

MID-CHERWELL NEIGHBOURHOOD PLAN

2017-2031

**PRE-SUBMISSION CONSULTATION VERSION
AUGUST 2017**



This document is the full version of the draft
Mid-Cherwell Neighbourhood Plan.

You may also want to look at the separate volume of Appendices.

We would like your feedback on the Plan.

This document, and its separate Appendices, are also available on
our website:

www.mid-cherwell.org.uk/presubmissiondocuments

together with a response form for easy and quick submission
of your views on-line. There is also a version for you to print off and
send back.

Response forms should be returned to Mid-Cherwell Neighbourhood
Plan Forum, Heyford Park House, 52 Camp Road, Upper Heyford,
OX25 5HD

**The deadline for submission of comments is
Tuesday 19th September 2017.**

Submissions after this date will be reviewed if possible but cannot
be guaranteed.

There will be a final opportunity to comment on the Neighbourhood
Plan when Cherwell District Council undertakes its formal
consultation in 2018.



c/o 52 Camp Road,
Heyford Park,
Oxfordshire
OX25 5HD

www.mid-cherwell.org.uk

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FOREWORD

The process of producing a Neighbourhood Plan is acknowledged to be a very labour-intensive one, involving many hours of voluntary effort from often a small group of people, over several years. The hope that keeps the group going is that it will all be worth it in the end, because we can help to shape development over time to the long-term benefit of the local community.

What is not so often acknowledged is that the process itself can bring enormous benefits to the community. In our case, where twelve local communities (in eleven parishes) have come together over a three-year period, some remarkable things have happened. Parish councils that had no previous reason to communicate with their opposite numbers in the same District have found common purpose with them. A new partnership has been forged around the table where the 28 members of the Forum have met dozens of times. Where councillors and their parishioners tended to think no further than the confines of their village or parish, now they consider the effects of increased traffic on the whole neighbourhood. Where once the importance of retaining the rurality of “our” village was the focus, now it is about the creation of a “green infrastructure” that links all the villages together in a common purpose, protected by the shared policies of the Neighbourhood Plan, yet ensuring that each village retains its own unique character and identity.

If sharing in the problems, issues and hopes of all the participating parishes has been the principal outcome of producing this Plan, it will have been worthwhile for that alone. In a world where there are many bigger and more important issues affecting our future, it is a result somehow all the greater that a good proportion of the 8,000 or so people in our Area now think more about their neighbours in other villages, and not just those in their street. That outcome is not one that can be claimed by every Neighbourhood Plan group, and we hope through our implementation phase to be able to keep alive the glow of a wider sense of community that we have fostered.

MCNP Executive

This document

This is the Pre-submission version of the Mid-Cherwell Neighbourhood Plan. It takes account of the recommendations and comments made by NPIERS in a health check carried out in April 2017. It is the basis of a Plan Summary document available online and by other methods to the general public.

It is the intention following a six-week pre-submission consultation period starting in August 2017, that the document will be further amended in the light of comments received. The next version will be the Submission Document, on which Cherwell District Council will consult formally prior to independent examination and referendum.

This document should be read alongside the separate volume of Appendices, which supports the content of the draft Plan.

1 INTRODUCTION

1.1 BACKGROUND

- 1.1.1 This initial section provides the context in which the Mid-Cherwell Neighbourhood Plan has been developed, explains its overarching purpose, and the membership and structure of its organization.
- 1.1.2 The Localism Act 2011 (the Act) introduced a range of new rights and powers to enable local communities to shape new development in their community. The Act, amongst other provisions, provides for the preparation of Neighbourhood Development Plans which allow local communities to define both general and specific planning policies for the development and use of land in their neighbourhood areas. This document is a Neighbourhood Development Plan as defined in the Act.
- 1.1.3 Neighbourhood Plans must have regard to national policies and advice contained in guidance issues by the Secretary of State. The following NPPF paragraphs are relevant:

- 183.** *Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:*
- *set planning policies through neighbourhood plans to determine decisions on planning applications; and*
 - *grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.*
- 184.** *Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.*
- 185.** *Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.*

- 1.1.4 It is a requirement of Section 38(6) of the Planning and Compulsory Purchase Act 2004 that decisions on planning applications under the planning Acts must be made in accordance with the development plan unless material considerations indicate otherwise. Accordingly, once adopted, the policies contained within the Mid-Cherwell NDP must be considered alongside the policies of other adopted development plan documents when making decisions on planning applications within our neighbourhood plan area.
- 1.1.5 At the present time, the development plan comprises the Oxfordshire Minerals and Waste Local Plan adopted in July 1996 (currently being updated), and the Cherwell Local Plan 2011 – 2031 (Part 1) which was adopted on 20th July 2015 (together with a number of saved policies from the 1997 Local Plan). The adopted Local Plan sets out the vision and strategic policies for land use development within Cherwell District through to the year 2031, focusing on matters such as housing, employment, retail, community and recreational land use.
- 1.1.6 The Council is also preparing Local Plan Part 2 which will focus on the specific locations of development and the general criteria against which all development proposals will be considered. Once adopted, the Local Plan Part 2 will also form part of the development plan. Also taken into account in the preparation of this Plan is the “Cherwell Local Plan 2011 – 2031 (Part 1) Partial Review – Oxford’s Unmet Housing need”. However, until adopted, the emerging Minerals and Waste Local Plan (Parts 1 and 2), the reviewed Cherwell District Local Plan Part 1, and Part 2 do not form part of the development plan, but may be considered as a material consideration when considering planning applications.
- 1.1.7 Mid-Cherwell Neighbourhood Plan Forum (MCNPF) has liaised closely with Cherwell District Council (CDC) during preparation of its Neighbourhood Development Plan to ensure that it is both in general conformity with, and adequately reflects and accommodates the strategic policies, provisions and requirements of both Part 1 and the emerging Part 2 of the Local Plan. 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.
- 1.1.8 This Plan is also subject to the findings and guidance of the Oxfordshire Strategic Housing Market Assessment (SHMA) 2014, which superseded an earlier SHMA report produced for Cherwell DC in 2012. The SHMA, which was produced as part of a nationwide strategic initiative, includes guidance on the numbers, scale and types of housing required to meet needs within the area.

1.2 ORIGINS OF THE PLAN

This Neighbourhood Plan has unusual origins; it is considered helpful to summarise them below.

- 1.2.1 The Plan arose from a meeting held in April 2014, initiated by the Dorchester Group. Dorchester are the owners of Heyford Park – the former RAF Upper Heyford air base – now being developed as a strategic site for housing and employment. Heyford Park sits at the heart of what has become the Mid-Cherwell neighbourhood, straddling several parishes, and affecting many others. 14 surrounding parish councils were invited to attend the meeting (12 of which attended).
- 1.2.2 Dorchester explained that they wished to act as facilitator for the production of a Neighbourhood Plan, engaging as many of the parishes surrounding its development as wished to join in. The proposal was presented as being mutually beneficial for both the developer and the local communities, as a way for the local communities to shape development within the Neighbourhood Plan area and for the developer to understand more about the needs and aspirations of the local communities. Eleven parishes agreed to take forward the idea.
- 1.2.3 A steering group was formed, and one of the parishes was nominated as “lead parish”. The Plan area was submitted in August 2014 and eventually approved by Cherwell District Council (CDC) as the Designated Area, in April 2015. The delay was caused largely by the fact that CDC was engaged in completing its own Local Plan at that time. The area has been defined as being the group of parishes that are most affected by development at the former RAF base, and have an interest in how approved development, and planned additional development, is implemented. The parishes share an interest in the impact of this development and how it might interrelate with their own needs, issues, constraints and opportunities.
- 1.2.4 Progress was nevertheless made towards a draft plan, with Dorchester providing support from Pegasus Group, their planning consultants, without charge to MCNPF. Several meetings of working groups on specific topics also took place, involving members of the parish councils and some other members of the local community. However, progress was somewhat hampered by a lack of leadership and effective project management. In July 2015, one of the parish councils initiated a review of the structure of the organization in order to remedy this. The result was that the organization agreed to move from its somewhat informal status as a body convened by the Dorchester Group to being an unincorporated association, the Mid-Cherwell Neighbourhood Forum. A Constitution was drafted, with significant support from CDC’s legal department, and formally adopted at the body’s first AGM in early 2016. This nominated the parish councils as Full members of the Forum, and Dorchester and the Heyford Park Residents Association as Associate members. The Forum is managed by an Executive group, with named officers.
- 1.2.5 Two things were quickly recognized: firstly, that the progress made up to that point needed to be supplemented by a comprehensive process of wide community engagement: the idea of a Plan had not yet been tested on the wider community, and this was of course essential to confirm broad-based support, not only to meet the criteria for successful examination of the

Plan in due course, but also as the basis for a successful referendum. Secondly, the agenda for the Neighbourhood Plan was largely focused around issues arising from the development of Heyford Park, but it was going to be necessary to add to these some other issues identified by the local communities of the eleven parishes.

- 1.2.6 In February and March 2016 all the parishes held public meetings. Over 480 people attended and nearly 1600 written comments were received. Analysis of these and feedback from the meetings showed that there was very strong support for the process and the draft objectives, but that there were some additional issues of concern. Also, the weighting of issues from the community was different to those which the parish councils had assumed. Adjustments were made accordingly. By the time that a subsequent round of meetings and events were held in June 2016, it was clear that the direction of travel of the Plan now conformed much more closely with the wishes of the community. More detail on the Plan process is provided in the Consultation Statement.

1.3 SUBMITTING BODY

- 1.3.1 This Neighbourhood Development Plan (the Plan) is submitted by Mid-Cherwell Neighbourhood Plan (MCNP) Forum, of which Ardley with Fewcott Parish Council is the lead parish and the qualifying body as defined by the legislation. It should be emphasised that the Forum is not the qualifying body, and is not a “neighbourhood forum” as defined by the Neighbourhood Planning Regulations, for use where no parish council is involved.
- 1.3.2 The Plan covers an area of North Oxfordshire, and is represented by 11 Parish Councils and Meetings together with Heyford Park Residents Association and The Dorchester Group (the latter being owners of the former RAF and USAF Upper Heyford site, and representatives of the business community that constitutes part of Heyford Park). The background to this unusual collaboration has been supplied in section 1.2.
- 1.3.3 As the ‘relevant body’, Ardley with Fewcott Parish Council – the nominated lead body of the 13 participants - submitted an application to Cherwell District Council on the 8 August 2014, to designate the Mid-Cherwell Neighbourhood Area. On the 7 April 2015, the Executive Committee of the District Council resolved to approve the formal designation of the specified Neighbourhood Area under Section 61G of the Town and Country Planning Act (as Amended). The decision was promulgated on 14 April 2015. A copy of the minutes from the CDC Cabinet meeting confirming the area designation is included at **APPENDIX A**.
- 1.3.4 The CDC officers’ report to the Executive states: “.....in view of the close involvement of the developer, the parishes will need to ensure that the non-designated Neighbourhood Planning Forum is constituted, and transparent processes are established, to avoid any conflict between the Dorchester Group’s interests as a developer and those of the local communities which may not always be mutually compatible.”
- 1.3.5 After designation, the Forum was formally constituted, with legal advice from CDC, such that the Parish Councils and Meetings became Full Members, whilst the Residents Association and the Dorchester Group became Associate Members. An Executive group was created to

manage the progress of the Neighbourhood Plan, which has eight members, six of whom must be representatives of the Parish Councils. CDC have expressed satisfaction with these arrangements, which put community interests at the heart of the development of this Plan.

1.3.6 The Constitution of the Forum is at **APPENDIX B**.

1.3.7 The development of Heyford Park affects a wider area than that of Mid-Cherwell. Cherwell District Council (CDC), in approving the designation of the plan Area, noted that “the referendum into the Neighbourhood Plan, following Examination, may need to be undertaken over a larger area than the Neighbourhood Area itself. However, the Examiner will advise on this, and although there would be a larger administrative task, this is not considered to be an insurmountable concern.” Whilst acknowledging this view, MCNP is of the opinion that the eleven parishes reflect the main ‘sphere of influence’, and is a logical and coherent entity. Some other neighbouring parishes were originally invited to be involved, but declined to do so. The Forum therefore represents the parishes that feel themselves to be the appropriate grouping.

1.3.8 Fig. 1 shows the Neighbourhood Area in its regional context.,(see also **Fig.5** which highlights the location of Heyford Park) . **Fig 2** shows that the Area comprises the following Parishes (in alphabetical order). The numbers in brackets after each name are the key to the numbered parishes shown on Fig.2.

- Ardley with Fewcott (5)
- Duns Tew (1)
- Fritwell (4)
- Kirtlington (including Northbrook) (11)
- Lower Heyford (including Caulcott) (9)
- Middle Aston (7)
- Middleton Stoney (10)
- North Aston (2)
- Somerton (3)
- Steeple Aston (8)
- Upper Heyford (6)

1.3.9 The villages in Cherwell District are categorised in the adopted Local Plan. Category A villages (service centres) in the Neighbourhood Plan area are: Fritwell, Kirtlington and Steeple Aston (shown coloured pink on Fig.2). There are also two Category B (satellite) villages: Lower Heyford and Middle Aston (coloured yellow). The remainder are Category C (other) villages (coloured green).

1.3.10 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.

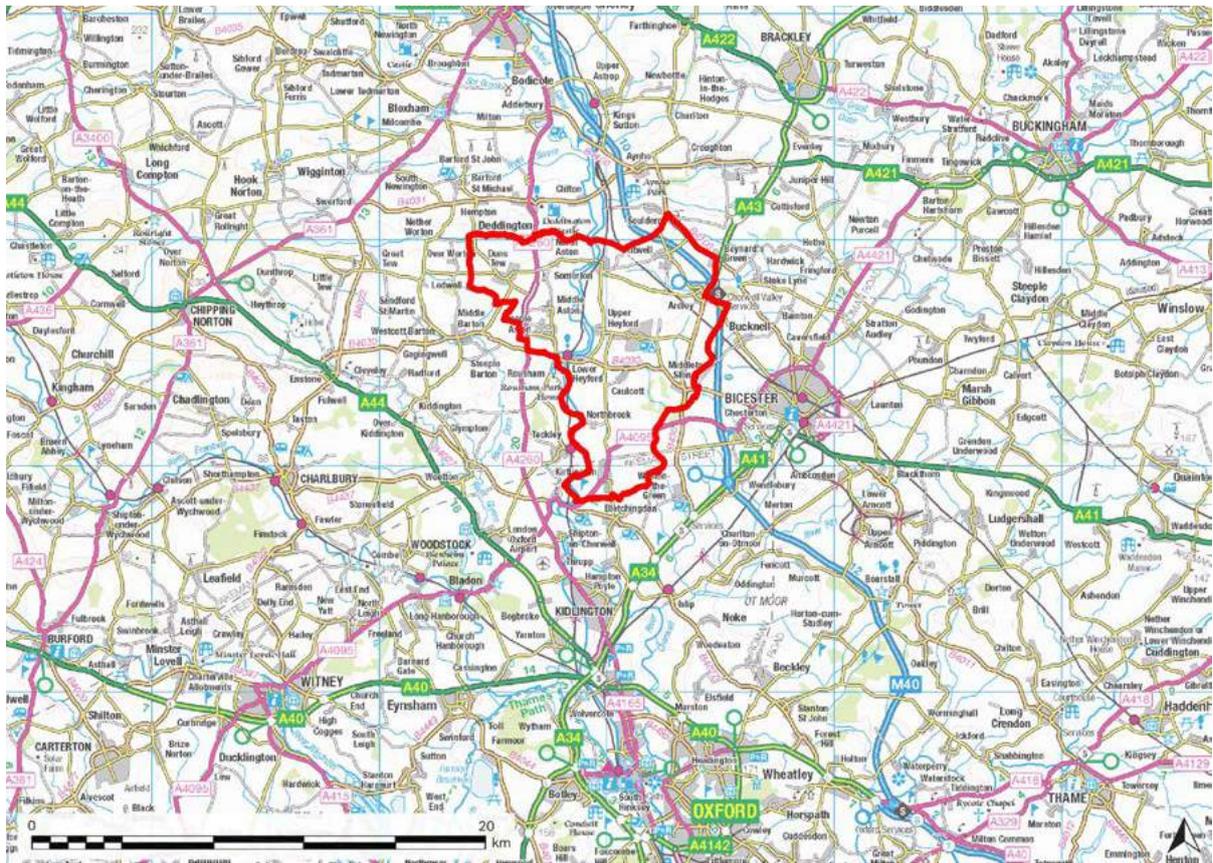


FIGURE 1 MAP SHOWING THE REGIONAL LOCATION OF MID-CHERWELL

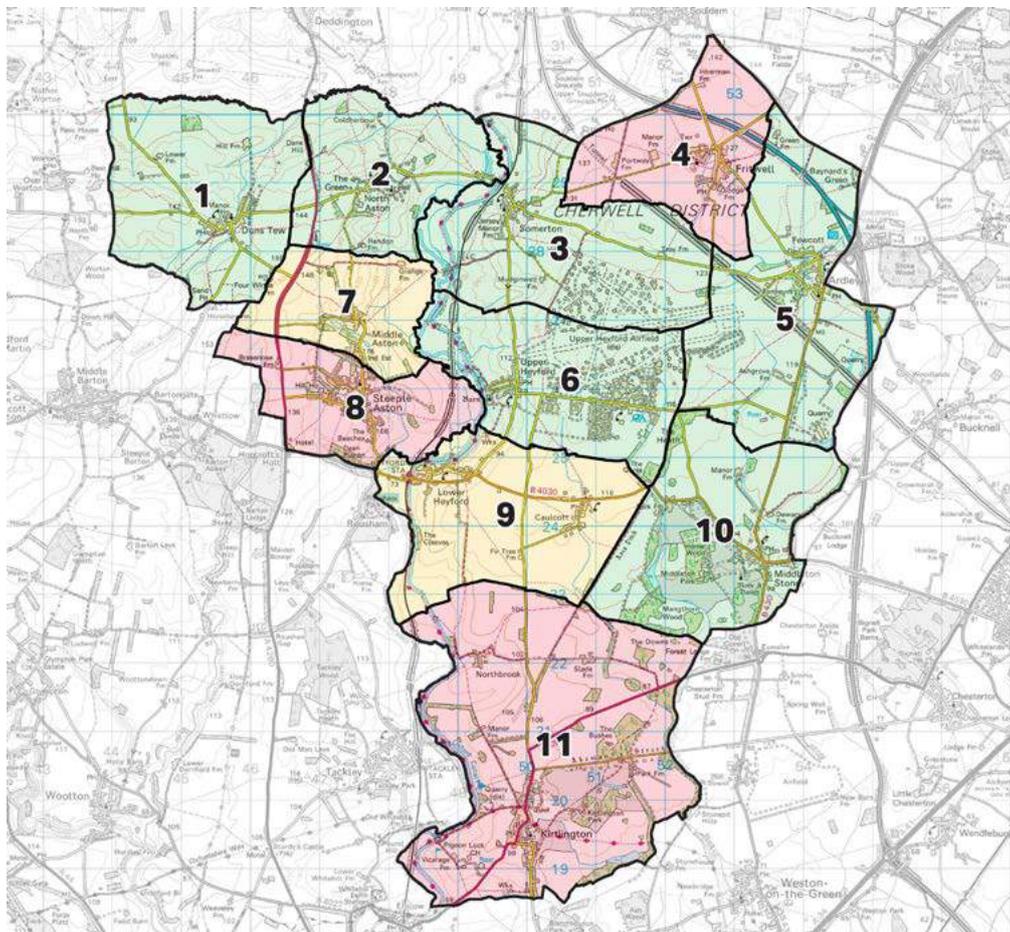


FIGURE 2: MID-CHERWELL NEIGHBOURHOOD PLAN AREA

1.4 NEIGHBOURHOOD OVERVIEW - LOCATION AND LANDSCAPE

- 1.4.1 The designated area is an essentially rural part of Cherwell District in Oxfordshire, the closest town being Bicester, which is less than two miles away at its nearest point. Oxford is some ten miles away, and Banbury about six miles. The combined land area of the 11 parishes is approximately 7,800 hectares, roughly 13% of Cherwell District. The area is approximately seven miles across from east to west, and eight miles from north to south. The Neighbourhood Development Plan area is shown in Fig 2.
- 1.4.2 The Neighbourhood Plan (NP) Area has as its most distinctive geographical feature the valley of the Cherwell River, which runs through the centre of the Area roughly on a north/south axis. Alongside it run the Oxford Canal and the Oxford – Birmingham railway, often in virtual parallel for much of the river’s course. Other significant transport routes, which largely define the boundary of the Area, are the Oxford – Banbury Road (A4260), mostly to the west of the neighbourhood (apart from the parish of Duns Tew), the M40 motorway and the Bicester–Banbury railway line, which skirt the eastern boundary.
- 1.4.3 The River Cherwell, its flood plain and the higher ground on each side, where many of the eleven parishes lie, dominate the NP area. The landscape is very largely rural in nature, open rather than wooded; the only significant areas of woodland are associated with two of the three major country house estates in the neighbourhood area, namely Middleton Park and Kirtlington Park. The open land is predominantly arable with some pasture. There are over 30 active farms throughout the NP area together with their farmsteads and some isolated properties. Most of the villages are small and well-integrated into the landscape, although Kirtlington, Fritwell and Steeple Aston have small housing estates built in the C20th that have somewhat altered their historic character. The former RAF and USAF base at Upper Heyford, which sits in the centre of the NP area, is the only more “urban” site, although even here the majority of the land remains open and green (see further comments regarding the development at Heyford Park in 1.8 below)

