

From: Webmaster
Sent: 08 March 2016 17:32
To: Planning Policy
Subject: Local Plan 2011 - 2031 (Part 1) Oxford's Unmet Housing Need
Attachments: AF2092197.pdf

Follow Up Flag: Follow up
Flag Status: Completed

A new form has been submitted from:
New College C/ O Agent

The Cherwell Local Plan 2011 - 2031 (Part 1)

Partial Review - Oxford's Unmet Housing Need

Issues and Scoping Consultation January 2016

Draft Statement of Community Involvement January 2016

Representation Form

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

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

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

Comments are invited on:

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

All documents are available to view at www.cherwell.gov.uk/policypublicconsultation

For further information about this consultation please contact the Council's Planning Policy Team on 01295 227985 or email planning.policy@cherwell-dc.gov.uk

Cherwell Local Plan 2011 - 2031 (Part 1)

Partial Review - Oxford's Unmet Housing Need

Issues and Scoping Consultation January 2016

Draft Statement of Community Involvement January 2016

Representation Form

Please provide the following details:

Title
First name*

New College

Surname*	C/ O Agent
Address 1*	New College
Address 2	
Town*	Oxford
Postcode*	OX1 3BN
Your email address	
Your email	
Retype email	
Agent name	Simon Greenwood
Agent address	
Address 1	Saviils
Address 2	Wessex House
Town	Wimborne, Dorset
Postcode	BH21 1PB
Agent email address	
Your email	
Retype email	

Your details will be added to our mailing list and you will be kept informed of future progress of this document and other Local Plan documents. If you wish to be removed from this mailing list please contact the Planning Policy team. Details are at the end of this representation form.

**Privacy policy: to find out how the information on this form will be used please visit
<http://www.cherwell.gov.uk/index.cfm?articleid=8362>**

1. The Cherwell Local Plan 2011 – 2031 (Part 1)

Partial Review – Oxford's Unmet Housing Need Issues and Scoping Consultation January 2016

Draft Statement of Community Involvement January 2016

Representation Form

To which question does your comment relate? (Please refer to the question number)

Please enter your comments. Please use one response box per question.

1

It appears to be acknowledged that there is a need for around 15,000 more dwellings to meet the housing need. As noted this equates to about 3,000 for each local authority on a simple split approach. The ability of each authority to absorb the need will vary but if there is suitable land at Cherwell to meet its share or an increased share such as 3,500 (or possibly more) then provided it can be provided in sustainable way Cherwell should provide for the capacity it could deliver.

2

In providing a sustainable community there has to be a mix of uses. It is not appropriate merely to provide dormitory residential zones which merely lead to extensive commuting for work, recreation and normal living activities such as shopping and schools. New development should be directed to areas where there are suitable communities and amenities, including employment opportunities, where possible.

4

The creation of balanced new communities over the period of the plan (to 2031) that do not impose unreasonably on established settlements.

6

To which question does your comment relate? (Please refer to the question number)

Please enter your comments. Please use one response box per question.

To which question does your comment relate? (Please refer to the question number)

Please enter your comments. Please use one response box per question.

To which question does your comment relate? (Please refer to the question number)

