in relation to the Ardley Conservation Area, which is located adjacent to the site to the west'.	Policy amended
54	MC8		As with our broad recommendation for all the proposed allocations, we recommend the heritage criterion for this policy relates back to the Conservation Area Appraisal and management plan if there is one in place.	Policy amended

			In this case the site would appear to sit within an identified important view out from the conservation area. We recommend the policy could be strengthened to make specific reference to this view and how its allocation would seek to conserve or enhance it, as informed by the Upper Heyford Conservation Area Appraisal (within the Rousham Conservation Area).	
55	MC12		Good to see a policy on views, vistas and skylines although clarity is required on justification for the views chosen as well as pin-pointing the specific view-point for clarity in future management. It should be highlighted that the significant views to /from Rousham Registered Park and Garden and also to/from RAF Upper Heyford including a view along the runway looking eastwards require assessment as well as the current list is not exhaustive and there is an opportunity to identify others in the future.	Justification for many of the views is provided in the Landscape Consultants' report (Appendix 4), but does not unfortunately include all the proposed views due to resource constraints. Views into the former RAF Upper Heyford are not considered in this Plan following the removal of Heyford Park from the designated area.
56	Objectives		Objectives do not adequately consider the historic environment (noting sole reference to CAs in the 3rd bullet under "Development"). We recommend the consideration given to the historic environment is brought in line with the objective provided for the natural environment. Both the natural and historic environment are integral to one another.	Objectives amended
57	CAP		The Community Action Plan should include an objective for the historic environment, similar to that proposed for the natural environment. The historic environment could equally be much better promoted throughout the plan to help ensure the character and local distinctiveness of	Objectives amended

			an area, is carried through in any change within a settlement.	
58	General Conformity with the Local Plan	Cherwell DC	Our previous comments on the adopted Cherwell Local Plan still apply. However, the review of that Plan has progressed. The proposed submission (Regulation 19) Cherwell Local Plan Review 2042 was published in December 2024. It is expected that it will be submitted to the Secretary of State for examination by the end of July 2025 (subject to Council approval). Adoption is expected in 2026. You may wish to update text accordingly.	Para 1.1.6 updated
59	Housing Evidence		I note that the revised Plan still relies on the AECOM Housing Needs Study dated 2023, which in turn relies on the findings of the Oxfordshire Growth Needs Assessment (OGNA). The OGNA was a piece of evidence prepared to support the then emerging Oxfordshire Plan. Work on this stopped in August 2023. You may therefore wish to consider updating this evidence. The housing evidence for the emerging Cherwell Local Plan Review may help with this.	Reference is now made in para 1.9.2 to the availability of more up-to-date evidence in CDC's work.
60	SEA		The SEA is a key piece of evidence for the neighbourhood plan and it is noted that not all of its recommendations have been taken in to account in the Reg 14 Plan.	These SEA recommendations arrived with insufficient time to amend the Reg 14 consultation document. They have been given careful consideration in the preparation of the Reg 15 Submission document, and various amendments have been made as a consequence.
61	Heritage Considerations		The points made in our 2024 response are still applicable.	Reference to the historic environment has been enhanced (see items 56 and 57 above). We consider that listed building and conservation legislation is fully addressed in the NPPF and Local Plan and does not need to be repeated in this neighbourhood plan.

62	Introduction		Para 1.1.6 – should this be Housing and Economic Land Availability Assessment (HELAA) rather than Needs Assessment? Para 1.6.2 – Outside the neighbourhood area now. Para 1.7 – Is this needed as not in the designated neighbourhood area now?	1.1.6 and 1.6.2 and 1.7 amended. Note added to Fig.3.
63	MC3 and MC4		These two proposed Kirtlington sites are within a Grade 2 Registered Parkland and Garden. There is a requirement therefore to consider the impact of development on the landscapes' special character. It is strongly recommended that you carry out a detailed Heritage Impact Assessment of all proposed sites. This is essential for the Kirtlington sites given the potential impact on designated heritage assets.	A Heritage Impact Statement has been commissioned and is provided as Appendix 7. MCNP Forum is of the view that this new evidence supports the housing allocations MC3 and MC4.
64	MC9		The supporting text needs updating as legislation has now been enacted. Care is needed to ensure that this policy is in general conformity with emerging policies CSD 11, 12 and 13 of the Cherwell Local Plan Review. Regard will also need to be had to the Oxfordshire Local Nature Recovery Strategy (LNRS) which is due for publication later this year.	Text on p.43 updated.
65	MC10		Our previous comments still apply	We consider that our Local Gaps policy complements the proposed policy in LP2042 of Strategic Gaps, which cover large tracts of land