1.5 NATURAL ENVIRONMENT

- 1.5.1 The Mid-Cherwell Neighbourhood Plan area is part of a wider smoothly rolling landscape that is bisected by the Cherwell Valley on a north-south axis. The land generally falls gently from north to south across the area, with a high point of 155m above ordnance datum (AOD) in the north-west of the area, and a low point of approximately 69m AOD at the base of the Cherwell Valley in the far south of the area. The Cherwell Valley is a reasonably narrow valley that creates a sense of enclosure from its base, and the narrow width of the valley creates a sense of intimacy between the two valley sides. The valley is a more prominent feature in the north of the area, where its sides are more pronounced, rising steeply by approximately 70m from the base to the west, and by approximately 50m from the base to the east. In the south of the area the sides of the valley rise more gently. The primary watercourse through the area is the River Cherwell, which flows from north to south through the area within the Cherwell Valley. The Oxford Canal runs generally adjacent to the River Cherwell also on a north to south axis. At the western and southern ends of the Plan area, mineral extraction – principally sand and gravel – is an active industry, contributing significantly to heavy goods vehicle movements across the NP area.

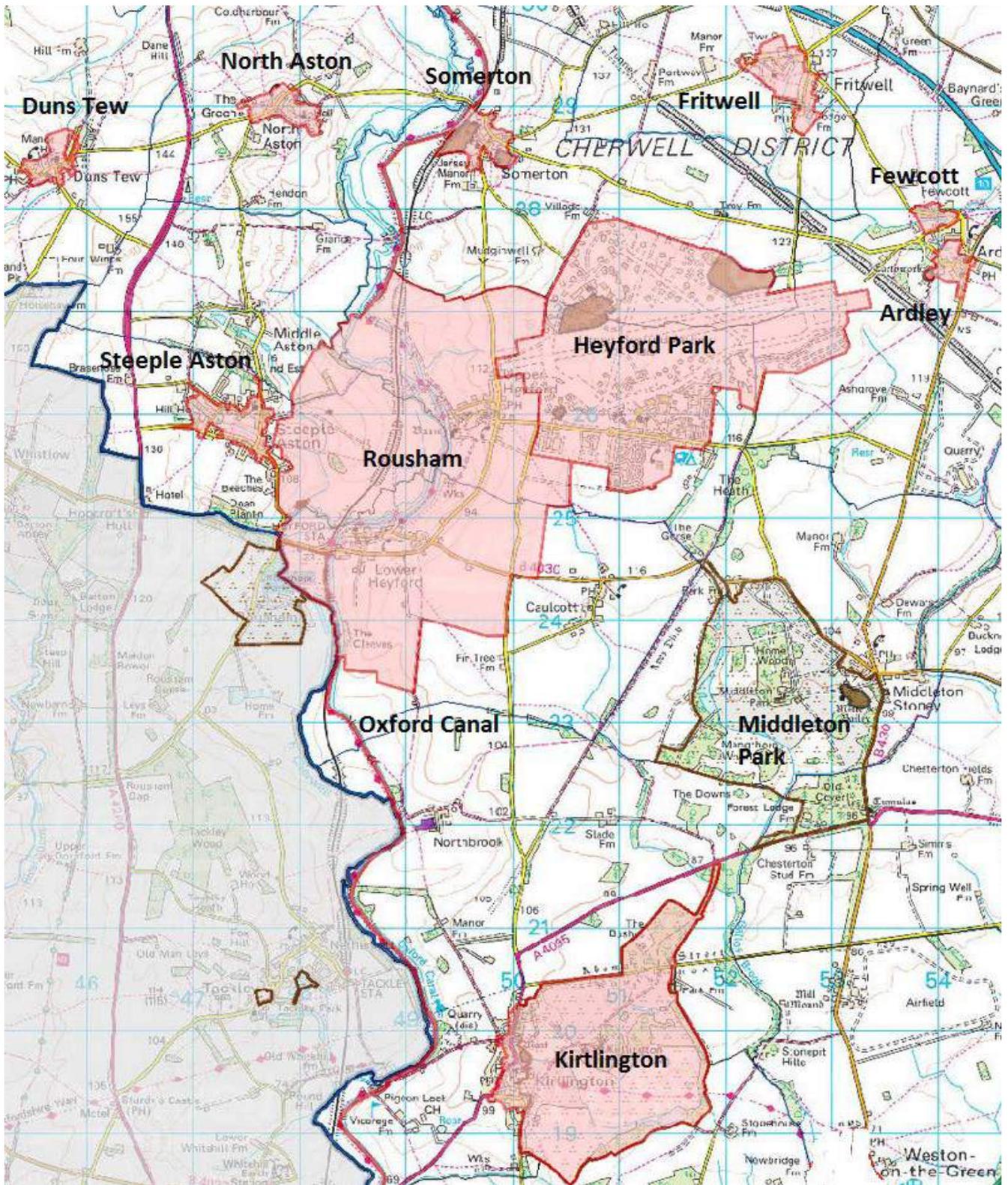


FIGURE 3. CONSERVATION AREAS AND REGISTERED PARKS IN THE MCNP AREA

1.5.2 The area is a rural landscape criss-crossed by public rights of way that promote access to the countryside and create usable natural green spaces out of landscape features such as the Cherwell Valley. There are limited areas of woodland, with the majority of the area comprising open farmed countryside. Large parts of the area are remnant historic parklands associated with the many manor houses in the area, however these areas are either not entirely publicly accessible or have restricted access to paying visitors. Many of the villages within the area include small village greens at their centre, or other small-scale green spaces that whilst not for public use, still form a key part of the identity and character of the village. There are typically playing fields at each of the villages located close to a village hall to serve the communities for a wide variety of local events beyond just play. A number of the villages also include other community green spaces such as allotments.¹

1.6 BUILT HERITAGE

1.6.1 The villages themselves reflect the mainly traditional character of their agricultural origins in medieval times, with later additions from subsequent periods. All the villages except for Middle Aston and Middleton Stoney have Conservation Areas, and across the eleven parishes there is a total of 239 listed buildings; in addition, the Oxford Canal Conservation Area runs through the heart of the Neighbourhood Area. There are two important country house estates – Middleton Park and Kirtlington Park, each having protection as Registered Parks, and forming part of Conservation Areas. Although outside the designated MCNP area, another important house and garden at Rousham exerts an influence on the area in terms of protected views. It is of national importance, having been landscaped by William Kent in the early C18th and surviving relatively untouched.

1.6.2 The former RAF Upper Heyford is also designated in its own right as a Conservation Area, and because of its Cold War heritage contains Listed Buildings and Scheduled Monuments. The site straddles part of three of the parishes – Upper Heyford, Somerton and Ardley with Fewcott. There are no major archaeological sites within the neighbourhood, although a total of 173 finds are registered in the Historic Environment Record. Amongst these are Portway and Aves Ditch which are important ancient routes that survive in some form.

1.6.3 A map showing all nine Conservation Areas and the listed Park is at **Fig 3** below. A schedule of all the listed buildings and structures is shown in Appendix G. A list of non-designated heritage assets for the NP area is set out in Appendix H. Conservation Area appraisals are available on CDC's website <http://www.cherwell.gov.uk/index.cfm?articleid=1672>.

1 Information mainly from AECOM Heritage and Character Assessment April 2017

1.7 RAF UPPER HEYFORD, LOCAL PLAN STRATEGY AND MAJOR DEVELOPMENT

- 1.7.1 The former RAF Upper Heyford has had a major impact on the character and development of the neighbourhood. The base was in almost continuous use from 1918 through to 1994. Operated by the United States Air Force from 1950, it grew to be the largest NATO fighter base in Europe. At its peak the base hosted 14,000 people, of whom 4,000 lived on site – mainly airmen and their families, together with 1,000 MOD and contractor employees.
- 1.7.2 Many servicemen and women were housed in the nearby communities and their presence was a big factor in securing the viability of surrounding villages. Demand for housing ensured maintenance and some expansion of residential dwellings in the area and local schools benefited from the inclusion of service children. Indeed, many people from the locality were employed at the base which thus became a significant contributor to the economy of the neighbourhood through salaries, house rentals, use of pubs and shops and schools. Local residents were made welcome as guests on the base as well, resulting in many lasting transatlantic friendships and marriages. Following the closure of RAF Upper Heyford in 1994 the neighbourhood returned to its quieter, agricultural tradition.
- 1.7.3 The Cherwell Local Plan Part 1 designates Heyford Park as a strategic site for development and employment. It is the only such site so designated outside the essentially urban areas of Banbury, Bicester and Kidlington.
- 1.7.4 Two planning decisions which pre-date the Local Plan initiated the comprehensive redevelopment of the former military base:
- 1.7.5 1 An outline planning permission (08/00716/OUT) for the formation of a new settlement of 1,075 dwellings (314 of which already exist on the site) with associated works and facilities including employment uses, community uses, a school, playing fields and other physical and social infrastructure. The scheme was allowed at appeal (APP/C3105/A/08/2080594) dated 11 January 2010.
- 1.7.6 2 subsequent outline planning consent (10/01642/OUT) concerned only with that part of the base referred to as the 'New Settlement Area'. This permission provided for an amended new settlement of 1,075 dwellings including facilities as above. Planning permission was granted by Cherwell District council on 22 December 2011.
- 1.7.7 In addition, Conservation Area Consents were applied for and approved for the demolition/partial demolition of specific buildings across the site.
- 1.7.8 Local Plan Policy Villages 5 now provides for a further 1,600 dwellings including primary and secondary schools, community, recreational facilities, and employment uses to provide for up to a further 1,500 jobs. The new housing, employment opportunities, facilities and services will play a major role of provision within the NP area.

1.8 POPULATION (2011 CENSUS FIGURES)

- 1.8.1 The population of the designated Area is 7,065, an increase from 2001 of over 7%. The density of the neighbourhood's population is one-third of the average Cherwell DC density, and represents about 5% of the population of the District.
- 1.8.2 The eleven parishes each have an average population of about 700. Only Upper Heyford parish has over 1,000 residents (now over 1,300 and growing, on account of Heyford Park). The second largest parish is Kirtlington with 988 residents, and the smallest is Middle Aston with 110 residents. Table 1 below shows 2011 census populations for each parish.

Parish	Population
Ardley with Fewcott	751
Duns Tew	478
Fritwell	736
Kirtlington	988
Lower Heyford	492
Middle Aston	110
Middleton Stoney	331
North Aston	212
Somerton	305
Steeple Aston	947
Upper Heyford	1,295

TABLE 1: POPULATION BY PARISH (2011 CENSUS)

- 1.8.3 The average age of the population is 40.6, compared to the Cherwell average of 38.9.
- 1.8.4 Fig. 4 below shows the largest age group in Mid-Cherwell is ages 45-64, at 30%. This is much higher than the figures for Cherwell (26%) and England (25.4%). The proportion of all age groups between 16 and 44 is lower than both the Cherwell and England averages. The proportion of people aged 65-84 is higher in Mid-Cherwell (15%) than in Cherwell (13%) or England (14.1%). The proportion of people aged 85 and over in Mid-Cherwell (2%) is slightly below the local and national averages. Around 950 people in the neighbourhood (about 14%) are retired.

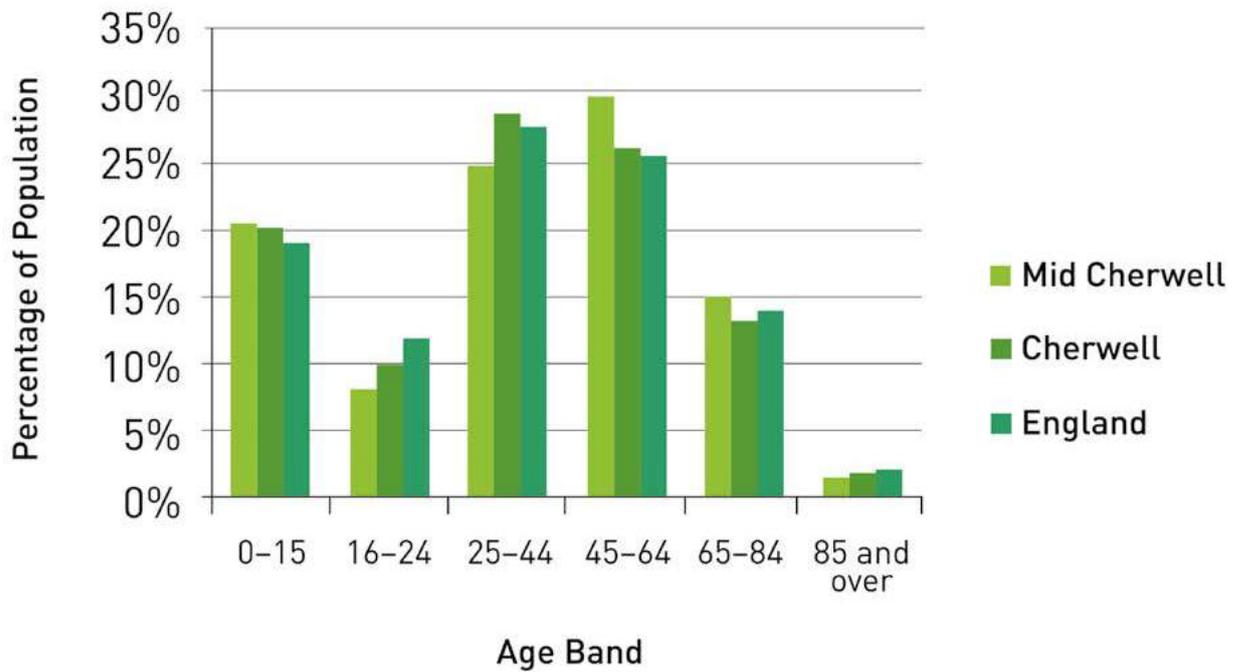


FIGURE 4 POPULATION BY AGE GROUP (SOURCE: AECOM HNA REPORT)

1.8.5 Table 2 below shows the rate of change of the population by age band. It shows that the proportion of people in the 65-84 age group has undergone a considerable increase in Mid-Cherwell between 2001 and 2011, especially compared to the local and national trends. The increase in the 45-64 age group is less than the local authority increase but greater than the national increase. There has been a large decrease in the 25-44 age group, greater than the decrease locally and at odds with the national increase, although there has been an increase in the 0-15 age group greater than the local and national trends. The increases in the 16-24 age group and the 85 and over age groups are smaller than the local and national increases.

Age group	Mid-Cherwell	Cherwell	England
0-15	6.3%	2.5%	1.2%
16-24	8.1%	9.5%	17.2%
25-44	-15.4%	-5.6%	1.4%
45-64	16.3%	17.0%	15.2%
65-84	23.6%	17.5%	9.1%
85 and over	15.1%	24.1%	23.7%

TABLE 2 RATE OF CHANGE OF POPULATION (SOURCE: AECOM HNA REPORT)

1.9 THE COMMUNITY (2011 CENSUS FIGURES)

- 1.9.1 74% of the population are employed or seeking employment; 56% of these are in full-time and 18% in part-time employment; 21% are self-employed; 3% are students and 2% are unemployed.
- 1.9.2 Historically, the community has its roots in farming and there are still over 30 active farms in our neighbourhood area, but today just 3% of residents work in the agricultural sector. The rest can be categorized as follows: 14% work in the retail sector and 13% in education; 10% are in health or social work, 9% in professional, technical and scientific work, and another 9% in manufacturing; 8% each in construction and public administration; and finally, 5% in information and communication.
- 1.9.3 58% of households have two or more cars or vans; only 6% have no car. 71% of travel to work journeys are by private car or van; only 7% travel to work by public transport; 17% work mainly from home. Of those who travel to work, 9% work in the Neighbourhood area, while 35% work elsewhere in Cherwell and 20% in Oxford. 9% travel to London.