<p>Please enter your comments. Please use one response box per question.</p>	<p>Whilst the focus is inevitably Oxford with its scale and importance as a regional centre due to the major M40 corridor through the District and other key communication links such as the rail corridors and other major settlements from London to Birmingham and Milton Keynes etc the Oxford focus should not be the sole driver in the search for sites. There is a regional issue and the adjoining SHMAA areas have also identified the pressures for additional development.</p>
<p>To which question does your comment relate? (Please refer to the question number)</p>	<p>8</p>
<p>Please enter your comments. Please use one response box per question.</p>	<p>A District wide area of search is appropriate however an initial sieve map approach will no doubt quickly rule out certain areas due to environmental constraints or the lack of infrastructure.</p>
<p>To which question does your comment relate? (Please refer to the question number)</p>	<p>9</p>
<p>Please enter your comments. Please use one response box per question.</p>	<p>Green Belt is merely a planning imposed constraint however over many decades the Green Belt has provided a useful function in containing sprawl and ensuring protection for the environment within the designations. If there are opportunities to jump the green belt to help deliver the necessary housing and associated development these should be explored before the Green Belt is reviewed.</p>
<p>To which question does your comment relate? (Please refer to the question number)</p>	<p>10</p>
<p>Please enter your comments. Please use one response box per question.</p>	<p>The partial review is for the period to 2031 and the delivery of housing should be assimilated with the delivery identified in the recently adopted plan to deliver housing on an overall basis. It is not appropriate to separately identify the need arising from the Oxford unmet need in a separate way. The overall District delivery level has to be increased to reflect the need.</p>
<p>To which question does your comment relate? (Please refer to the question number)</p>	<p>11</p>
<p>Please enter your comments. Please use one response box per question.</p>	<p>The overall housing delivery target should be managed as one. If not the integration of the new housing and communities will not be satisfactory. It is not realistic to separately define housing being developed to meet the Oxford issue and separately that for the Cherwell Local Plan.</p>
<p>To which question does your comment relate? (Please refer to the question number)</p>	<p>12</p>
<p>Please enter your comments. Please use one response box per question.</p>	<p>My client owns land at Upper Heyford within and adjoining the existing allocation. This site has been a major focus of employment for the local community in the centre of the District since it was developed as the major strategic cold war airbase. It has extensive employment opportunities. Also it has the benefit of Lower Heyford station close by which could be developed to enhance links to Oxford. Also with very limited highway improvements a prime link to the M40 (Junction 10) and A34 to Oxford can be created with only minimal disturbance to the community as the current road passes along the eastern edge of Ardley on the B430.</p>
<p>To which question does your comment relate? (Please refer to the question number)</p>	<p>The growth potential of this location has already been noted and this can easily be expanded without significant further impact to make best use of the infrastructure already being built for the allocated community. An additional allocation would merely be an extension of the scheme already being brought forward creating a desirable new community.</p>
<p>Please enter your comments. Please use one response box per question.</p>	<p>15</p> <p>The environmental assessment for the adopted Local Plan identified that there was scope for further expansion to the south of the Upper Heyford allocation and this was further acknowledged by the expansion of the allocation into part of this land. Attached hereto is a</p>

To which question does your comment relate? (Please refer to the question number) Please enter your comments. Please use one response box per question.	plan showing coloured pink and blue which can be integrated with the Dorchester Land promotion of the current allocation and well landscaped into the new Heyford Park community whilst prevising a significant development area to help meet the need. 16
To which question does your comment relate? (Please refer to the question number) Please enter your comments. Please use one response box per question.	Upper Heyford has excellent links to Junction 10 on the M40 which can be improved without any significant impact on the rural community. It also has Lower Heyford station close by which cold be enhanced to provide good links for the scheme and surrounding villages. 18
To which question does your comment relate? (Please refer to the question number) Please enter your comments. Please use one response box per question.	infrastructure at Heyford Park is being provided which serves not only the new community but also the surrounding rural settlements. Expanding the scale of the development over the life of the Local Plan would further enhance the local offer. 20
To which question does your comment relate? (Please refer to the question number) Please enter your comments. Please use one response box per question.	Upper Heyford has been a major employment location in the District for many years. This can be utilised to create a dynamic third major settlement in the District after Banbury and Bicester 22
To which question does your comment relate? (Please refer to the question number) Please enter your comments. Please use one response box per question.	As a new community Heyford Park is being developed as a sustainable development and community. If it is further expanded then this attribute will only be enhanced. 28
To which question does your comment relate? (Please refer to the question number) Please enter your comments. Please use one response box per question.	See site at Upper Heyford submitted separately.

Please make it clear which question you are responding to.

2. The Cherwell Local Plan (Part 1)

Partial Review – Oxford’s Unmet Housing Need

Issues and Scoping Consultation January 2016

Sustainability Appraisal Scoping Report

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

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

3. The Draft Statement of Community Involvement

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

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

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

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

From: Simon Greenwood [REDACTED]
Sent: 10 March 2016 18:16
To: Planning Policy
Cc: Tony Crisp
Subject: Call for sites - land at Upper Heyford
Attachments: 16-03-10 Call for Sites Site Submission Form completed.pdf; 15-10-13 additional land CAULCOTT 2.pdf

Dear Sir

I write further to our conversation today and am most grateful to you for your assistance. Please find attached hereto a submission in respect of the call for sites which I trust is self explanatory. The existing allocation in the adopted plan has already included land within my client New College, Oxford's ownership. We are working with Dorchester Land to bring this forward as part of their comprehensive development of the former airbase. We consider that there is scope to extend the development south of Camp Road to provide an even more sustainable New Community built on the former base and to ensure best use of the extensive infrastructure being provided which can be scaled up to serve a larger community thus increasing the sustainability yet further.