				between settlements in the MCNP area, and of which we strongly approve. However the definition of development that may be permitted in each type of Gap is different, and justifies the existence of MCNP's policy, which reflects specific concerns of the local community regarding coalescence.
66	MC11		We would question whether the proposed LGS at Lower Heyford (Paines Field and Land to north of St Mary's church) meets the criteria for LGS designation.	Lower Heyford Parish Council have reviewed this and consider that justification for the designation is sound.
67	MC14(G)		This requirement needs to be proportionate to the development proposed. Costs of provision could be prohibitively expensive rendering the scheme unviable.	'will be required' altered to 'may be required'.
68	MC18		Whilst it is noted that reference to Heyford Park has been deleted from the policy, the supporting text is heavily suggesting that any new facility should be provided there. The wording should be reviewed to better reflect the current position. Note also that the OCCG is now BOB-ICB.	Rationale amended.
69	Policy maps		Policy Map 11 – the precise boundaries of the Heyford Park area should be clear. Suggest shading out the area from the maps. • Map 12, 13, 14 – again the inner boundary of the NP area should be clear. • Middleton Stoney settlement boundary – query why the Turney site is not included within the boundary.	Maps 11, 12,13 and 14 amended. The Turney site has now been added to the settlement area. This inclusion opens the possibility of an application for housing on the site, which is considered in Appendix 6.

70	MC9	Dorchester Group	Clause D – "For the purpose of calculating Biodiversity Net Gain requirements using DEFRA's latest metric, development proposals on land that lies within or immediately adjoining any part of the defined Network should anticipate achieving at least a medium distinctiveness multiplier score. (see the penultimate paragraph of the supporting text)." This clause is very unclear and should be clarified either by rewording or changes to the supportive text or both. The term distinctiveness multiplier is not a recognised term. For example, does this mean that for developments within or adjacent to the network all new habitat created within a development should comprises habitats of medium distinctiveness or that overall, a development should have a distinctiveness a score of medium. If the latter, then we are not aware of a method for averaging out the distinctiveness scores across a development. If the former it would preclude all low distinctiveness habitats such as amenity areas or private gardens etc from contributing to net gain which would be contrary to the policy from central government and how the metric works. It is assumed the intention is for any habitats contributing to the network either through improved effectiveness or connectivity must be of at least medium distinctiveness? Either way this needs clarifying The supporting text also refers to the network as scoring 6 or between 3 and 6. These figures	The term 'distinctiveness multiplier' is used in DEFRA guidance, which clearly explains how policy MC9 fits with Government BNG strategy.

			have to be related to something. It is assumed it is 6 or 3-6 units per hectare as a biodiversity value. This needs clarification.	
71	MC10		the proposal to designate LG4 and LG5 has no regard to the potential for the re-opening of Ardley Rail Station for passenger services, including the safeguarding of land to support the delivery of a new station and associated access to it.	The designations can be reviewed when and if such a proposal comes forward. The submitted LP2042 does not propose safeguarding of land at Ardley Station.
72	MC12		We assume that it is intended to be a successor to made MCNP Policy PD4.	Reference added to the rationale.
73	MC2	Oxfordshire County Council	Access issues	Policy condition amended as per p.272 of this document.
74	MC2		Minerals team: The proposed allocation for 8 dwellings lies within a Mineral Consultation Area, and partly within the Mineral Safeguarding Area for Crushed Rock at the south-eastern corner, and therefore Policy M8 of the OMWCS is relevant. Potential mineral working is already constrained by the existing development immediately to the north of the proposed allocation at Church View, as well as to the south at Upland Cottage. Therefore, the potential sterilisation of mineral for this allocation would be minimal compared to the buffers required to mitigate any adverse effect to the existing properties. We suggest the policy includes reference to the need for appropriate mitigation to the rear of the properties.	Policy condition added.
75	MC8		Transport Team: Mill Lane is extremely narrow along the site frontage, with no footway. Localised widening is likely to be required to provide a passing place, and the site would be expected to provide a footway along the length of its frontage.	Reference to a footway added.

76	MC9		Bullet C: Mineral developments are, and may in future, occur within the Mineral Safeguarded areas, and these may cause a temporary pause to the effectiveness of the Network whilst the development takes place, however the restoration following extraction may well lead to enhancement of the effectiveness and connectivity of the network. Include the word "permanently" in the sentence "Proposals that permanently harm the effectiveness or connectivity of the Network will not be supported". Bullets D & E: BNG requirements for Minerals and Waste developments will be explored within the future new Oxfordshire Minerals and Waste Local Plan, and are not the responsibility of the MCNP. Therefore, suggest rewording the section to "residential development proposals"	Amended as suggested Government policy on BNG applies to many types of development. It is not accurate to limit policy MC9 to residential only.
77	MC10		All the designated Local Gap areas fall within Minerals Safeguarded area. Therefore, Policy M8 should be considered. We would not wish to see a policy that prevents or possibly hinders any future mineral working in this area. Therefore, this policy should include an additional bullet to ensure conformity with the Local Plan. • Development required for the delivery of the Oxfordshire Minerals and Waste Local Plan.	Additional point added.
78	MC11		OCC Estates and Property Team disagrees with the significance that was attached to the value of the site in terms of its tranquillity and wildlife. As it is highlighted in the report, the site is primarily used for sport purposes. Therefore, it is reasonable to conclude that such use will generate significant levels of noise, especially	Fritwell Parish Council disagrees with these comments and wishes to see the current use perpetuated for the duration of the Plan period.