1.10 COMMUNITY FACILITIES

- 1.10.1 The neighbourhood currently has:
- 4 schools (one of which is a newly-opened all through Free school) and a pre-school
 - 16 meeting places – principally village halls and community centres.
 - 4 village greens, a market square, a further 30 recreational spaces, and 4 allotments
 - Play facilities for younger children in all villages except North and Middle Aston
 - A dearth of facilities for older children
 - 7 pubs; 4 hotels; various B&Bs
 - 12 places of worship
 - 10 cemeteries, many full
 - No GP surgeries, dentists or other health facilities
- 1.10.2 There are a number of annual festivities held in the neighbourhood, some of which regularly attract people from well outside the area. Among these are:
- The two Annual Shows of the Steeple Aston and Middle Aston Horticultural Society
 - Annual church or village fetes of most of the villages in the Neighbourhood Area
 - Annual Whit Races in Steeple Aston
 - Annual “Lamb Ale” feast, fair and Morris Dancing weekend at Kirtlington
 - Open Gardens in several villages during the summer
- 1.10.3 At the eastern end of the NP area is a regional facility for Waste management – the recently-opened Ardley energy recovery facility and an associated landfill site.
- 1.10.4 The above summary draws on a detailed spreadsheet of “community infrastructure” that was assembled by a Forum working group, and is available to view (see Appendix L: Evidence Base)

1.11 HOUSING

1.11.1 Data from the 2011 Census, and from Cherwell District Council's published data, for the 11 parishes reveals the following:

- Dwellings: there were 2,992 in 2015
- Dwelling type: 43% of homes are detached, 39% are semi-detached and 12% are terraced. Only 4% of homes are flats (2011)
- Household size: 39% of households are 2-person, and 22% are single-person (2011)
- Tenure: 67% of homes are owned, and 32% are rented accommodation; ownership rises to 76% for the over 65s (2011)
- New homes: Between 2011 and March 2015, there were 52 new dwellings constructed in the villages, with permission granted for a further 28; in addition, 65 new dwellings were constructed at Heyford Park, with permission granted for a further 696, many of which have now been constructed. For further detail see Table 3 below.
- Rate of increase: the total of permissions for construction of dwellings in the period 2011-2015 was for 841 dwellings – an increase of an average of 8% per annum in the number of dwellings in the neighbourhood.
- Waiting list: CDC's housing waiting list has 85 households in need of affordable housing (as at February 2017), of which 72 households are in Heyford Park. Across the neighbourhood, 42 of those on the list want a one-bedroom dwelling, 23 want a two-bed dwelling, 13 want a three-bedroom dwelling, and only 7 want a four-bedroom dwelling.

1.11.2 In order to establish evidence of housing need in the Mid-Cherwell area, MCNP commissioned AECOM to undertake research and produce a report (at Appendix E). The report was completed in July 2016, and was submitted for comments to Cherwell District Council. While the findings were broadly accepted, concern was expressed that AECOM had drawn on evidence from the superceded Cherwell SHMA as well as the current Oxfordshire assessment. The main findings can be summarized as follows:

1.11.3 To meet the needs of the existing community, the MCNP area should have an average of 20 new dwellings per annum in the Plan period to 2031, excluding completions at Heyford Park.

- 75 of these units over the Plan period should be Affordable housing; there will be an increasing need for Affordable housing in the Plan period.
- Housing mix for Affordable housing should reflect the housing waiting list data provided by CDC. [This was updated in February 2017 and indicates demand for 48% 1-bed dwellings, 27% 2-bed, 15% 3-bed and 8% with 4 or more beds]. However, the mix should be flexible to respond to changes in the need, especially if Heyford Park meets much of the affordability need towards the end of the Plan period.
- Market housing – Oxfordshire SHMA indicates a need in Cherwell for 6% 1-bed, 23% 2-bed, 46% 3-bed, and 25% 4 or more beds. The AECOM report recommends around 50% to be 3-bed and 25% to be 1 and 2 beds. Also that 5+ beds should be discouraged due to recent oversupply.
- There should be the strongest possible support for bungalows due to demand and under-supply. Although they exist at Heyford Park (and may be refurbished), Category A villages (see 1.3.10) could benefit from new bungalows too.

- Oxfordshire SHMA forecasts 92.5% increase in those with mobility problems.
- Any new 2-bed dwellings in the villages should be targeted at over 65s looking to live independently, as either bungalows or small houses.
- The Local Plan requires sites of 400+ dwellings to include 45 extra-care homes, and Local Plan Policy Villages 5 refers to a requirement for extra-care dwellings at Heyford Park because it will have suitable support facilities.
- We should conduct research into how many young people would form households if housing below market value were available in their home villages. This should also attempt to establish the demand for renting, Affordable housing, or market housing.
- Dwelling growth in Mid-Cherwell between 2001 and 2011 was 167 dwellings – around 17pa. If projected forward to 2031, a further 334 dwellings would be built.
- The Local Plan target for Cat A villages of 750 dwellings produces on a pro rata basis (based on 2011 census population), a need for 48 of these to be in the three cat A villages in the MCNP area. The other MCNP villages have a plan target of 0. The target of 750 has been revised downwards as a result of actual completions to 179 (April 2017 CDC figures). A pro rata revised figure on this basis would only give a requirement for 12 dwellings in the MCNP area, although this is not necessarily the basis on which decisions on planning applications will be taken.
- CDC's Annual Monitoring Report for 2015 showed that there were 80 combined completions and outstanding permissions for the Cat A villages in the period 2011-2015, excluding Heyford Park.

1.11.4 The above figures have been updated in the 2016 monitoring report as follows:

Location	Completions 1/4/11- 31/3/16	Projected Completions to 2031
Steeple Aston	12	12
Former RAF Upper Heyford	234	2361
Fritwell	0	11

NUMBERS ABOVE EXCLUDE "WINDFALL" HOUSING

TABLE 3: RECENT AND PROJECTED HOUSING COMPLETIONS (SOURCE: CDC ANNUAL MONITORING REPORT 2016)

1.12 COMMUNITY ENGAGEMENT

1.12.1 A full record of all community engagement activities conducted during the preparation of this Neighbourhood Plan can be found in the separate Consultation Statement. This document will be completed following the 6-week pre-submission consultation period (Regulation 14).

1.12.2 It is worth noting that several of the participating parishes have in recent years produced their own Parish Plans – for example those produced for Fritwell in 2008, Steeple Aston and Duns Tew in 2010, and in 2011 Kirtlington and Lower Heyford. Parish Plans had no statutory force and ranged across a wide spectrum of issues, many of them unrelated to land use and planning policy. Nevertheless, they have helped to inform and guide the thinking of parish councillors involved in the MCNP Forum; the local engagement process undertaken by the Forum in 2016/7 has often reflected long-standing issues in the community.





2 OUR VISION FOR MID-CHERWELL

2.1 ANALYSIS OF ISSUES

The drafting of a Vision statement started with an analysis of the strengths of the neighbourhood, its weaknesses, opportunities and threats as perceived by the eight members of the MCNP Executive and set out in the table below. A vision statement was then drawn from the issues mentioned most often by the members.

<p style="text-align: center;">STRENGTHS</p> <ul style="list-style-type: none">• Attractive rural community• Conservation areas in most of the villages• Network of footpaths connecting various parts of the neighbourhood• Strong social and recreational life within the neighbourhood• Significant investment in infrastructure due to Heyford Park development (eg HP Free School)	<p style="text-align: center;">OPPORTUNITIES</p> <ul style="list-style-type: none">• Recognition that, after initial concerns, development of Heyford Park is now inevitable but can be guided in such a way to greater benefit the wider community• Strong community buy-in to developments if they are seen to benefit the Parish significantly• Achievable measures for improving Parish cohesion and improvements to amenities• To provide residents with the opportunity to meet their housing needs within the neighbourhood
<p style="text-align: center;">WEAKNESSES</p> <ul style="list-style-type: none">• Inadequate public transport• Lack of suitable recreational facilities in some of the villages• Parking problems in villages• Mis-match of housing mix provided by developers with that actually needed by the local community	<p style="text-align: center;">THREATS</p> <ul style="list-style-type: none">• Traffic volumes are increasing and may be exacerbated by new development• Large-scale development may significantly damage the character and sustainability of the neighbourhood• Popularity of the Free School at secondary level may affect intake to other local primary schools, as well as the possibility that school places will not match population growth.• Demands for new housing for the Oxford's unmet needs will dominate the agenda and adversely influence the Local Plan

TABLE 4 - SWOT ANALYSIS FOR MID-CHERWELL

OUR VISION STATEMENT:

“ In 2031 our Neighbourhood will still comprise vibrant, individual villages connected by unspoiled countryside, and our community will feel that its wishes have been heard and its rural way of life maintained; small-scale affordable housing will have been sensitively added, heritage and conservation respected, and road traffic mitigated; public transport will be well-used, and local amenities will better provide for our community's needs. ”

2.2 THE PLAN OBJECTIVES

2.2.4 As stated in 1.2.6, engagement with the local community commenced in January 2016 with a series of meetings across the neighbourhood. The detailed process used is described in the Consultation Statement. The outcome was a set of prioritised objectives for the Plan, which were then published on the MCNP website, as follows:

TRAFFIC AND TRANSPORT

- To work with OCC, TVP and other bodies to develop strategies to protect against rising traffic volumes and the impact of increased development on the capacity of the rural road network serving the neighbourhood. This includes concerns about speeding, safety, and the impact of heavy goods vehicles.
- To secure the future of bus services linking the neighbourhood's villages with each other and with Bicester; to influence train operators to improve currently inadequate services, especially as the local population rises and the need for travel to Oxford and elsewhere increases.

DEVELOPMENT

- To strongly encourage the use of brownfield sites before any development is considered on greenfield sites, unless specifically allocated within the Neighbourhood Plan.
- 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.
- 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 development enhances our communities.

AMENITIES

- To identify and secure supporting facilities that can be improved or provided in the area, and in particular at Heyford Park, accessible to the wider Mid-Cherwell community. These should include additional leisure, recreation and sports facilities, as well as improved access to GP services and new cemetery provision.

HOUSING

- In the case of the three villages identified by CDC as Category A (Steeple Aston, Fritwell and Kirtlington), to ensure that any new housing required also identifies the mix of the proposed homes, the density of development sites, the form of development and the quality of design.
- 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.

TECHNICAL INFRASTRUCTURE

- To raise concerns about technical infrastructure with the various service providers.

2.3 HOW DOES THE PLAN DELIVER?

- 2.3.1 The Neighbourhood Plan aims to deliver the objectives through two main routes. First, through implementation of our Planning Policies (which follow in Section 3). These are essentially development management policies which will be applied by Cherwell District Council to all applications for planning permission affecting our Neighbourhood area after the date on which this Plan is operative. The wording of these Planning policies will have been subject to considerable scrutiny before the Plan comes into force, because they have to be in general conformity with strategic national and local policies, and be both reasonable and workable. Clearly, the application of such policies will not deliver the desired outcomes overnight: there will be a cumulative effect, and we cannot control the rate at which this occurs as it is entirely dependent on the number and scale of applications that are submitted by others.
- 2.3.2 However, there is a second and more pro-active way in which our Neighbourhood Plan can try to deliver the desired outcomes. Section 5 contains our Community Action Plan (CAP), where the aspirations of the community can be addressed through proposals for action by our parish councils and other bodies. These proposals, while lacking statutory force, are not so dependent on market forces for delivery, and are therefore just as important as the planning policies as vehicles for providing solutions.
- 2.3.3 As an example, one of our objectives is “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”. Our planning policy PH3 aims to address this by making provision for affordable housing schemes on any rural exception sites that may come forward. However, in addition, the CAP contains a proposal that our parish councils should establish a community land trust to initiate and deliver such schemes. This two-pronged approach – supporting schemes if and when they occur, while at the same time taking proactive steps to create such schemes – is a characteristic of this Neighbourhood Plan.

3 POLICIES

3.0 APPROACH

- 3.0.1 This section details those policies which specifically relate to development and the use of land. These are the policies of the Neighbourhood Development Plan which will be examined formally and referred to in the referendum. Plan policies are prefixed with the letter P.
- 3.0.2 The policies are grouped into four topics – Development, Housing, Transport and Community Infrastructure. Each topic has an initial overview, which starts with the Plan Objectives that were derived from the initial public engagement meetings in February 2016, and subsequently tested in June 2016 at meetings, events and by questionnaire. Between 94% and 99% of respondents supported these objectives.
- 3.0.3 This overview is followed by the individual Policies. Each policy is followed by a rationale which explains the intent, and provides justification by reference to the National Planning Policy Framework and by demonstrating general conformity with the CDC Local Plan.
- 3.0.4 In considering whether a particular Neighbourhood Plan policy applies to a planning application, it should be noted that the application may also be subject to other policies in the Neighbourhood Plan: this statement is made here once and for all rather than being repeated in each policy (eg “See also policy xx”).
- 3.0.5 Some detailed aspects of policies and supporting evidence for them are set out in a separate document of Appendices which are an integral part of the Plan. Appendix L is the Evidence Base, a record of data and documents that underpin the policies.

3.1 LIST OF POLICIES

PD1: DEVELOPMENT AT CATEGORY A VILLAGES

PD2: DEVELOPMENT AT CATEGORY B VILLAGES

PD3: DEVELOPMENT ADJACENT TO HEYFORD PARK

PD4: PROTECTION OF IMPORTANT VIEWS

PD5: BUILDING AND SITE DESIGN

PD6: CONTROL OF LIGHT POLLUTION

PD7: DESIGNATION OF LOCAL GREEN SPACES

PH1: OPEN MARKET HOUSING SCHEMES

PH2: AFFORDABLE HOUSING ON RURAL EXCEPTION SITES

PH3: ADAPTABLE HOUSING

PH4: EXTRA-CARE HOUSING

PH5: PARKING AND GARAGING PROVISION

PH6: PARKING FACILITIES FOR EXISTING DWELLINGS

PT1: TRAVEL PLANS

PC1: DEVELOPER CONTRIBUTIONS

PC2: LOCAL EMPLOYMENT

PC3: HEALTH CENTRE

PC4: NEW CEMETERY

3.2 DEVELOPMENT POLICIES

Objectives

- To strongly encourage the use of brownfield sites before any development is considered on greenfield sites, unless specifically allocated within the Neighbourhood Plan.
- 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.
- 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 development enhances and does not damage our communities.

3.2.1 The Mid-Cherwell Neighbourhood Plan supports sustainable development. The existence within the designated area of a large and growing residential development at Heyford Park, which may ultimately reach a total of 2,675 new dwellings, as set out in the adopted Cherwell Local Plan policy Villages 5¹, is accepted and supported by the Neighbourhood Plan Forum. In addition, Local Plan policies Villages 1 and 2² require that the Category A villages accept an appropriate share of the 750 dwellings allocated to such villages across Cherwell District. This is also fully accepted, although the overall figure has since been revised by CDC. The Neighbourhood Plan aims to make its proper contribution to meeting housing need nationally, while providing protection to the essential character of the neighbourhood. This is in full accordance with the National Planning Policy Framework (NPPF)³ and national Planning Practice Guidance (PPG)⁴. It is on that basis that the following policies – encouraging some types of development and restricting others, and promoting and protecting local green spaces - are proposed.

3.2.2 In accordance with Local Plan Policy Villages 1, only residential development comprising infilling and conversions will be supported in Category C villages: Ardley with Fewcott, Duns Tew, Middleton Stoney, North Aston, Somerton and Upper Heyford. These six villages have been designated by Cherwell District Council as capable of supporting only conversions and infilling because of their relative lack of community infrastructure. It is considered that no settlement area for these six villages is required, as Local Plan policy Villages 1 does not require Cat C villages to take minor development schemes, and therefore any definition of an area within or without which such development might take place would be without purpose.

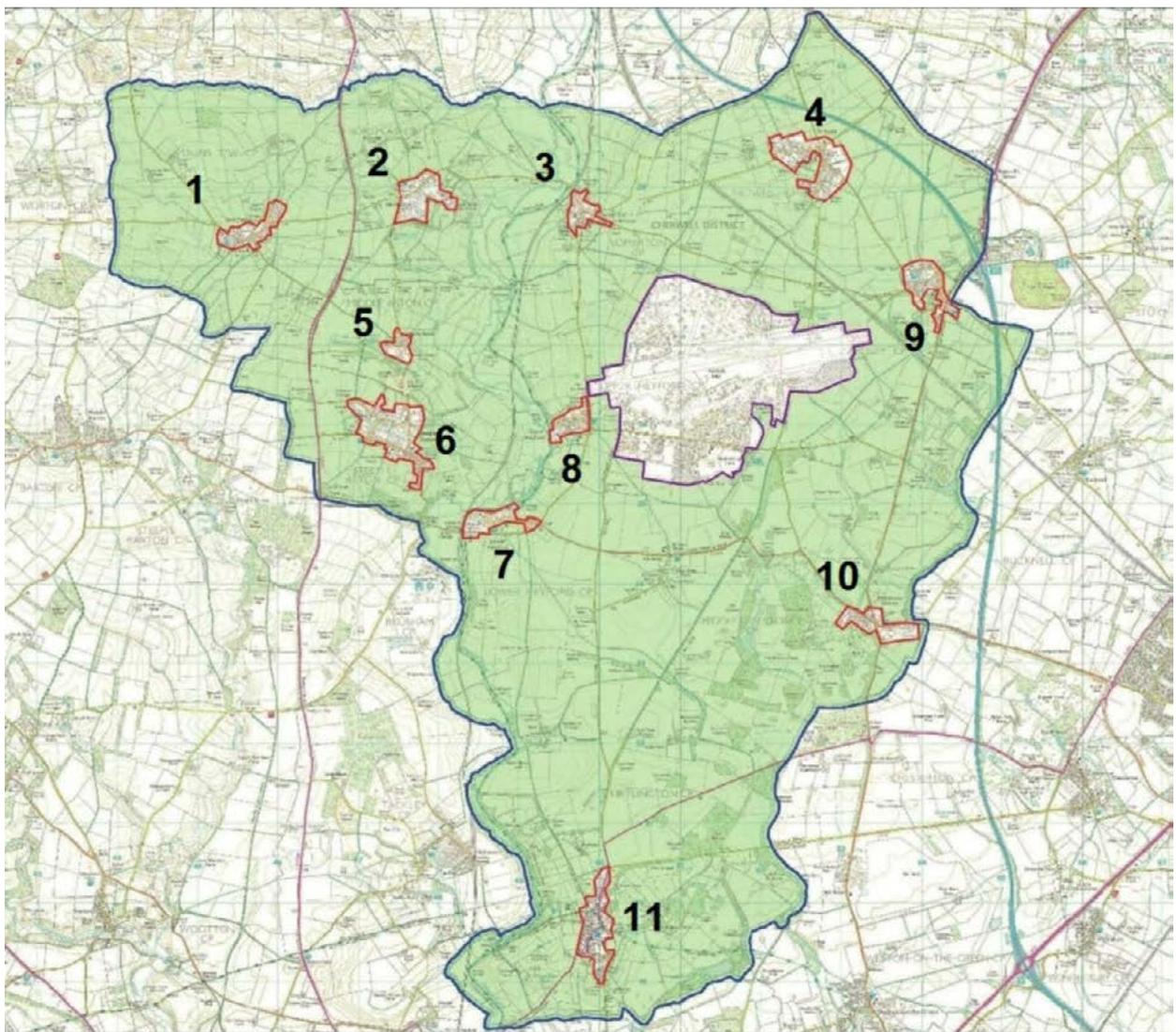
1 p.254 of Adopted Local Plan

2 p.246 of Adopted Local Plan

3 Para 184 of NPPF

4 Para 40 of ID-41-040-20160211

3.2.3 One of the core elements of the strategy in the Neighbourhood Plan is to maintain the rurality of the countryside and to do this by ensuring there is only minimal and sustainable development outside of settlement areas, and to avoid the coalescence of one village with another. It is considered that paragraphs C.242, C.243 and C.247 of CDC Local Plan (Part 1), and policies ESD13 and BSC2 provide good protection for the countryside between settlements in the Neighbourhood Plan area, such that no additional policy is required here.