The land owned by my client is shown coloured blue and pink on the attached plan. The area of the blue land is approximately 61.15 Ha and the pink land is 62.61 Ha. Thus the total area available is 123.76 Ha although it is accepted there will be an extensive landscape buffer around the periphery to ensure the long views towards the settlement were protected and enhanced compared with the historic military buildings.

We would be pleased to provide further information or answer any questions or points if it would be of assistance.

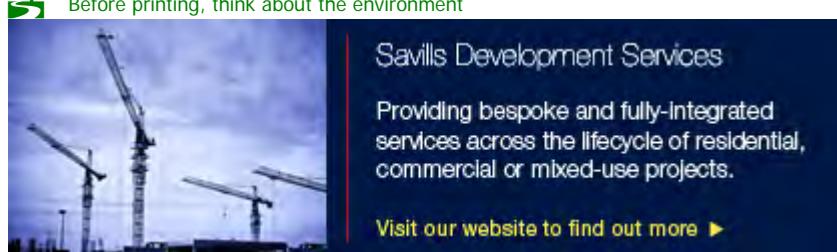
Simon Greenwood BSc FRICS FAAV

**Director
Development**

Savills, Wessex House, Priors Walk, East Borough, Wimborne BH21 1PB

Tel
Mobile
Email
Website

 Before printing, think about the environment



Savills Development Services
Providing bespoke and fully-integrated services across the lifecycle of residential, commercial or mixed-use projects.
Visit our website to find out more ►

NOTICE: This email is intended for the named recipient only. It may contain privileged and confidential information. If you are not the intended recipient, notify the sender immediately and destroy this email. You must not copy, distribute or take action in reliance upon it. Whilst all efforts are made to safeguard emails, the Savills Group cannot guarantee that attachments are virus free or compatible with your systems and does not accept liability in respect of viruses or computer problems experienced. The Savills Group reserves the right to monitor all email communications through its internal and external networks.

Savills plc. Registered in England No 2122174. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills plc is a holding company, subsidiaries of which are authorised and regulated by the Financial Conduct Authority (FCA)

Savills (UK) Limited. A subsidiary of Savills plc. Registered in England No 2605138. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills (UK) Ltd is authorised and regulated by the Financial Conduct Authority in respect of insurance mediation activity.

Savills Commercial Limited. A subsidiary of Savills plc. Registered in England No 2605125. Registered office: 33 Margaret Street, London, W1G 0JD.

Please note any advice contained or attached in this email is informal and given purely as guidance unless otherwise explicitly stated. Our views on price are not intended as a formal valuation and should not be relied upon as such. They are given in the course of our estate agency role. No liability is given to any third party and the figures suggested are in accordance with Professional Standards PS1 and PS2 of the RICS Valuation – Professional Standards, effective from 6th January 2014. Any advice attached is not a formal ("Red Book") valuation, and neither Savills nor the author can accept any responsibility to any third party who may seek to rely upon it, as a whole or any part as such. If formal advice is required this will be explicitly stated along with our understanding of limitations and purpose.

Call for Sites January 2016

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

Site Submission Form

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

Submissions should be sent to:

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

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

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

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

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

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

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

Reason for Site Submission

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

<i>Please tick ✓</i>
X

Site Plan

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

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

1. Contact Details

	Agent	Site Owner
Name:	Savills (SNG)	New College
Address:	Wessex House	Oxford
	Wimborne	OX1 3BN
	Dorset	
	BH21 1PB	
Tel:		
Email:		

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

No but a promotion agreement is being negotiated

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

2. Site Details

Site Name / Description	Land south of Upper Heyford Airfield Post code approximately OX25 5TL
Address / Location	Land south of Camp Road and north of the B4030 at Upper Heyford
Total Area (hectares)	
Brownfield (hectares)	
Greenfield (hectares)	123.76
Developable site area (hectares) (<i>the area of the site capable of being developed. Please indicate on a plan.</i>)	Say up to 100 Ha depending on landscaping and open space requirements
OS Grid Ref.	SP505254

Current use of the site	Agriculture
Current planning status (e.g. planning permission, current planning application, allocated in Local Plan, no planning permission)	Part included in allocation for Upper Heyford in adopted local plan. Part unallocated land.
Relevant planning history	None
What are the surrounding land uses?	Upper Heyford mixed use development and open landscape and planting

3. Development Opportunities

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

As indicated in the parallel submission in relation to the partial review of the Local plan Upper Heyford is identified as a key development location after Banbury and Bicester. The major new community is being created to provide extensive housing with first class community facilities and redevelopment of the existing employment activity. The land forms a natural extension of the new settlement relieving pressure on the town main towns in the District without imposing significant pressure on other long established communities. Developing this land would make best use of the infrastructure being provided for the Upper Heyford Airfield development and will therefore provide a very sustainable location for extending the scheme.