			during warm months. Further, it is located along a busy road and adjacent to residential properties which means that there are only a few times during the year where the site will be quiet and peaceful. Accordingly, OCC Estates and Property Team considers that the site cannot be demonstrably special for its tranquillity to the local community.	
79	MC16		There is no reference to the Strategic Active Travel Network (SATN) priority link between Heyford / Bicester & Heyford / towards Oxford which should be highlighted in the plan.	Reference added to rationale.
80	MC17		The highway authority will require that any new local employment sites have safe pedestrian and cycle access to local settlements. It is recommended that this requirement is added to the policy.	Clause c) amended accordingly.
81	MC12	Helen Metcalfe	Views are identified in Conservation Area Appraisals – mention that if so it carried more weight.	Agreed. Reference added to policy.
ISSUES ARISING FROM POST-CONSULTATION MEETING WITH CHERWELL PLANNING POLICY TEAM – JULY 2025				
82	MC2,3 and 4	Cherwell DC Planning Policy	Surface Water Flooding Sequential Tests for Site Allocations: This has been raised by the Environment Agency in the context of revised flooding maps published in March. This has also been flagged in your SEA. We apparently do not have the shapefiles for the new mapping but have asked the EA to provide relevant insets. Once received we will forward to you. You can then use them to	The Environment Agency did not respond to the consultation and has not raised the issue. However, the SEA does draw attention to potential surface water flooding on allocated sites. We have looked carefully at the guidance on sequential testing and made amendments to Appendix 6, where we now make reference to the potential for flooding (which affects only small areas of the sites concerned and does not require re-

			inform the sequential test that will need to be prepared. Guidance on sequential testing can be found at https://www.gov.uk/guidance/flood-risk-and-coastal-change#the-sequential-approach-to-the-location-of-development	consideration of the selected sites). The three site allocation policies affected now also refer to the possible need for mitigation.
83	MC3		Kirtlington Jersey Cottages site – new heritage evidence. You advised that you are commissioning a new piece of evidence to support this allocation. I would strongly advise that this is independent evidence with the methodology agreed by Historic England, particularly as they have raised an objection to this allocation.	The new evidence can be found at Appendix 7, commissioned by MCNP from heritage consultants. The report details the methodology agreed with Historic England.
84	MC5 and 6		Minerals and Waste Objections You advised that OCC have raised concerns about your proposed allocations at Steeple Aston. I suggest you try to arrange a meeting with [redacted]t OCC. [redacted] - Oxfordshire County Council [redacted]@oxfordshire.gov.uk	Having contacted OCC Minerals Team following their 2024 objections, we have reviewed their response, which asks us to "demonstrate that the need for the development outweighs the economic and sustainability considerations relating to the mineral resource." We do not know how such a comparison can be made, and have not attempted to do so. The MCNP has worked hard to identify sites in Steeple Aston that are suitable for housing allocation, to meet both local needs and the housing requirement for the NP area set out in the draft LP2042. We consider this to be a more important goal than the extraction of sand from the two sites concerned. We also consider, as stated in Appendix 6, that because of the current location of dwellings, any application for quarrying immediately adjacent to pre-existing housing in the village is highly unlikely to be permitted.
85			Timing of Reg 15 Submission	

			You advised that you are aiming to submit in September 2025. This in my view is an ambitious timetable and I would urge you to ensure that you have all the additional evidence in place (and hopefully agreed with the EA and Historic England) before you submit. We discussed housing numbers. If you decide to change or add any housing sites, then I would recommend that you undertake a further focused consultation before submitting. The SEA will also need to be updated of course.	We have ensured that we have the additional evidence in place, and we are not adding any further housing site allocations. The SEA is in process of being updated, and will be available for the start of the Reg.16 consultation.
86			Need for PC Approvals We agreed it would be helpful if all parish councils formally agree to the submission plan.	Approval of our Qualifying Body for the Reviewed Plan to be submitted is provided in the Basic Conditions Statement. All our member parish councils are providing similar approvals at their September 2025 meetings, and copies of these are to be submitted before the end of September.