- | | | |
|-----------------------------------------------------------------------------------------------------------------|------------------------|------------------------------|
|  Settlements (indicative) | 1 Duns Tew | 7 Lower Heyford |
|  Open countryside | 2 North Aston | 8 Upper Heyford |
|  Heyford Park strategic site | 3 Somerton | 9 Ardley with Fewcott |
|  MCNP designated area | 4 Fritwell | 10 Middleton Stoney |
| | 5 Middle Aston | 11 Kirtlington |
| | 6 Steeple Aston | |

FIG.5 THE MCNP AREA AND ITS SETTLEMENTS

POLICY PD1: DEVELOPMENT AT CATEGORY A VILLAGES

Residential development proposals at Fritwell, Kirtlington and Steeple Aston in the form of infilling, conversions and minor development will be supported in principle within the settlement areas established and defined in Policy Map **Figs. 9, 10 and 11** respectively.

Any residential development proposal which is outside the settlement areas of these three villages must have full regard to the following criteria:

- a) The site should be immediately adjacent to the settlement area
- b) The site should be previously developed land or of lesser environmental value, and not land of best and most versatile agricultural value
- c) The development should avoid creating significant adverse landscape impact
- d) The development should not give rise to coalescence with any nearby settlement.

Conversions of buildings in the village Conservation Areas should be very limited in order to protect the heritage and character of the villages, and should only be permitted where continuation of their original or current use is no longer economically viable. This particularly applies to shops and pubs.

The total indicative number of additional dwellings permitted during the Plan period either within the settlement areas of these villages, or adjacent to them, shall be approximately 25 for Fritwell, 17 for Kirtlington, and 20 for Steeple Aston.

Rationale for Category A villages policy

- 3.2.4 The purpose of defining settlement boundaries for these villages is to assist Cherwell District Council in the application of its Local Plan Policy Villages 1 (PV1), which refers to “residential development within the built-up limits of villages”. The settlement areas designated in this Neighbourhood Plan are intended to clarify the precise extent of the built-up limits of the villages in the NP area where PV1 is most likely to apply.
- 3.2.5 The areas defined are intended to have an in-principle presumption in favour of sustainable development within the settlement area, and a presumption which favours constraint against development outside it.

3.2.6 The Local Plan Part 2 – Development Management and Sites: Issues Paper states:

5.91 *“Some local authorities identify settlement boundaries for their villages, beyond which development would not normally be permitted. Cherwell District has not followed this approach in the past as it can lead to pressure for development within the boundary on land which is not appropriate, for example areas of open space. However, the definition of settlement boundaries can provide greater certainty as to the extent of the built-up area. This may become more important in the light of the government’s proposed changes to the NPPF (December 2015) which include a “presumption in favour” of development on small sites, provided they are within existing settlement boundaries.”*

3.2.7 Clearly, the amount and type of development in Mid-Cherwell should be carefully controlled to respect the largely rural character and setting of the villages and their natural environment. In the face of development pressures, the potential loss of rurality is a major concern, especially where the space between villages is concerned. The Neighbourhood Plan Forum takes the view that the balance of advantage favours defining settlement boundaries for the five Category A and B villages where minor development may occur. This policy of definition is compliant with Local Plan Part 1 in that it would provide the basis for applying Policy Villages 1, i.e. the area ‘within’ which the infilling, conversions and minor development would be acceptable in principle, subject to other Local Plan and Neighbourhood Plan policies.

3.2.8 The Forum has considered the option of not defining settlement boundaries for these villages, instead leaving decisions about development “within the built-up limits” of villages to the District Council. However, the parish councils concerned have taken the view that their local knowledge about land use and buildings in the villages is best used to give effect to Policy Villages 1, in determining such applications.

3.2.9 The adopted Local Plan para.C254 refers to the provision of “small-scale development” within village categories A & B “typically but not exclusively for less than 10 dwellings”. Neighbourhood Plan Policies PD1 and PD2 refer to “minor development”, which is understood to have the same meaning.

3.2.10 Local Plan Policy Villages 2 provides for a further 750 dwellings ‘at’ category A villages across the Cherwell District, whereby ‘at’ is understood to mean both sites adjacent to the built-up limits of a village and also larger sites within a village. Of the 750 dwellings district-wide target, a large percentage has subsequently (since the baseline of 31/04/2014) been permitted or subject to a resolution to permit development. At the time of writing (April 2017) additional sites are being sought to deliver the residual amount of circa 179 dwellings. The Forum has been advised by CDC that Local Plan Part 2 will allocate these on a site-by-site basis, and will not be based on proportioning out the remainder across the category A villages.

- 3.2.11 However, the Housing Needs Assessment commissioned from AECOM (see 1.11.2) did use a pro rata methodology based on population, and arrived at a total figure of 48 dwellings for the three Category A villages in the MCNP area⁵. When sites are put forward they will be considered by CDC with regard to the ability of the category A village to sustain the scale of development, the site's availability and deliverability, and landscape and transport (amongst other) constraints. CDC have said that they will be mindful of those villages that have already made a contribution to meeting the 750 dwelling target. Mid-Cherwell Neighbourhood Plan Forum and the parish councils concerned expect to engage constructively with Cherwell District Council when allocation of sites is being considered (expected to be in 2018).
- 3.2.12 The sustainability of the category A villages in the neighbourhood can be a fragile matter, and it can change almost overnight. Shops and pubs have closed in recent years, and one village school is currently under capacity, while the popularity of another village school greatly increases "school run" traffic through several villages at peak times. A village which is sustainable at its current population level could lose its sustainability for the future as a result of excessive population growth, whereas another village may need population growth to achieve the sustainability of its facilities.
- 3.2.13 Although there has been steady growth in all three villages during the period 2001-2011 (at rates of between 6% and 11% - 2011 census figures), the levels of sustainability in each village at the time of writing this Plan are significantly different from each other. Our policy on the appropriate level of sustainable residential development is therefore one that looks at the neighbourhood as a whole, balancing the encouragement of growth in some areas with less growth in others, an approach which conforms with that of the adopted Local Plan. The settlement areas for the three villages have been re-examined and revised during the Plan preparation process, such that sufficient potential housing sites for minor development (up to and including 9 dwellings) can be identified, and will fulfil the aspiration to meet the numbers of new dwellings set out in Policy PD1. The settlement areas for each Category A village are explained in more detail in the box below. In addition, more detail about the criteria used for MCNP's settlement areas can be found in **Appendix C**
- 3.2.14 The effect of policy PD1 is that the Category A villages could contribute a total of 62 additional dwellings during the Plan period, contributing significantly to the 179 required across the District, and exceeding the assessment of 48 dwellings required on a pro rata basis. This Plan therefore, while taking a positive approach to provision of housing and sustainable development, sets reasonable targets for the villages concerned to ensure their sustainability.

FRITWELL

The settlement area was formally adopted at Fritwell Parish Council's meeting of 27th March 2017, and is shown in Fig. 10. Here the school is under capacity by about 0.5 FE per annum; of the two pubs in the village, only one now remains and is currently closed. The parish council considers that about 25 new dwellings are needed to make existing facilities sustainable. There were 295 dwellings in the parish at 2011 Census, and 2 dwellings completed 2011-2015; there is an extant permission for a further 11 dwellings in the village, but there are uncertainties over its implementation. 25 new dwellings would represent an approximately 8% increase in dwelling numbers. Fritwell developed from two manorial estates either side of open fields and the settlement area has been drawn to reflect this historic pattern; the open fields in the centre of the village are designated as an important Local Green Space FT1..

KIRTLINGTON

The settlement of Kirtlington has a traditional, essentially linear, pattern, north-south. The settlement plan (see Fig 9), formally adopted by Kirtlington Parish Council on 11th October, 2016, is limited on the eastern side by the listed historic park (designed by Capability Brown), while on the western side a well-defined boundary to the contemporary built area approximates closely the old Woodstock Way (clearly visible on 18th and 19th century maps and referred to by the Cherwell District Council Conservation Officer in opposition to a planning application west of that line in early 2017). Kirtlington Parish Council is very keen to maintain these eastern and western boundaries. To the south, the boundary is the 30mph sign, as development south of that point could lead to coalescence with Bletchington. The settlement is unique in the neighbourhood area in having two registered village greens. Within Kirtlington's settlement plan, as drawn, sites do exist for small-site 'windfall' new dwellings within even moderate sized gardens, as shown by recent proposals.

Cherwell District Council stated (at an Appeal hearing in 2015 into refusal of developers' applications in Kirtlington) that the appropriate share of the remaining Category A village load for Kirtlington would be 17 new houses. The Parish Council considers that this is a reasonable requirement. There were 440 dwellings at 2011 Census, of which 369 are in the designated settlement area. 22 dwellings were completed in 2011-2015, so the current parish total is 462 dwellings. 17 new houses would be an approximately 5% increase on the settlement size, which the parish council considers would be sustainable.

The school at Kirtlington is at full capacity with no physical space to expand as the playground is already at minimum size for the number of pupils. OCC Education envisaged busing overflow to the school in the next village. Kirtlington's only small shop is well-used and often has queues. The village hall is already booked every weekday evening and at most weekends.

STEEPLE ASTON

An east-west stream runs in a valley through the settlement and gives it its particular character, with fairly steep hills and a green "heart" surrounded by dwellings and their gardens. The settlement has developed to the north-west and south-east of this rectangle in the twentieth century. The settlement area was formally adopted at Steeple Aston Parish Council's meeting of 16th January 2017 and is shown in Fig.11 .

The "green heart" is deliberately not included in the settlement area as it is the view of many local people consulted at engagement meetings, and of the Parish Council, that this important and historic feature of the village should be protected from development. This area of extended gardens and pasture land is unsuitable for nomination as a Local Green Space. However, areas at each end of the village may be considered suitable to accommodate additional development during the plan period, and have therefore been included in the settlement area.

It is the view of the parish council that a reasonable limit, during the Plan period, is for growth to be permitted representing 5% of the number of dwellings in the village at the start of the Plan period (2016). There were 397 dwellings at 2011 Census and 20 dwellings were completed 2011-2015; a current total of 417 dwellings, of which 20 additional dwellings represent about 5%.

POLICY PD2: DEVELOPMENT AT CATEGORY B VILLAGES

Residential development proposals at Lower Heyford and Middle Aston in the form of infilling, conversions and minor development will be supported in principle within the settlement areas established and defined in **Policy Map Figs.12 and 13** respectively.

Any residential development proposal which is outside the settlement areas of these villages must have full regard to the following criteria:

- a) The site should be immediately adjacent to the settlement area
- b) The site should be previously developed land or of lesser environmental value, and not land of best and most versatile agricultural value
- c) The development should avoid creating significant adverse landscape impact
- d) The development should not give rise to coalescence with any nearby settlement

The total number of additional dwellings permitted during the Plan period in these two villages, either within the settlement areas, or adjacent to them (and being the aggregate of infilling and minor development), shall be approximately 5 per village.

Rationale for Category B villages policy

- 3.2.15 The two Category B villages, which are regarded as “satellites” of Steeple Aston, are Middle Aston and Lower Heyford. Local Plan policy Villages 1 applies equal status to Category B villages, in terms of housing development policy, to that for Category A villages. However, Local Plan policy Villages 2 (which allocates a number of new dwellings across all Category A villages) does not apply to Category B villages. The criteria used for MCNP’s settlement areas are set out in Appendix C, and more detail on the two Category B villages is given in the box below.
- 3.2.16 Nevertheless, Middle Aston Parish meeting has stated that the village is prepared to play a role in meeting overall housing need, by allowing consideration of small-scale development both within and adjacent to their settlement area, contributing to provision of affordable housing in the area. This possibility is mentioned at para C.268 of the Local Plan.

LOWER HEYFORD

The village of Lower Heyford originally sat in the curve of the river, and later the canal, but was subsequently extended eastwards towards the Caulcott Road. The playing field to the east of the village is protected as a “King George’s Field” and held in trust in perpetuity as a playing field. The settlement area of approximately 115 dwellings was formally adopted at Lower Heyford Parish Council’s meeting of 15th September 2016.

MIDDLE ASTON

The settlement area of Middle Aston currently comprises 50 dwellings. It is the view of the parish meeting that an increase of the order of 10 % would be acceptable over the plan period.

The settlement area was formally adopted at Middle Aston Parish Meeting’s annual meeting on 7th January 2017, and amended with support from a poll of residents held in June/July 2017.

NOTE: A policy for managing development in the six Category C villages in the MCNP area has been removed from the current version of the Plan on the grounds that it duplicated the provisions of Policy Villages 1 of the adopted CDC Local Plan, and was therefore deemed unnecessary

POLICY PD3: DEVELOPMENT ADJACENT TO HEYFORD PARK

Any development which is proposed adjacent to the designated strategic area of Heyford Park (as defined by LP Policy Villages 5) should not give rise to coalescence with surrounding settlements.

In particular, a buffer zone as defined on **Policy Map Fig. 18a** on the western boundary of Heyford Park shall prevent coalescence of any development proposals at Heyford Park with the village of Upper Heyford. The following uses, however, may be considered acceptable within the Upper Heyford village buffer zone:

- A cemetery or natural burial ground (subject to ground conditions survey)
- Ecological mitigation arising from development proposals at Heyford Park
- Enhanced planting schemes which will have a positive impact on the environment
- Footpaths

A further buffer zone to the south of Heyford Park, as defined on **Policy Map Fig.12b** is intended to ensure that the separate identity and character of Caulcott as a rural hamlet is maintained. The following uses may be considered acceptable within the Caulcott buffer zone:

- Ecological mitigation
- Enhanced planting schemes which will positively impact the environment
- Footpaths

Rationale for non-coalescence policy

3.2.17 The Neighbourhood Plan gives in-principle support to development at the Heyford Park strategic site, as set out in Local Plan Policy Villages 5. There is a natural concern from the communities of the surrounding villages that they should keep their discrete character, separated from Heyford Park by a significant gap of open countryside. Provision of a green “buffer zone” to the west of the strategic site and adjacent to Upper Heyford village (including the reinstatement of the historic Portway footpath) has been agreed with the owners of Heyford Park, as the strategic site in this vicinity comes very close to the built-up area of the village. Protection from coalescence is also supported by designation in policy PD8 of adjacent land in this area as Local Green Space. The buffer zone shown on Fig. 18a indicates that within the designated area a minimum 20 metre buffer zone will be maintained within Dorchester property where necessary to protect the sight line from Upper Heyford Village. Landscaping will be acceptable within this area.

- 3.2.18 The situation to the south of the strategic site is different. Land owners there have expressed interest in potential future housing development that could effectively spread Heyford Park to land beyond its currently agreed boundaries. In April 2016 a development proposal for 5000 new dwellings was put forward by the land owners in the vicinity of Lower Heyford and Caulcott, which was very badly received by the local community. This proposal has not yet resulted in a planning application. The land concerned may not be fully protected by the Rousham Conservation Area, and is not suitable for designation as Local Green Space. The hamlet of Caulcott in the parish of Lower Heyford would therefore benefit from a “zone of non-coalescence” in the form of a green buffer zone, which is proposed by this policy. Caulcott is in the parish of Lower Heyford, the parish council of which has requested inclusion in this policy.
- 3.2.19 NOTE: A policy for managing development in the “open countryside” has been removed from the current version of the Plan on the grounds that it effectively duplicated the provisions of Policy ESD13 of the adopted CDC Local Plan, and was therefore deemed unnecessary.

POLICY PD4: PROTECTION OF IMPORTANT VIEWS AND VISTAS

Development proposals must demonstrate sensitivity to the important views and vistas described in Table 5 and illustrated by photographs in the documents referred to in that Table, and must not significantly harm these important views and vistas. Development proposals must also be designed such that there is no adverse impact on the sensitive skylines identified in **Fig. 8** and referenced in **Table 5**.

Applicants for development in or adjacent to a Conservation Area must demonstrate in a Heritage Impact Assessment that they have taken account of the appropriate Conservation Area Appraisal, and of the Heritage and Character Assessment at Appendix K. The development should not do significant harm to the Conservation Area and its setting, other heritage assets, or historic street and village views and longer distance vistas.

Rationale for Protection of Important Vistas and Views policy

- 3.2.20 Local Plan Policy ESD15⁶ states that development will not be permitted if it causes “undue visual intrusion into the open countryside”. CDC’s Countryside Design Summary 1998 also refers to vistas in relevant character areas.
- 3.2.21 The underlying landform, historic landscape elements, and notable landmarks within the landscape make views an important characteristic within the Mid-Cherwell area. The Cherwell Valley provides opportunities for far-reaching and panoramic views from along the valley sides, and more intimate views from within the base of the valley. Along the Cherwell Valley the strong rural characteristics of the landscape are apparent, including the small-scale isolated settlements dispersed along the valley, most notable in views as a result of their churches standing tall above surrounding woodland. Views within the Cherwell Valley are more open from the eastern side of the valley than the west, which is more wooded and has slightly greater enclosure. Fig.8 (see Policy Maps on p 59, shows the contours and highlights the sensitive skylines of high ground on each side of the Cherwell Valley that are to be protected.

- 3.2.22 There are important views recognised in Cherwell District Council’s Conservation Area Appraisals for many of the villages, which are referenced in Table 5 above. Some of the land nominated as Local Green Spaces (policy PD7) plays a significant role in important views that are listed.
- 3.2.23 Across the area the most prominent recurring landmarks are the churches at the many small villages within Mid-Cherwell, and the historic water tower (currently due for demolition) and other structures at the former RAF Upper Heyford. The churches are often framed within the landscape by surrounding vegetation, and are often the first indicator of the location of a settlement. The views between church steeples along the Cherwell Valley, and the setting of these views, are a particularly characteristic feature. The neighbourhood plan Forum together with AECOM has identified a number of views and vistas within the neighbourhood plan area which are of particular importance to its history and character. These views and vistas have been used as a reference point in producing the Heritage and Character Assessment (appendix K), and are referenced in Table 5 above.
- 3.2.24 In the experience of the parish councils involved in this neighbourhood plan, applicants often do the minimum necessary to demonstrate that there will not be harm to Conservation Areas and other heritage assets. Local Plan policy makes no mention of the value of Heritage Impact Assessments in this context. Policy PD4 requires that such a document must be prepared and submitted by applicants in cases where harm could be done (a judgement that will have to be made by Cherwell District Council in responding to the application). It is believed that such a document, properly prepared, will bring to the surface issues (for example through the inclusion of accurate montages of the likely impact of a proposal) that might otherwise not be recognised. Where potential harm is apparent, applicants will be expected to show whether mitigation could be achieved in order to allow approval to be considered.