4. Proposed Use of Land

Residential

Total number of dwellings

Say 1,000 or more depending on need

Affordable units

Potentially in accordance with overall policy

Self-Build homes

Potentially in accordance with overall policy

Employment

Type of Employment Proposed (hectares)

Business (offices) – Use Class B1
General Industrial – Use Class B2
Storage or Distribution – Use Class B8

In conjunction with the Upper Heyford extensive provision

Indicative floorspace by use class (sq. m)

Business (offices) – Use Class B1
General Industrial – Use Class B2
Storage or Distribution – Use Class B8

In conjunction with the Upper Heyford extensive provision

Retail / Leisure

Use Proposed

Indicative floorspace by use class (sq.m)

Extensive in conjunction with the Upper Heyford extensive provision

Open Space, Sport & Recreation

Hectares by type

5. Constraints Affecting the Site

Please tick

Comments

✓

Flood Zone 2 or 3	<input type="checkbox"/>	Not applicable
Green Belt	<input type="checkbox"/>	Not applicable
Area of Outstanding Natural Beauty	<input type="checkbox"/>	Not Applicable
Site of Special Scientific Interest	<input type="checkbox"/>	Not applicable
Ecological Interest	<input type="checkbox"/>	Not applicable
Agricultural Land	<input type="checkbox"/>	It is agricultural land
Site is of amenity value	<input type="checkbox"/>	No constraint – see landscape reports prepared for the Local Plan examination which identified the potential for the allocated development to extend into the land
Tree Preservation Orders	<input type="checkbox"/>	None of consequence
Contamination likely to be present	<input type="checkbox"/>	No
Conservation Area	<input type="checkbox"/>	The Upper Heyford

Historic Park and Garden	Conservation area is a constraint to the westward extent of the development
Listed Building on or adjacent to the site	Not applicable
Registered Battlefield	Not applicable
Other Historic Interest	Not applicable
Other	Upper Heyford Airfield

6. Accessibility

	Comments
Public transport accessibility (e.g. range of means of transport and frequency of service)	Yes as part of the Upper Heyford development
Access to services and facilities (e.g. employment, retail, leisure, health, school, post office)	Services and utilities for the allocated scheme can be scaled up for additional development.
Access to the site (vehicle and pedestrian access)	Through the Upper Heyford allocated development.

7. Delivery/Availability

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

It can start to be delivered as part of the allocation in the adopted plan and a delivery masterplan is presently being finalised by Cherwell DC and Dorchester Land on a joint basis. Development of the remainder of the land could follow on as required to meet housing targets.

Expectation for delivery	Please tick ✓	Comments
2015 – 2020	X	First phase as allocated
2020 – 2025	X	Balance of site and any further allocation depending on delivery of existing allocation.

2025 – 2031	X	Balance of site and any further allocation depending on delivery of existing allocation.
-------------	---	---