TABLE 5: IMPORTANT VIEWS AND VISTAS TO BE PROTECTED

- a) Views of all church towers in the MCNP area, as seen from numerous viewpoints including those shown in photos referred to in c) below.
- b) All the vistas and views referred to in the following CDC Conservation Area Appraisals, or in updated versions of these documents:
- Ardley 2005: para 4.12 and Table p.11-12; church views on p.27
 - Fewcott 2008: para 6.11 and Fig.7
 - Duns Tew 2005: Table 1 and Fig.8
 - Fritwell 2008: Paras. 6.11, 7.11, 8.7, 9.10 and 10.11 and Figs. 12, 13, 14, 15, and 16
 - Kirtlington 2011: p.33-34, and Fig.13
 - North Aston 2015: Para 12.2 and Fig.12
 - RAF Upper Heyford 2006: Para 6.4 and Figs 9,10 and 11
 - Steeple Aston 2014: Paras. 8.1.3, 8.1.4, 8.2.1 and 8.3.3, p.26 and Fig.14
 - Rousham 1996 (in course of being updated)
 - Somerton 1996 (to be updated)
- c) With reference to Appendix K (AECOM Heritage and Character Assessment), all the vistas and views referred to on p.22, 23, 76 and 90, and those referred to below, together with the relevant photos on those pages:
- Fritwell: p.35; Kirtlington: p.43; Lower Heyford: p.51; Middle Aston: p.57;
 - Steeple Aston: p.65, and Upper Heyford: p.72

POLICY PD5: BUILDING AND SITE DESIGN

New development should be designed to a high standard which responds to the distinctive character of the settlement and reflects the guidelines and principles set out within the Heritage and Character Assessment (**see Appendix K**). Development proposals should have full regard to the following criteria:

- a) Proposals should wherever possible include appropriate landscape mitigation measures to reduce the impact of the built form and ensure that development is in keeping with the existing rural character of the village.
- b) Development affecting existing traditional stone walls should identify them on proposals drawings, and wherever possible retain and/or repair them using traditional techniques and materials.
- c) Proposals for minor development schemes (excluding infill and conversions) of new housing will be required to provide new or improve existing footpaths and cycle ways to ensure that new residents of all ages and mobility have safe access to village amenities such as the school, bus stops, shop and green spaces. Where new routes are proposed to meet this requirement, the development proposals shall contain full details of all associated materials and infrastructure.
- d) Proposals involving alterations and additions to the existing highway network and associated infrastructure should seek to prevent damage to the rural character of the roads affected, preserving instead the identified characteristics of the area (see Appendix K) unless addressing acknowledged areas of highway danger.
- e) The section on Managing Change on p.76-77 of the Heritage and Character Assessment (see Appendix K), which sets out general principles and specific recommendations for villages highlighted in the document.

Rationale for Building and Site Design policy

3.2.25 Para. 58 of the NPPF encourages local and neighbourhood plans to ‘develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.’ This policy strongly supports paragraphs 56 and 57 of the NPPF: “56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. 57. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.” In addition, the design of new housing development was given additional weight in the Housing White Paper of 2015.

- 3.2.26 Policy PD5 adds a local perspective to adopted Local Plan policy ESD15: The Character of the Built and Historic Environment. In development management terms, the appearance of proposed development and its relationship to its surroundings are fully recognized by Government as material planning considerations. See also CDC's Countryside Design Summary 1998.
- 3.2.27 However, this neighbourhood plan recognises that the settlements should not appear to be set in aspic. There is an acceptance of the need for change and renewal in the villages, as has always been the case. This should be done with careful thought, skill and craftsmanship. The policy states that new development should have a high standard of design, which is regarded as including the following:
- authentic traditional building is encouraged, using materials, techniques and forms found locally.
 - thoughtful contemporary design is also welcomed, if it is capable of integrating well into its particular surroundings.
 - discouragement of pastiche housing design, which deliberately imitates traditional forms but succeeds only in achieving inauthenticity.
 - discouragement of features that are un-neighbourly, discordant, monotonous or inappropriately prominent.
- 3.2.28 The landscape mitigation policy (criterion a) allows for offsite planting where it might not be possible to accommodate new trees or other planting on an application site.
- 3.2.29 Stone walls as boundaries to fields and properties are a characteristic and traditional feature of the neighbourhood. There is strong community support, as expressed in local engagement meetings, for their retention and protection. Some of these walls are in a poor state of repair, and others have virtually disappeared from view in undergrowth. This policy encourages their repair and re-emergence where the opportunity to do so arises.
- 3.2.30 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 swifts to nest in eaves and other traditional locations.
- 3.2.31 To allow for residents to access facilities easily and safely all efforts should be made to improve and enhance the existing network of footpaths and cycle tracks throughout the Neighbourhood. This is supported by Local Plan policy PSD1 and its sustainability objective SO13. Fig.8 in Appendix K shows a map of existing footpaths in the neighbourhood area.
- 3.2.32 A major community objective is to maintain the rural character of the neighbourhood. Given the scale of growth in both residential and commercial traffic it is critical that effective plans are put in place to route traffic entering or leaving the neighbourhood along designated routes, minimizing disruption to the rural road network and communities. Given the proximity of the M40 and major conurbations in Oxford, Bicester and Banbury the impact of traffic transiting

the neighbourhood also has to be considered. It is important to note that transport policies PT1 addresses new developments and cannot address existing traffic difficulties. Existing issues are addressed in the Community Action Plan in Section 4.

3.2.33 The Cherwell Neighbourhood area contains nine conservation areas and a listed park. Road improvement and routing policy should strive to minimize any changes to these important environments. (Ref Figure 3). There are numbers of roads in the NP area that are either single-track or where passing is difficult. These rural lanes are an essential part of the character of the neighbourhood and are unsuited to increasing volumes of traffic that new development will generate. Their protection is a key part of this policy. Local Plan policies ESD13 and ESD15 support this policy.

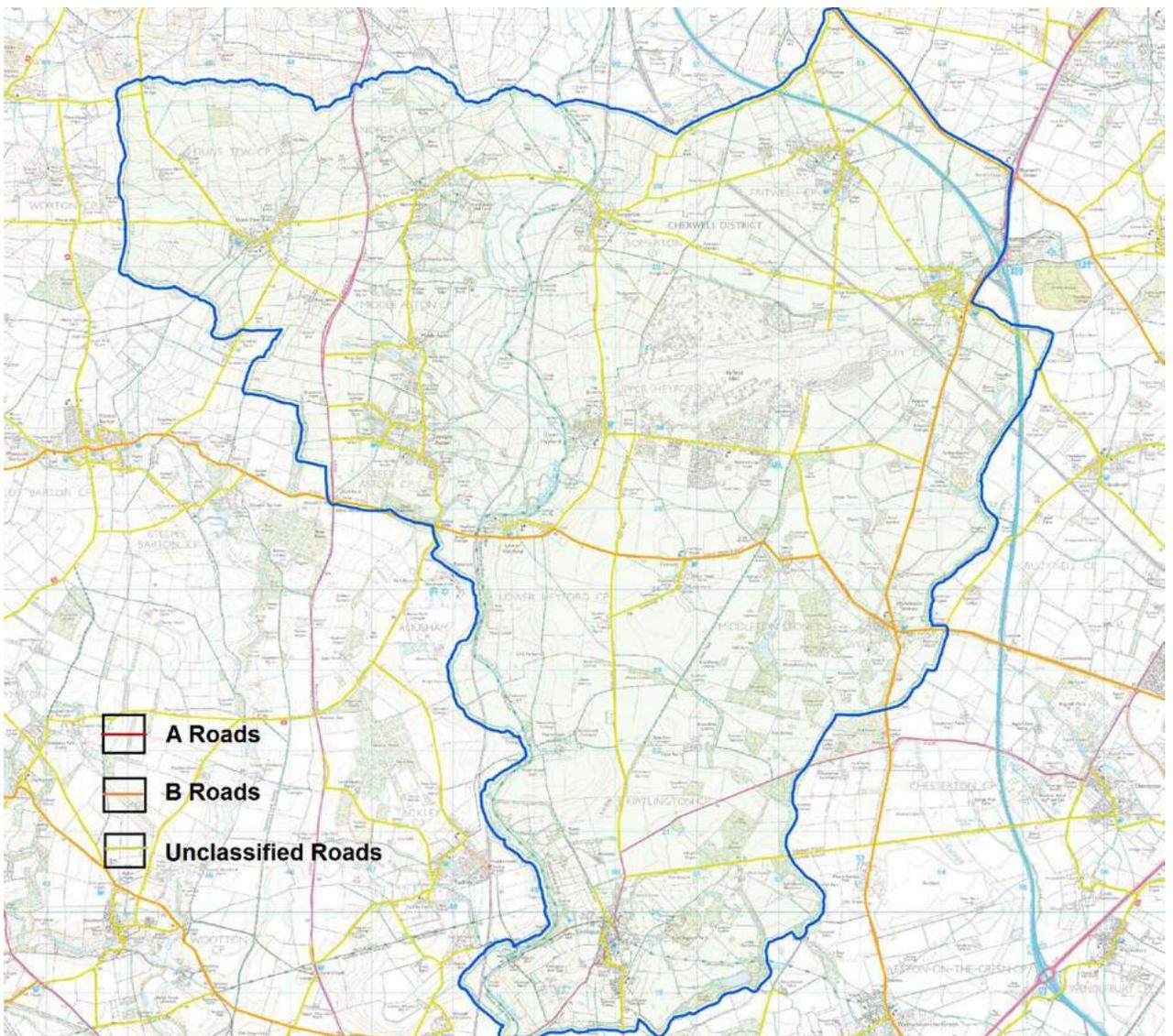


FIGURE 6. THE ROAD NETWORK IN THE MID-CHERWELL AREA

POLICY PD6: CONTROL OF LIGHT POLLUTION

The design of external and street lighting in all new development should minimise the risk of light spillage beyond the development site boundary. Additional street lighting associated with new development will however not be supported in the following villages: Ardley with Fewcott, Duns Tew, Fritwell, Kirtlington, Lower Heyford, Middle Aston, Somerton and Upper Heyford. Proposals should ensure that the installation of external lighting satisfies the following criteria:

- a) the means of lighting is appropriate, energy-efficient, of appropriate colour temperature, unobtrusively sited and would not result in excessive levels of light;
- b) elevations of buildings, particularly roofs, are designed to limit light spill;
- c) the proposal would not have a detrimental effect on the amenity of surrounding occupiers;
- d) the proposal would not have a significant adverse impact on the character of a village and its setting or of the wider countryside;
- e) the proposal will not be detrimental to an area of nature conservation interest.
- f) particular care is taken to avoid light pollution where the development is in a remote rural location.

Rationale for Control of Light Pollution policy

- 3.2.34 CDC's Local Plan policy ESD 15: The Character of the Built Environment states that new development proposals should "limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation". Policy PD12 addresses a concern expressed by a significant number of people at local engagement meetings and in responses to questionnaires. 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 can also attempt to address this. In the meantime, a policy controlling light pollution from new development will stop the problem from getting worse.
- 3.2.35 Some of the participating Parish Councils and their communities hold strong views about the proliferation of street lighting in traditional villages where there is either none or a very limited amount at present. Such proliferation is seen as damaging to the character of these villages. Any proposals to include new street lighting should therefore be discussed with the appropriate Parish Council or Parish Meeting, if possible prior to submission of planning applications.

POLICY PD7: DESIGNATION OF LOCAL GREEN SPACES

The Local Green Spaces listed below are designated in accordance with NPPF requirements, as shown in **Policy Map Figs. 9 to 18**. and as further detailed in **Appendix D**. Development on the designated Local Green Spaces will only be considered acceptable in exceptional circumstances where it is compatible with the reasons for which the land was designated

PARISH	REF NO	LOCATION
Ardley with Fewcott	AF1	Ardley with Fewcott Playing Field
	AF2	Old Quarry Field.
	AF3	The Knob Green.
	AF4	Fewcott Green.
Duns Tew	DT1	Duns Tew Play Area
Fritwell	FT1	Church View
Kirtlington	KT1	Kirtlington Quarry and Washford Pits
	KT2	The Allotments
	KT3	Square green in the centre of Dashwood Mews
	KT4	The Recreation field, etc
	KT5	Small green within Gossway Fields' housing
Lower Heyford	LH1	The meadow abutting Oxford Canal.
	LH2	Paddock adjacent to Ivy Close in The Lane.
	LH3	Paines Field
	LH4	The Allotments
	LH5	Paddock on South Street, Caulcott
	LH6	Dairy Ground, Caulcott
Middle Aston	MA1	Middle Aston House front lawn
Middleton Stoney	MS1	Children's Playground
Somerton	SN1	Former Manor site and Village play area
Steeple Aston	SA1	Robinson's Close, Fir Lane
	SA2	Allotments, Fir Lane
	SA3	Field adjacent to Paines Hill
	SA4	Former sandworks adjacent to Fenway
Upper Heyford	UH1	The Common
	UH2	High Street Allotments
	UH3	Upper Heyford Recreation Ground
	UH4	Poors Allotments Somerton Road
	UH5	Heyford Park western end

Rationale for Local Green Spaces policy

3.2.36 There are a number of important green spaces within the neighbourhood's villages which it is proposed should be afforded protection from development. Government policy on this is set out in the NPPF as follows:

76 Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore 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 reviewed, and be capable of enduring beyond the end of the plan period.

77 The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- *where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is 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), tranquility or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land.*

78 Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

There is additional information about suitability of nominations in NPPF Guidance.⁷

3.2.37 Local Plan policy BSC10 supports the designation of Local Green Spaces, although actual designation is deferred to Local Plan Part 2. Also see CDC's Open Space Update 2011.

3.2.38 Each participating Parish Council and Parish Meeting has made an assessment of local green spaces in or close to their settlements and proposed nominations accordingly. A common system of assessment was used to ensure that each nomination met the NPPF requirements, and in particular had sufficient evidence of being "special to the local community". The designations proposed in Policy PD7 have detailed justifications set out in Appendix D. Policy Maps showing their locations are Figs.9 to 18. Across the neighbourhood area there is a total of 29 nominations, an average of less than 3 per parish.

3.2.39 A number of potential nominations have been excluded on the basis of expert advice received. These include Scheduled Ancient Monuments and Registered Village Greens, which have been deemed to have a high level of protection from development that would not be improved by designation as Local Green Spaces.

7 Reference ID: 37-005-20140306

3.3 HOUSING POLICIES

Objectives

- To ensure that any new housing required is small-scale, on suitable sites, and with an approved mix of proposed types and sizes of homes, form and density of development, and quality of design.
- To ensure that within any local developments affordable housing is provided that meets the needs in particular of the local community, especially young people and older residents.

3.3.1 Responses to community engagement events have shown there is an appetite to see some new housing outside of Heyford Park (a strategic site to which the above Objectives do not apply). Evidence of housing need in the Neighbourhood Plan area is provided in the AECOM Housing Needs Assessment at Appendix E.

3.3.2 Reflecting community engagement responses, the neighbourhood plan policies seek to ensure that new housing will integrate well into its surroundings. The policies will also help to achieve the provision of affordable housing and a mix of housing types and sizes known to be required by the community.

POLICY PH1: OPEN MARKET HOUSING SCHEMES

Where other policies permit such development, any new market housing of 10 or more dwellings should favour homes with a smaller number of bedrooms. The following mix of housing will be required for market housing unless evidence from an up to date local housing needs assessment indicates otherwise: at least 23% should have 2 bedrooms, and at least 46% should have 3 bedrooms.

Rationale for Open Market Housing Policy

3.3.3 This housing strategy is directed towards improving the sustainability of Mid-Cherwell as a demographically mixed and balanced community. In particular, the Oxfordshire SHMA states at Table 65 that 29% of the new dwelling (market sector) requirement for Cherwell District should be one and two-bedroom dwellings, while 46.2% should have three-bedrooms (a significantly higher percentage than recommended for Oxfordshire as a whole - 42.9%).

There are very few dwellings of 1 bedroom in the rural parts of Cherwell, and a relatively higher level of homes of 4+ bedrooms. CDC's Local Plan notes a need for smaller homes.⁸

3.3.4 This policy therefore aims to redress a current housing imbalance in the Plan area, which may over time be subject to change, measurable through collection of evidence. CDC Local Plan policy BSC4 requires the mix of housing to be negotiated having regard to up-to-date evidence. This is compatible with the aims of Policy PH1, but goes further in order to reflect the particular circumstances of the Mid-Cherwell area.

POLICY PH2: AFFORDABLE HOUSING ON RURAL EXCEPTION SITES

Support will be given to small-scale affordable housing schemes on Rural Exception Sites within or immediately adjacent to villages, to meet specific needs which cannot be met by other sites allocated for housing development. This type of housing is supported particularly where it will redevelop brownfield land.

Rural Exception Site schemes must ensure that dwellings continue to be affordable and made available to meet local needs in perpetuity. The use of Local Letting Plans will also be supported so that 100% of the Affordable homes that are provided can go to those from the MCNP area in the first instance, and then to those with a local connection. The MCNP Forum and its constituent Parish Councils and Parish Meetings should be involved in the drafting of these Local Letting Plans.

The number of dwellings to be built should be no more than those on the Cherwell District Council's housing waiting list for those in the Plan Area at the date this Plan is made, and may change subsequently depending on numbers on that list for the Plan Area.

Rationale for Rural Exception Sites Policy

- 3.3.5 Our strategy provides for rural exception sites for affordable housing where the development meets an identified local need and is supported or initiated by the relevant Parish Council. Subject to proven local need, a limited amount of affordable housing could be provided within the Plan Area on small rural exception sites, adjacent to the edge of the built area of the village, where proposals for housing would not normally be permitted.
- 3.3.6 Policy Villages 3: Rural Exception Sites supports small scale development within/adjacent to villages to meet local housing needs and provides for restrictions on occupancy and limits market housing to criteria stated. All the proposals contained in Local Plan Policy Villages 3 are supported. The occupancy of this type of housing will need to ensure that the houses continue to meet local needs in perpetuity.
- 3.3.7 The problem with the definition of Affordable housing (see 3.3.8) is that it does not take into consideration inflated house prices, levels of income or housing benefit. Since 1994 the number of council houses available to rent in Oxfordshire has decreased by more than 75%. Housing association stock has grown, but not enough to meet demand. 54% of people in Oxfordshire can only afford social housing rent or below – or in other words, they cannot afford so-called Open Market Affordable Housing at all. Market rent across Oxfordshire is about double the national average. It is becoming increasingly difficult to find private landlords accepting housing benefit as payment. To purchase a property requires an annual household income of around £60,000 on average. Less than a quarter of Oxfordshire households have an income at this level. ⁹
- 3.3.8 It is the intention of the Mid-Cherwell Neighbourhood Plan Forum and its member parish councils to seek ways of providing genuinely affordable dwellings on rural exception sites through establishment of community-led housing schemes including a Community Land Trust (see Section 4: Community Action Plan).

9 "Oxfordshire Uncovered" – Report by Oxfordshire Community Foundation 2016

POLICY PH3: ADAPTABLE HOUSING

Housing development will be favoured that is designed with features that enable residents to live there throughout different phases of their lives, and be capable of internal and external adaptation to help achieve this aim. Such housing should be built amongst other homes to mitigate isolation and loneliness.

Support will be given to new houses being constructed to Building Regulations Part M (4) category 2 (2015 edition incorporating 2016 amendments). In addition, where possible, dwellings that are on one level should be included, to meet the need for such accommodation in particular for older people and those with disabilities.

Rationale for Adaptable Housing Policy

- 3.3.9 Oxfordshire has an ageing population. Between the 2001 and 2011 censuses, the number of over-65s grew from 14.5% to 16% of the population. This trend is likely to continue, with the number of people aged over 85 projected to double over the next two decades.
- 3.3.10 Demographics indicate that there will be a higher than average need for housing provision for the elderly in Mid-Cherwell, evidenced within the AECOM Report (see Table 18) ¹⁰. Many residents are content to continue into retirement in their current homes; others seek nearby alternative housing with needs falling into two general categories:
- homes for those who wish to downsize and for surviving partners. According to local estate agent Hamptons (reported in the AECOM report), the stock of smaller houses has been much reduced over the last few years. Recognising the relatively older profile of the population, Hamptons note that one dwelling type that is significantly under-supplied is bungalows. Downsizing from the Mid-Cherwell villages and other rural areas drives demand for bungalows, particularly in nearby towns with good pedestrian access to services and facilities, such as Deddington and Bicester. Likewise, Heyford Park would likely be a settlement large enough to offer the range of services and facilities needed by older people within walking distance, and as such there would probably be a very strong demand for the existing bungalows, and for possible future ones here as well. The need is generally for a two-bedroom, high specification dwelling, predominantly single storey and with a modest garden;
 - also needed for this age group is extra-care housing, possibly with warden assistance, for those capable of independent living with limited support. This supports Local Plan policy BSC4 and is given local relevance with policy PH4.
- 3.3.11 The “Lifetime Homes” standard can offer benefits to everyone. Through design features that increase ease of access such as level thresholds and wider doorways, lit and covered entrance ways and good accessibility throughout the home, most people find it easier to enter, exit and move around in their properties without physical barriers in the way such as steps and narrow areas. However, this standard is not currently enforceable through planning legislation, so the policy is one of encouragement to meet these desirable outcomes.

POLICY PH4: EXTRA-CARE HOUSING

Local Plan policy BSC4 requires housing sites of at least 400 dwellings to provide a minimum of 45 self-contained extra-care dwellings as part of the overall mix. The Neighbourhood Plan expects that the numbers of extra-care homes provided at Heyford Park will be sufficient to serve demand during the Plan period from the population of the whole of the MCNP area. The design of the extra-care housing shall be subject to specific consultation with the MCNP Forum.

In addition, applications to provide extra-care housing at Category A villages will be supported where they meet the requirements of other Local Plan and Neighbourhood Plan policies.

Rationale for Extra-Care Housing policy

- 3.3.12 Provision of suitable dwellings for older people is one of the key objectives of this neighbourhood plan. CDC's policy requires such provision at Heyford Park because it is regarded as a suitable location in terms of accessibility, facilities and other support arrangements, and is seen as the only such location in the neighbourhood area. However, the numbers specified relate to the community being developed at that location, which may initially have low demand for extra-care housing there. Some of the needs of the wider community can also be met at this location, and the Dorchester Group is prepared to support the wider catchment area proposed by this policy.
- 3.3.13 Extra-care housing covers a range of levels of care. Some housing in this range could be successfully developed at Category A villages, where some of the necessary support arrangements are in place, or could become so during the plan period. This policy therefore allows for the possibility that small-scale extra-care developments, possibly associated with the larger scheme at Heyford Park, could be permitted.

PH5: PARKING, GARAGING AND WASTE STORAGE PROVISION

Unless it is clearly impractical, garages, covered or open parking areas must be built in direct association with the houses whose inhabitants may be expected to use them. They must be spacious enough to accommodate modern cars and bicycles. Proposals for rear or separate parking courts will not be permitted, unless alternative provision is demonstrated to be impractical.

All dwellings should have well-designed and adequate facilities for the storage of waste bins to avoid less able residents having to haul heavy bins from unsuitable locations to the front of properties.

Rationale for Parking and Garaging Policy

- 3.3.14 Although residents cannot generally be prevented from parking at the roadside, all future housing developments should have adequate car and cycle parking facilities for both residents and visitors, in accordance with Oxfordshire County Council's standards. This will help to foster use of driveways instead of parking on verges or roadsides. This policy supports Local Plan policy ESD15.

PH6: PARKING FACILITIES FOR EXISTING DWELLINGS

Any proposal to alter or extend an existing dwelling that would reduce the existing level of offstreet parking provision will be resisted unless it can be satisfactorily demonstrated that the amount of overall parking provision retained on site is satisfactory. Developments must not exacerbate existing difficulties with on-street parking in the locality.

Rationale for Parking Policy for existing dwellings

- 3.3.15 Many of the villages in the neighbourhood plan area suffer from parking congestion, because so few traditional dwellings have dedicated parking spaces or garages and so parking occurs at the roadside in locations which were never intended for such a use. This causes well-documented inconvenience to pedestrians and other drivers alike. This policy supports Local Plan policy ESD15.

3.4 TRANSPORT POLICY

Objectives

- To work with Oxfordshire County Council, Thames Valley Police and other bodies to develop strategies to protect against rising traffic volumes and the impact of increased development, whilst still preserving the rural character of the road network serving the neighbourhood.
- After securing current public transport provision, particularly the 25A bus route, to improve public transport to the point where it relieves pressure on the road network in a way that successfully links the neighbourhood's villages with each other and Bicester and Oxford. To influence train operators to improve and enhance the provision of rail services.

- 3.4.1 Traffic issues were numerically the largest in terms of community concerns about the neighbourhood. They are also, unfortunately, amongst the most difficult to address, especially in respect of development control policies suitable for a neighbourhood plan. In considering the objectives, it is important to consider traffic impact both on Heyford Park and its immediate environs, and the wider plan area. Measures need to be taken to minimize the commercial traffic moving through or generated within the neighbourhood.
- 3.4.2 Frequent full-time bus services are essential for people who cannot travel by car. They may also help to relieve pressure on the road network. The 25A service serving Oxford and Bicester through Heyford Park and neighbourhood villages is crucial. In the 2016 Heyford Park traffic and transport survey, 17% said they use bus services as a mode of transport compared to 5% in the area-wide 2011 census. Routes need to be expanded to provide a service covering all neighbourhood villages and to link with Heyford Rail Station and Banbury. There is evidence from local engagement responses that more people would use the train service from Heyford if timetables were more favourable, and if parking space at the station were to be expanded. The Community Action Plan addresses these aspirations.
- 3.4.3 New residents, particularly those at Heyford Park, tend to rely on private cars. Policy PC03: Connected Development encourages provision of new cycleways and footpaths to provide alternatives for some journeys, to reduce vehicle traffic and improve well-being.

POLICY PT1: TRAVEL PLANS

Developers of any residential development of 10 or more dwellings, or any non-residential development, will be required to provide an independent Traffic Impact Assessment to identify the impact of the proposed development on any of the traffic “hot-spots” in the MCNP area shown on **Policy Map Fig. 19**. The Traffic Impact Assessment should include the impact on pedestrians, cyclists and public transport, in order to promote sustainable travel.

Any works of mitigation recommended by that assessment as necessary to reduce the increase in traffic and avoid residual cumulative impacts that are severe will be funded through developer contributions (see policy PC1), in accordance with paragraph 173 of the NPPF. Proposed works of mitigation should have reference to **Appendix F**, being a list of proposals agreed by parish councils and the MCNP Forum, as updated from time to time.

Rationale for Travel Plans Policy

- 3.4.4 With an additional 1,600 homes over the 1,100 already planned at Heyford Park, enhanced bus services alone will not be enough to reduce increased traffic to an acceptable level. Other initiatives may be required such as an enhanced rail service, restrictions on types of employment and traffic routing measures. Any individual traffic plan must comply with the strategic plan for traffic management published by OCC Highways for traffic originating in, travelling to or transiting the neighbourhood plan area. This policy supports Local Plan Policy SLE4.
- 3.4.5 Commercial traffic already has a major impact on the neighbourhood. While expansion, particularly at Heyford Park, will provide benefits in access to shops, entertainment and employment, commercial traffic will continue to contribute disproportionately towards noise pollution, congestion and a reduction in neighbourhood tranquility.
- 3.4.6 The goal of promoting businesses within the neighbourhood area (see policy PC2), particularly at Heyford Park, could provide local jobs for local people, thus reducing travel in and out of the neighbourhood area for work. However, business enterprises inevitably produce commercial traffic. To minimize this traffic, employers that are unlikely to generate large quantities of goods vehicles, relative to their employment potential, should be encouraged. Local Plan policy SLE1 relates to this policy.
- 3.4.7 Evidence of traffic flows and the growing problem of commercial vehicles traversing the neighbourhood area is currently being obtained, and will be found in Appendix F when available.
- 3.4.8 Policy Map Fig.19 has been prepared with detailed input from all participating parishes, and coordinated by the MCNP Forum’s Traffic and Transport working group. The issues and concerns mapped there represent current views, but as traffic is the issue of possibly the highest concern in the neighbourhood area, work continues. This activity is noted in the Community Action Plan (Section 5). The principal outcome of this work will be to identify traffic mitigation projects, to prioritise them, and then seek community support and funding to implement them.

3.5 COMMUNITY INFRASTRUCTURE POLICIES

Objectives

- To identify and secure supporting facilities that can be improved or provided in the area, both in the villages and at Heyford Park, accessible to the wider Mid-Cherwell community. These should include additional leisure, recreation and sports facilities.
- To secure a new full-time health centre or GP practice at Heyford Park, serving the wider neighbourhood, and to also secure new cemetery provision at or near Heyford Park.

3.5.1 The Neighbourhood Plan area is destined to grow by an order of magnitude, particularly because of the development of Heyford Park to accommodate 2,675 households, up from a base of 300 homes, and the creation of an additional 1,500 jobs. This scale of development is not sustainable in terms of the quality of life unless the supporting amenities that such a community requires are also enhanced.

POLICY PC1: DEVELOPER CONTRIBUTIONS

Developer contributions that are secured because of development within the neighbourhood plan boundary will be supported if spent on infrastructure within the designated neighbourhood plan area. CIL and S.106 contributions arising from such development will not be supported if directed towards urban centres. This policy relates both to development at Heyford Park and any other development at Category A and B villages that generates developer contributions.

Decisions regarding such developer contributions should take into account the priorities outlined in **Appendix J**, as updated from time to time. The Mid-Cherwell Neighbourhood Plan Forum, as well as the relevant parish councils, will be consulted and included in the final decision-making process.

Rationale for Developer Contributions Policy

3.5.2 Developers can be required to provide community facilities and infrastructure or to pay for their provision. For projects within the neighbourhood plan area, cooperation and formal agreement between the developer, Neighbourhood Forum, Parish Councils and the District Council is required so as to secure an appropriate contribution from development proposals. Contributions sought through Section 106 Agreements are required to meet the following tests:

- they are necessary to make the development acceptable in planning terms;
- they are directly related to the development;
- they are fairly and reasonably related to the scale and kind of the development.

Contributions should also be appropriately sized and complementary to provision already available within the neighbourhood.

3.5.3 The MCNP Forum represents the 11 Parishes that include and surround Heyford Park and is in the best position to evaluate the overall need for new amenities required in the neighbourhood as a whole. It is also able to ensure that there is not harmful deflection away from existing rural amenities such as shops and schools serving more than one parish. However, individual Parish Councils should also be involved in such discussions, as necessary. Appendix J has been derived from Forum discussion of priorities, and should be kept under review and updated as necessary by the Forum. This of course assumes that the Forum will continue to exist in some form following adoption of the Neighbourhood Plan. Local Plan Policy Villages 5 supports this approach.

3.5.4 Parish Councils, following Plan adoption, will receive 25% of Community Infrastructure Levy receipts generated within the neighbourhood. Such receipts could be spent, inter alia, on the items referred to Appendix J. Category A villages, in particular, which depend on the maintenance of their amenities for their categorization, must have these amenities supported and protected, if not enhanced, by this Plan. The policy therefore builds on the existing arrangements to ensure that developer contributions are directed to the most effective ends.

POLICY PC2: LOCAL EMPLOYMENT

Continued commercial use of premises providing local employment within the neighbourhood area or otherwise benefitting the local economy will be encouraged.

Proposals for the establishment of new small businesses will be considered favourably where they:

- a) provide employment opportunities for people living in the neighbourhood area or otherwise benefit the local economy, or enhance agricultural production.
- b) do not adversely affect the surrounding built or natural environment
- c) comply with the criteria set out in adopted Local Plan policy SLE1.
- d) are unlikely to generate large volumes of goods traffic.

Rationale for Local Employment Policy

- 3.5.5 Employment opportunities within the Plan area are very limited. The adopted Cherwell Local Plan¹¹ states that less than a quarter of the rural population of Cherwell work within 5km of home. To help the neighbourhood become more sustainable and minimize traffic congestion it is proposed that all efforts be made to encourage the development of work opportunities and apprenticeships for local people in the neighbourhood area. The reference to businesses that do not generate large volumes of goods traffic relates to the rationale for policy PT1. Local Plan policy SLE1 supports this policy.
- 3.5.6 The encouragement of applications to establish new businesses that are unlikely to generate goods traffic includes support for working from home, so long as this does not in itself exacerbate parking or related problems for neighbours. The availability of fast broadband services is a factor in the success or otherwise of this policy.

11 P.38 para B13 of CDC Local Plan

POLICY PC3: HEALTH CENTRE

A Health Centre at Heyford Park serving the residents of Heyford Park and those residents within the NP area most suitably served by such a new service, will be supported. The Centre should provide, as a minimum, full-time general practitioner services, nursing and administrative support, with a full range of clinics appropriate to local need. The design of the proposed Centre shall be subject to specific consultation with the MCNP Forum.

Rationale for Health Facilities Policy

- 3.5.7 The position on Primary Care for the residents of the NP area is that at present not one primary care centre is located in the neighbourhood plan area. Deddington Health Centre is, however, only a mile or so outside the MCNP boundary. It claims to offer services to people living in a 200 square mile area, covering a very large area from Banbury in the North, Woodstock in the South, Chipping Norton in the West, to Brackley in the East. Not all Health Centres have maps on their websites but it is clear that all centres cover quite large areas overlapping with other practices as, unlike in Education, they do not appear to operate strict catchment area policies (see Fig 8 below showing the current location of GP services serving the area). Spare capacity may be illusory as a number of villages responding to our survey complained of 7 day waits to make an appointment to see the GP at Deddington. This may just reflect a temporary problem or be an indicator that they are overstretched.
- 3.5.8 The average list size of GP practices in Oxfordshire is 9,600 but the situation is very dynamic. For example, Deddington Health Centre has added more than 300 patients to its list in the 6 months up to December 2016¹². More new patients will be added to their lists during 2017/18 as large numbers of new dwellings in and close to Deddington are completed. All seven Health Centres shown on the map below (Fig 7) say on their websites that they are currently willing to accept new patients. However, most of them serve a much wider area than MCNP so there may not be as much spare capacity as this would imply, especially in relation to the three remaining practices based in Bicester following the recent closure of North Bicester surgery, which resulted in 4,500 registered patients needing to be reallocated to another practice. The map information may well be already out-of-date and reflects a changing picture. The Oxfordshire Clinical Commissioning Group is currently investigating the growth potential for existing clinics. Their preference is for larger clinics serving c.10,000 patients. With the loss of one surgery in Bicester and growth outside the neighbourhood area it is clear that existing clinics are approaching capacity.
- 3.5.9 There is ample scope for the creation of additional GP practices in the area covered by the Mid-Cherwell Neighbourhood Plan, particularly in respect of Heyford Park, which has the virtue of potentially offering space for a significant improvement in primary and community care facilities in the neighbourhood. Local Plan policy Villages 5 includes the following reference to Health: A neighbourhood centre or hub should be established at the heart of the settlement to comprise a community hall, place of worship, shops, public house, restaurant, and social and health care facilities. Local Plan policy BSC8 also supports this policy.

12 Information from Deddington Health Centre

- 3.5.10 The proposed new Health Centre would be expected to serve a minimum of 6,400 people living at Heyford Park by 2025, and include providing health support to the local schools and other employees / users of Heyford Park. Oxford Health Foundation Trust which provides community health services may also be attracted to using the Centre to base some local community health services. Whilst it would be ideal for the proposed Health Centre to include a dispensing facility, the inclusion of a pharmacy in the proposed “village centre” would be equally acceptable.
- 3.5.11 This policy allows for the possibility of supplementing Heyford Park residents with a further 2-3,000 people from elsewhere in the MCNP area, who might choose to register with a new Heyford Park Health Centre rather than travelling outside the area. This would not necessarily create problems for other current centres serving the area as even with the already planned new developments, there are more than enough patients to go around.
- 3.5.12 An online survey of Heyford Park residents was carried out by the Heyford Park Residents Association on behalf of MCNP in August/September 2016. Residents were asked if they would consider moving from their existing health practice to a new one at Heyford Park if that were possible. 147 voted in favour, and 13 said they would not move.

GP Surgeries for the Mid Cherwell Neighbourhood Plan Designation Area

There are no health centres or doctors' surgeries within the 11 parishes of the Mid Cherwell Neighbourhood plan

The GP surgeries most used by the parish residents are shown here. Given that the surgeries are all outside the 11 parishes, a significant number of their patients will also be from other parishes.

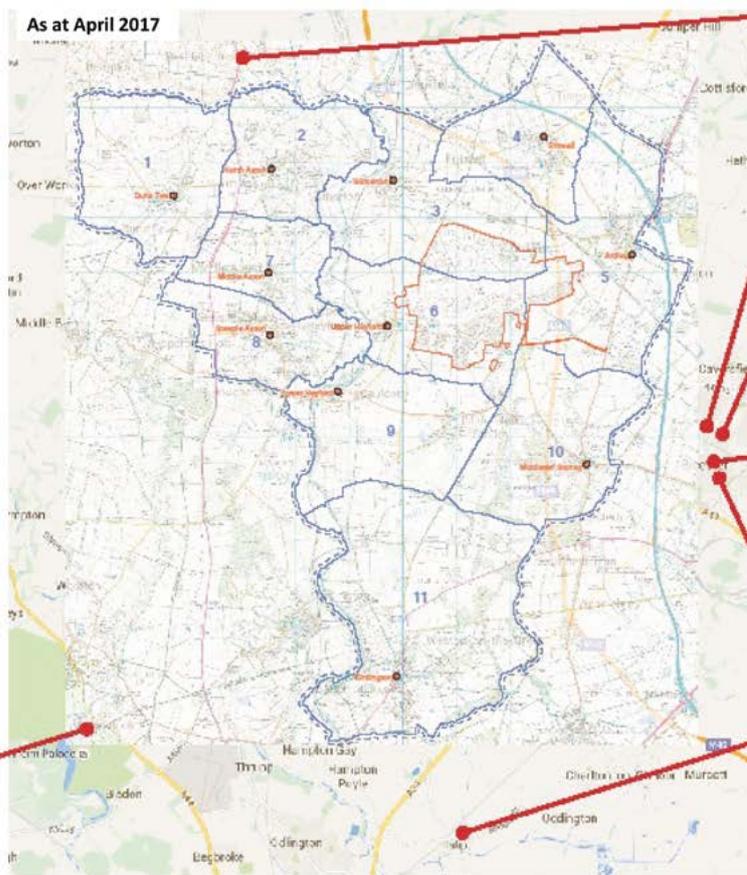
The parish reference no.s listed below are inserted after the names of the surgeries used by the community of that parish.