8. Site Designation as Local Green Space

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

NO

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

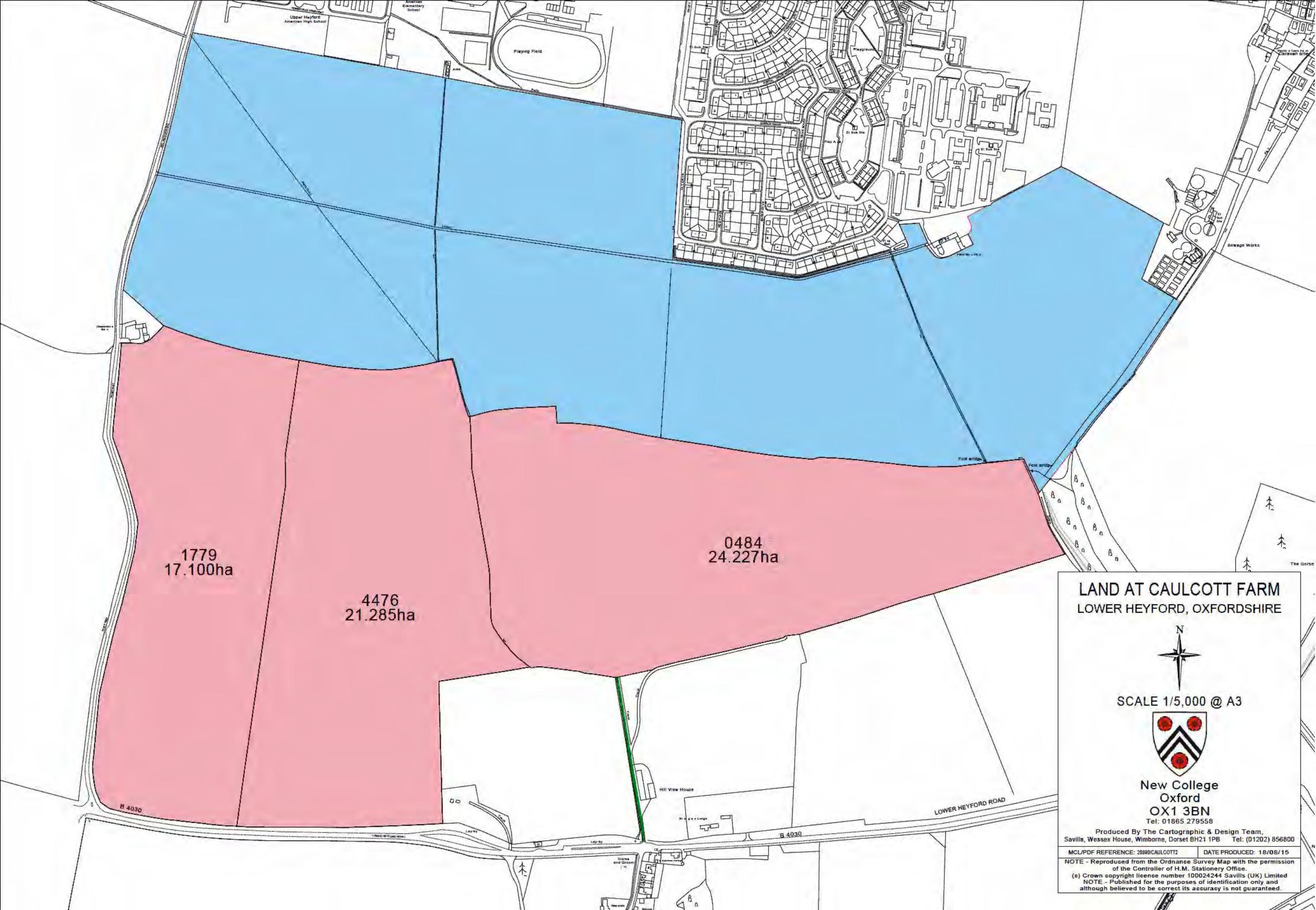
9. Other Supporting Information

Please include any further supporting information for the site.

The site was considered by WYG for Cherwell District Council in their report “Upper Heyford Landscape Sensitivity and capacity Assessment (18/08/2014)”. It was identified as an area for potential expansion of the allocation as the “RAF Upper Heyford Extension “ The constraints generally put it in the medium category and it is clear that subject to an appropriate scale of development being proposed the land can be developed to provide a significant extension to the Heyford Park development whilst maintaining the open rolling character of the landscape.

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

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



LAND AT CAULCOTT FARM LOWER HEYFORD, OXFORDSHIRE



SCALE 1/5,000 @ A3



New College
Oxford
OX1 3BN

Tel: 01865 279558

Produced By The Cartographic & Design Team,
Wills, Wessex House, Wimborne, Dorset BH21 1PB Tel: (01202) 856800

CL/PDF REFERENCE: 20890/CAULCOTT2 DATE PRODUCED: 18/08/15

TE - Reproduced from the Ordnance Survey Map with the permission

Digitized by the British Library with the permission of the Controller of H.M. Stationery Office.

c) Crown copyright licence number 100024244 Savills (UK) Limited
NOTE - Published for the purposes of identification only and

NOTE - Published for the purposes of identification only and although believed to be correct its accuracy is not guaranteed.

118