PARISHES

- 1 Duns Tew
- 2 North Aston
- 3 Somerton
- 4 Fritwell
- 5 Ardley
- 6 Upper Heyford
- 7 Middle Aston
- 8 Steeple Aston
- 9 Lower Heyford
- 10 Middleton Stony
- 11 Kirtlington

-  Parish boundary
-  Mid Cherwell Neighbourhood Plan Designation Area
-  Heyford Park Site Boundary

WOODSTOCK (7, 8, 9, 11)
Woodstock Surgery
Park Lane, Woodstock OX20 1UD
Five doctors plus nursing staff
Approx. 9,072 patients



DEDDINGTON
Deddington Health Centre
Earls Lane, Deddington,
Banbury OX15 0TQ
Seven doctors and four
nursing staff
Approx. 10,333 patients
(1, 2, 3, 4, 6, 7, 8, 9)

BICESTER

North Bicester Surgery
CLOSED 30 Sep 2016
Victoria House Surgery
119 Buckingham Road, OX26
Merged with Langford
Medical Practice 1 Oct 2016
Now known as the Alcester
Medical Group : joint list size
approx. 19,490 patients (4,5)

The Health Centre
Coker Close, Bicester OX26
GAT
Ten doctors and eight nursing
staff
Approx. 13,542 patients (4, 5, 9, 10)

Montgomery House Surgery
Piggy Lane, Bicester OX26
GHT
Ten doctors and four nursing
staff
Approx. 13,868 patients (4,5)
(4,6,10)

ISLIP
The Surgery
Bletchingdon Road, Islip OX5
2TQ
Six doctors plus nursing staff
Approx. 5,862 patients (9, 11)

FIGURE 7. GP SURGERIES SERVING THE MCPN AREA AS AT MID 2016

POLICY PC4: NEW CEMETERY

Subject to site suitability, an application for the provision of a cemetery or green burial facility at or adjacent to Heyford Park, as indicated on **Policy Map Fig. 18b** will be supported

Rationale for Cemetery Policy

- 3.5.13 A review of local amenities within the MCNP area has highlighted that cemetery space within the MCNP area is in need of forward planning as a good proportion are nearing capacity. For example, Upper Heyford village cemetery will only be able to sustain its own small village community (158 homes) but not an emerging community of up to 8,000 residents at Heyford Park. Therefore, it is critical for Heyford Park to provide its own cemetery/green burial provision. A cemetery is as vital to a community as are shops, community halls and recreation spaces. Discussions between Upper Heyford Parish Council and the Dorchester Group have identified the site indicated on Fig.18b as likely to be suitable (subject to survey). Local Plan policy Bicester 9 can be considered relevant to this need.

POLICY MAPS

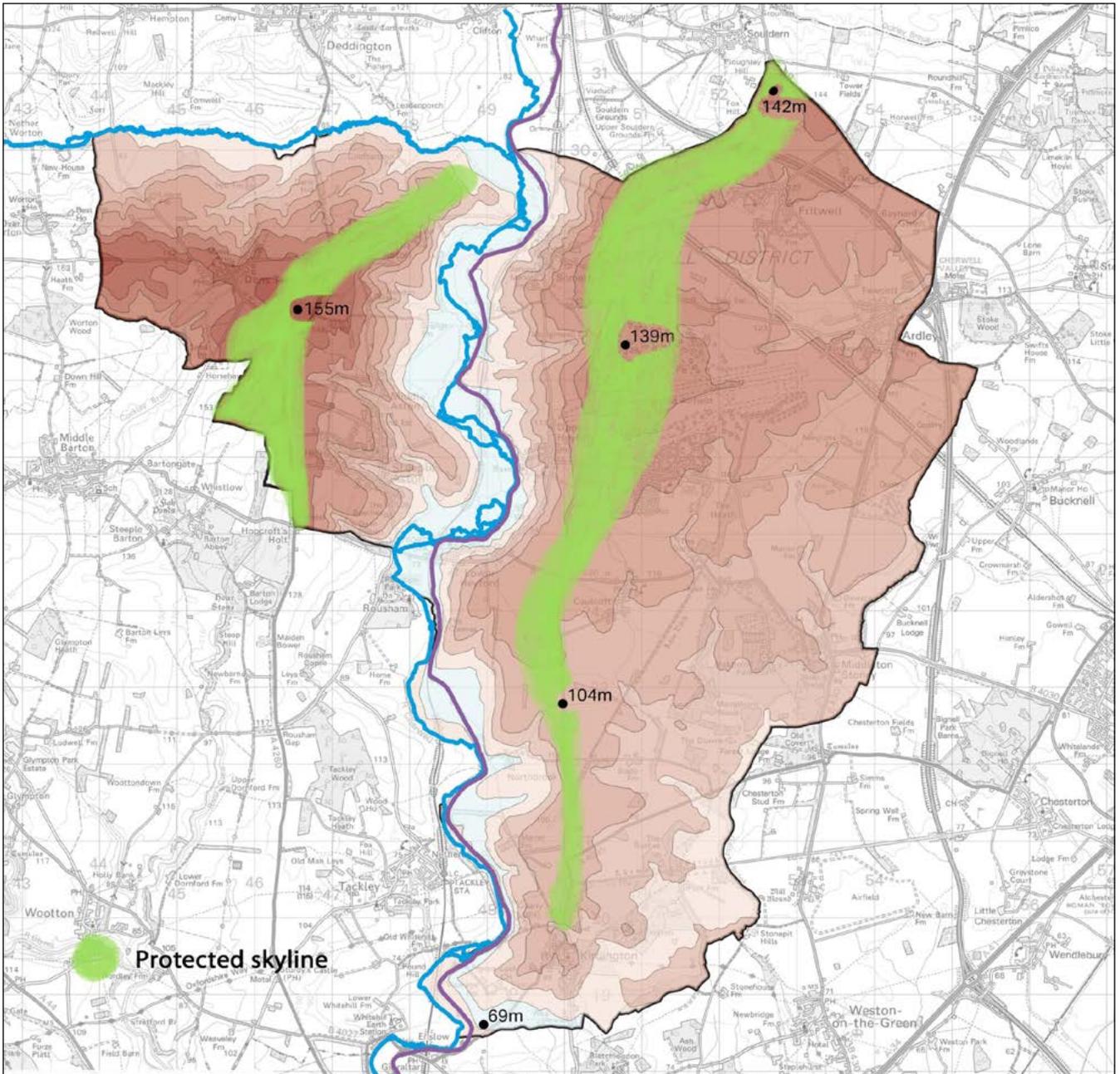


FIGURE 8 LANDFORM MAP SHOWING CONTOURS AND PROTECTED SKYLINES

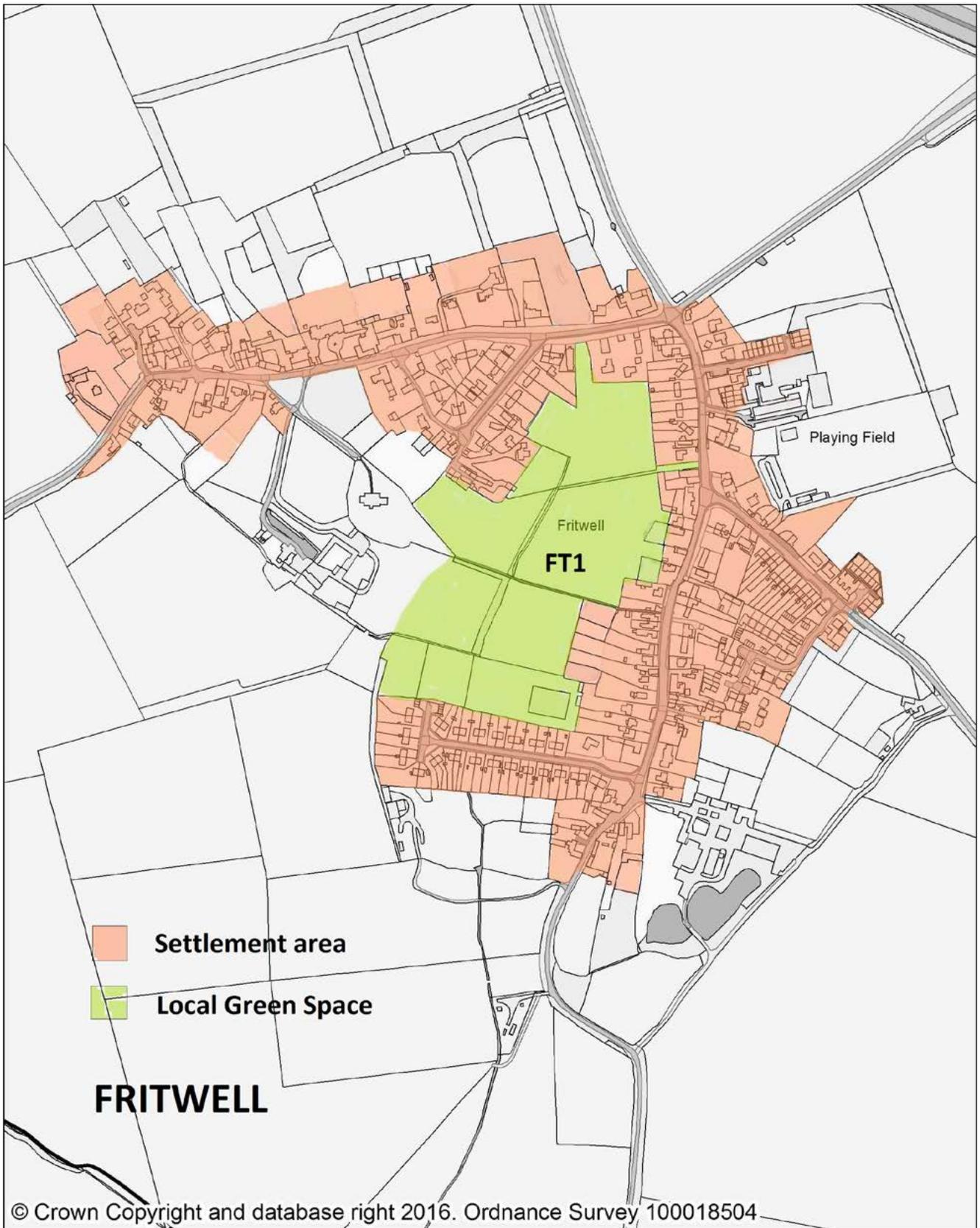


FIGURE 9 POLICY MAP FOR FRITWELL VILLAGE

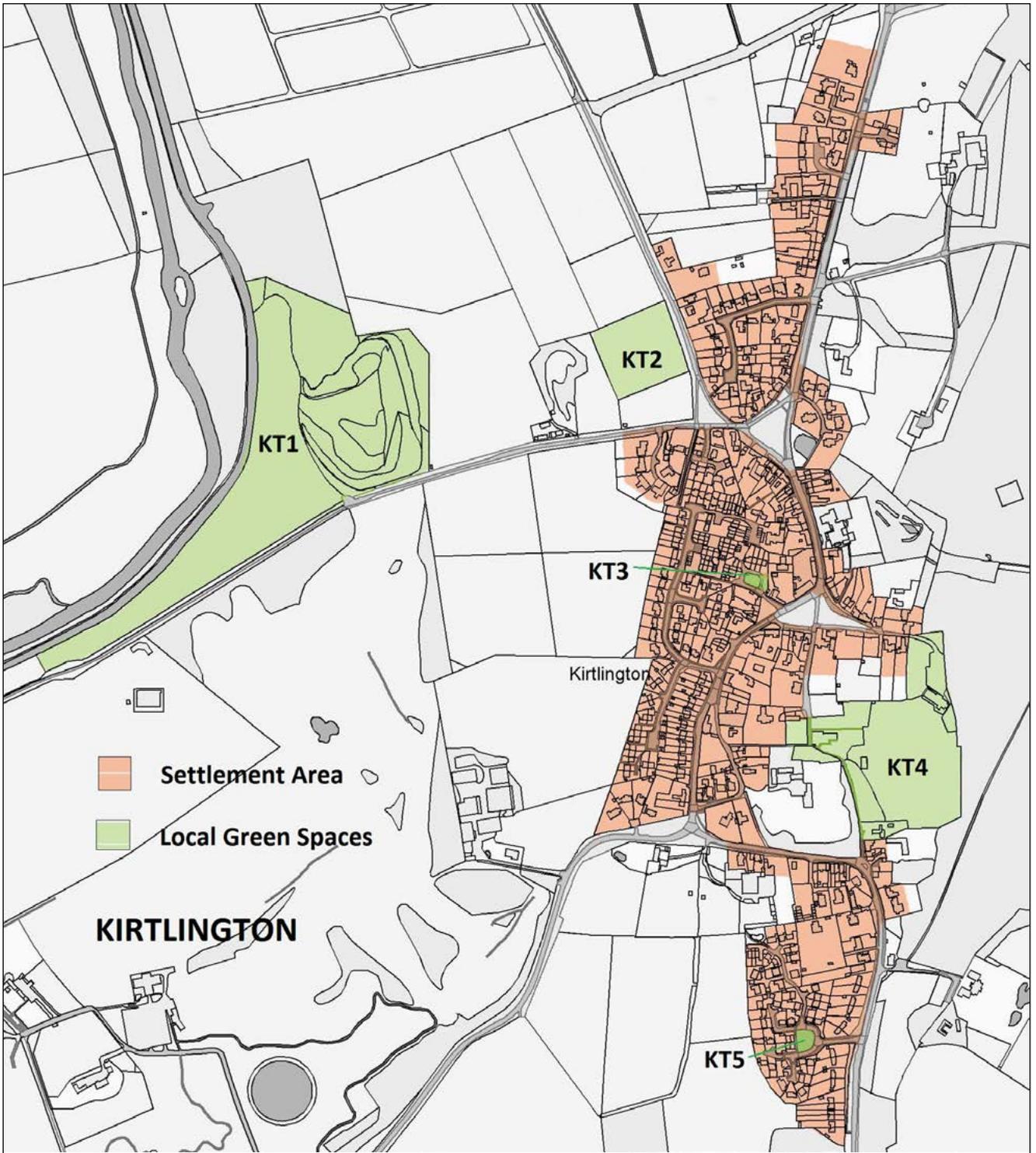


FIG.10 POLICY MAP FOR KIRTLINGTON VILLAGE

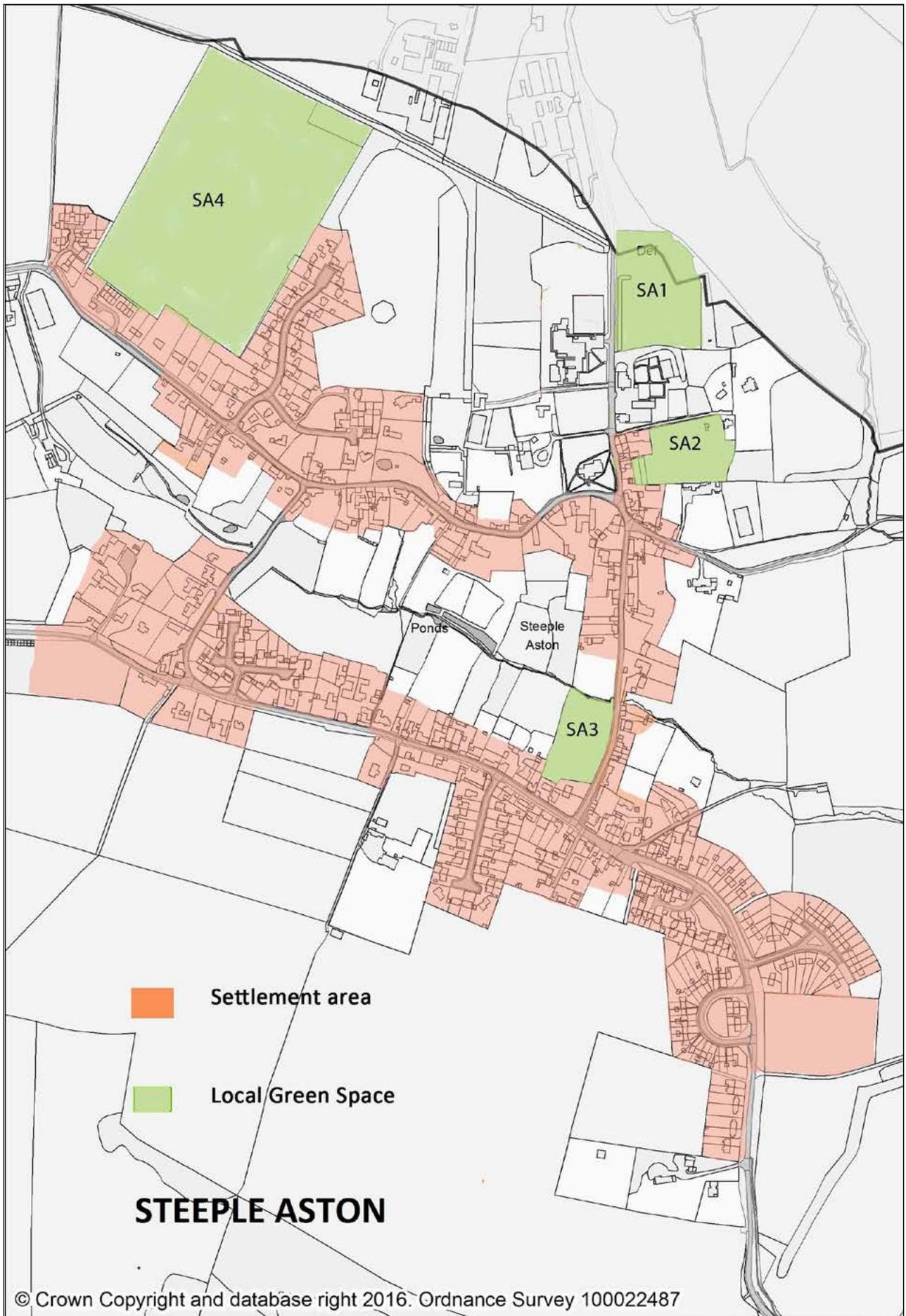


FIG.11 POLICY MAP FOR STEEPLE ASTON VILLAGE

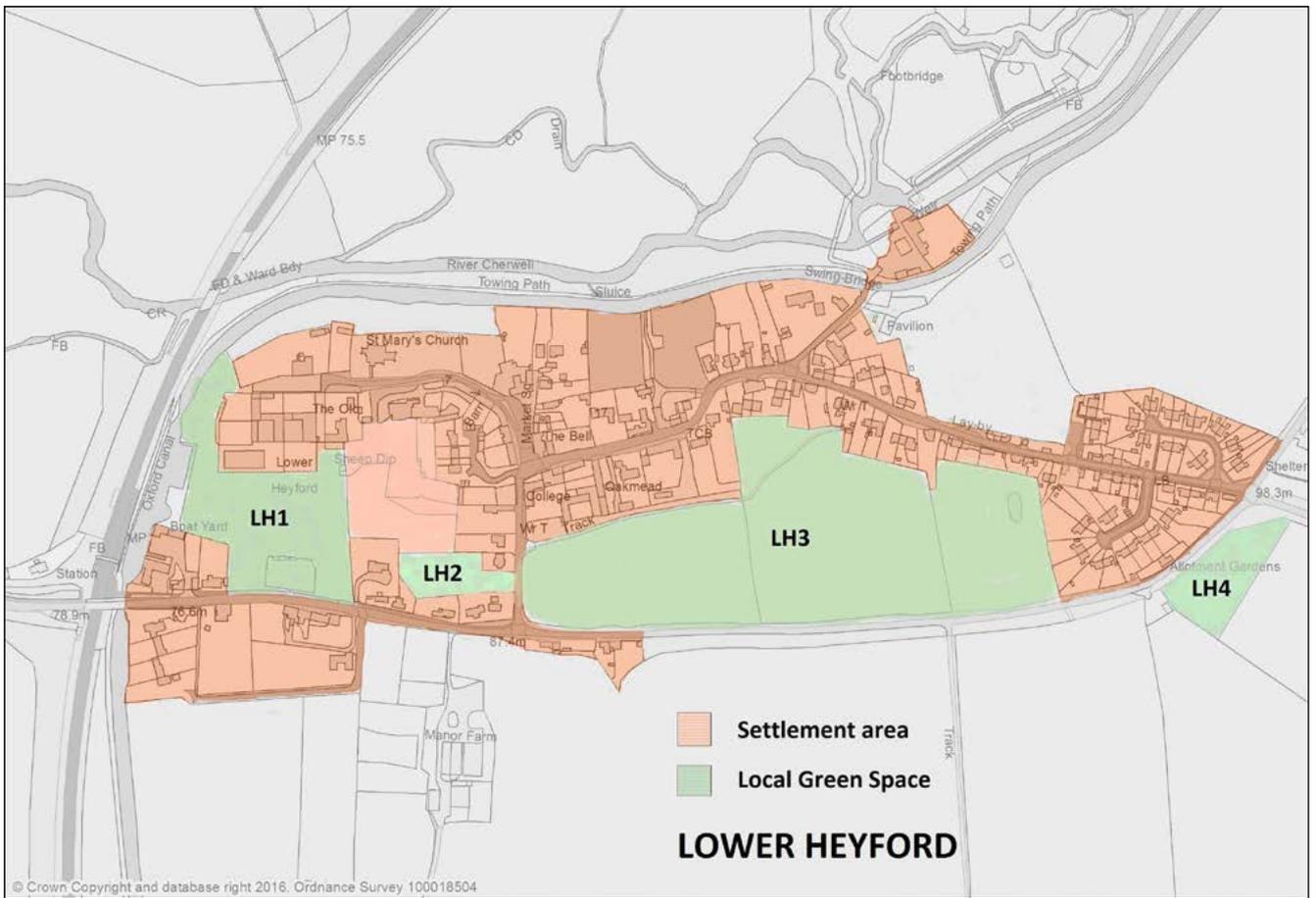


FIG.12A POLICY MAP FOR LOWER HEYFORD VILLAGE (TOP) AND FIG.12B FOR CAULCOTT (BOTTOM)

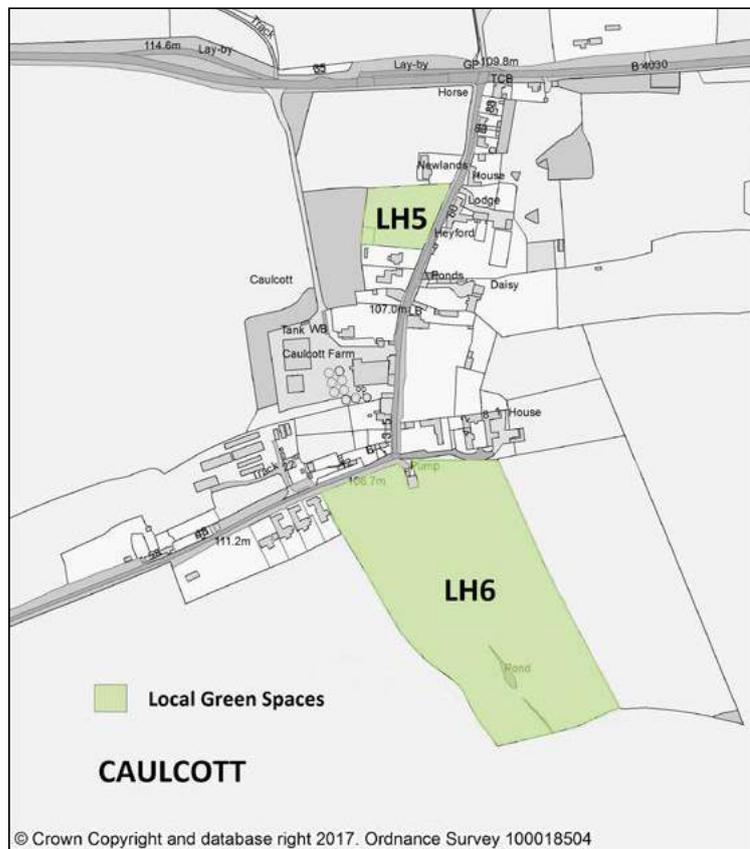




FIG.14 POLICY MAP FOR ARDLEY VILLAGE AND FEWCOTT

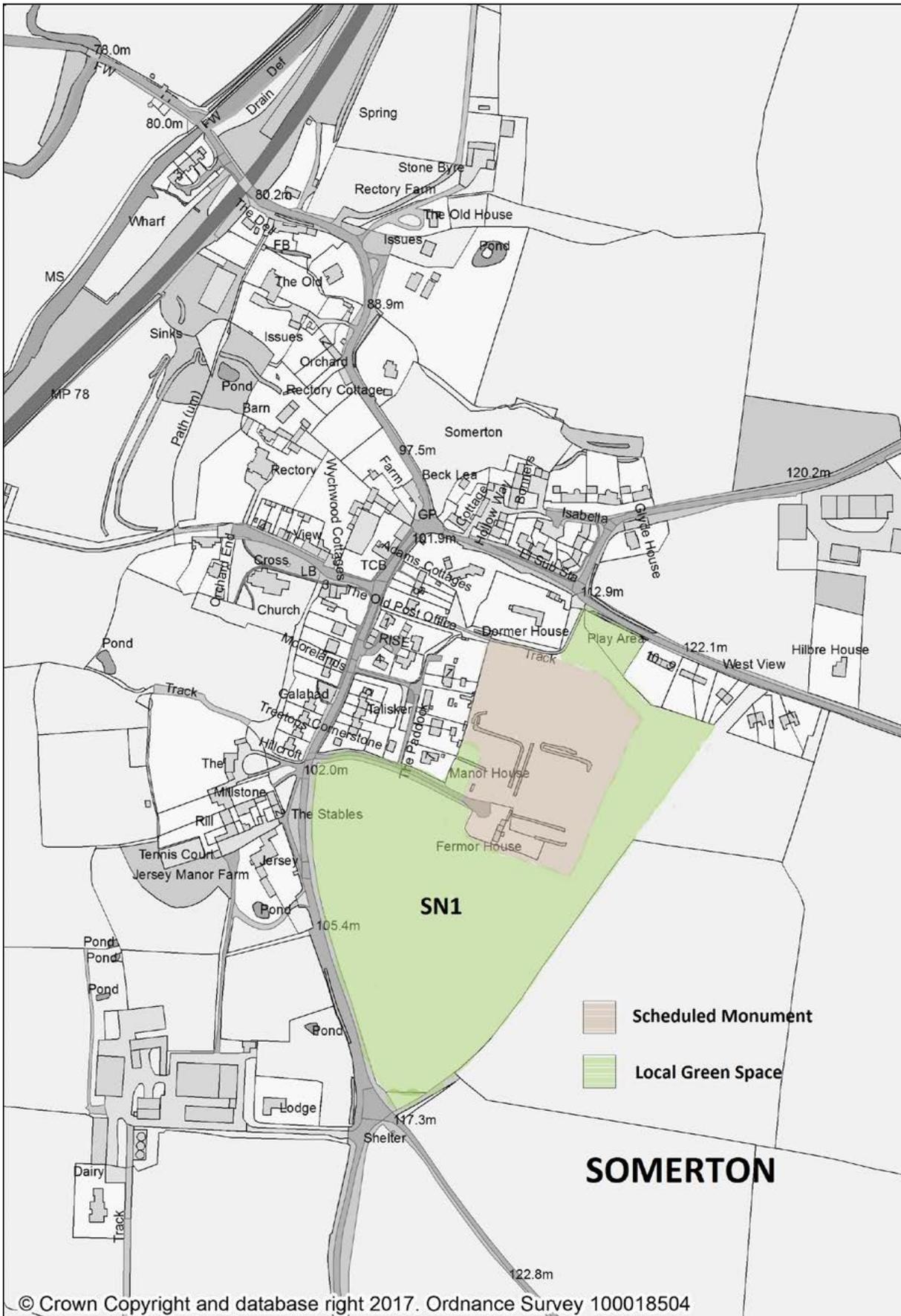


FIG.17 POLICY MAP FOR SOMERTON VILLAGE

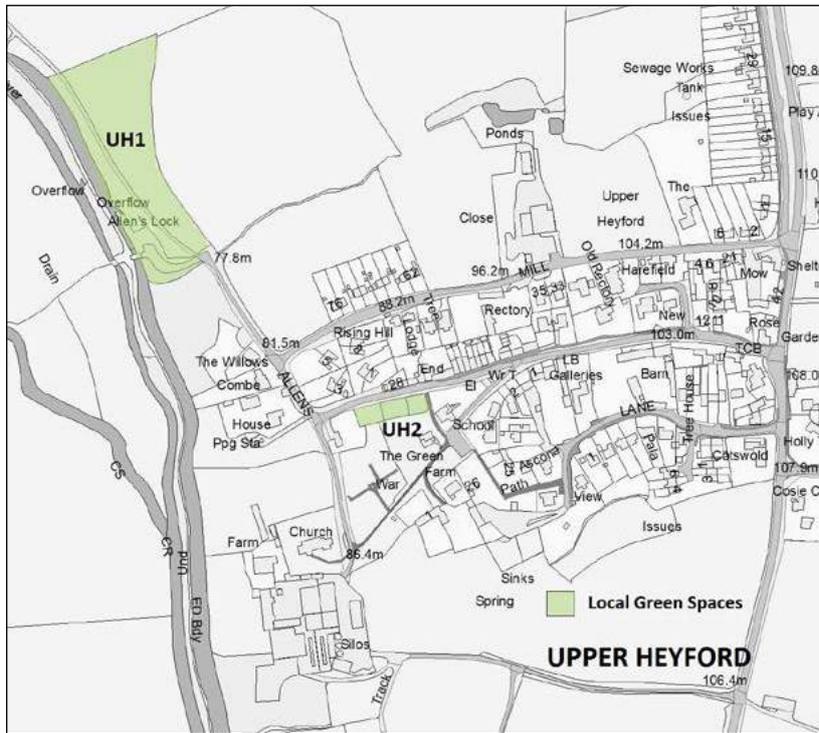
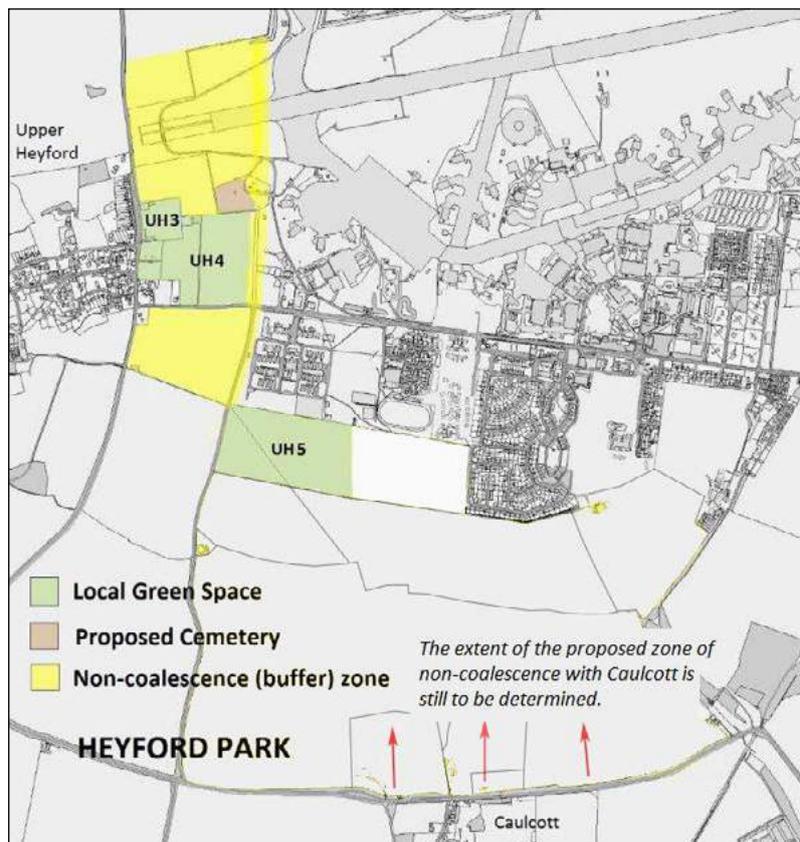
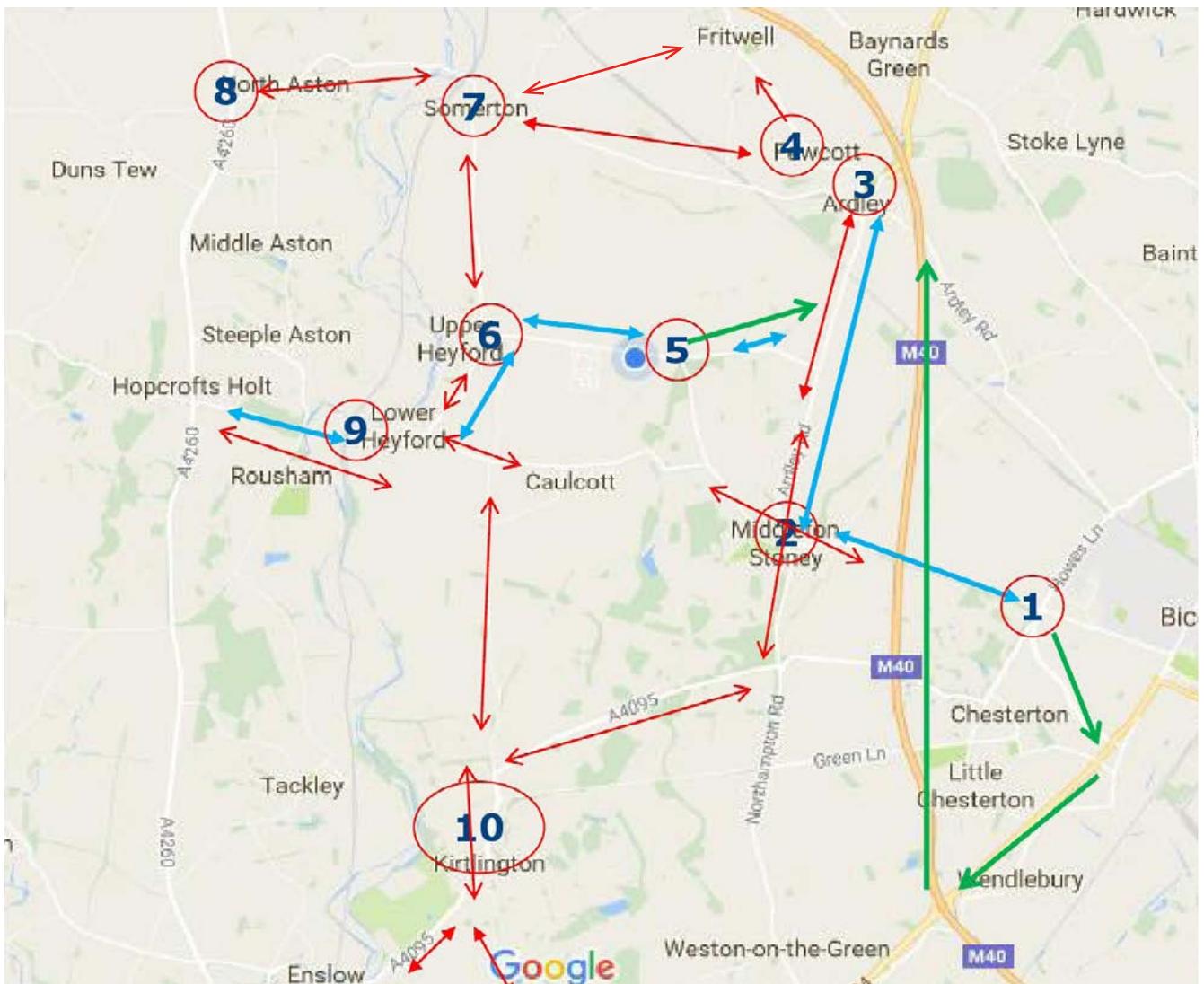


FIG. 18A POLICY MAP FOR UPPER HEYFORD VILLAGE (ABOVE) AND FIG.18B HEYFORD PARK (BELOW)



Traffic increases

- | | |
|------------------------------------|------------------------------|
| 1. Bicester | 6. Upper Heyford |
| 2. Middleton
Stoney | 7. Somerton |
| 3. Ardley &
Fewcott | 8. North Aston &
Duns Tew |
| 4. Fritwell | 9. Lower Heyford |
| 5. Heyford Park
(strategic dev) | 10. Kirtlington |



Key:
 HGV route concerns → Desired routing agreements → Traffic route concerns → Focus Hotspots ○

FIG.19 POLICY MAP SHOWING TRAFFIC “HOT-SPOTS” AND ISSUES IN THE MCNP AREA.

4 IMPLEMENTATION

4.1 PLAN PERIOD

- 4.1.1 The Mid-Cherwell Neighbourhood Plan will run concurrently with the Cherwell District Council Local Plan, and will be in force until it expires in 2031, or is superseded.

4.2 PLAN IMPLEMENTATION

- 4.2.1 The District Council will remain the planning authority for the neighbourhood and as such will determine planning applications using the adopted Local Plan together with the Planning Policies contained in this Neighbourhood Plan. The Community Action Plan will be the responsibility of MCNP Forum and its Parish Councils to take forward.
- 4.2.2 It is envisaged that, once the Plan is “made”, a series of projects relating to specific policies will be devised and implemented by a purposely constituted Neighbourhood Plan Implementation Group, working with various existing sub-committees of the MCNP Forum. The Implementation Group will meet in open session and participation will be sought from members of the public. The timing and execution of these projects will be determined by the Forum; it is likely that these will be phased to take place over the first decade of the plan period. Additional working groups may be constituted as and when required to address specific topics and themes of the Neighbourhood Plan.

4.3 PLAN MONITORING AND REVIEW

- 4.3.1 This Neighbourhood Plan is a reflection of the needs and aspirations of the local community as currently understood. However, it is fully appreciated that the challenges and current concerns are likely to change over the Plan period. As such, MCNP will therefore be responsible for periodically reviewing and, where required, updating the Plan, to ensure it remains relevant and appropriate to the community to which it relates.
- 4.3.2 The Neighbourhood Plan will be reviewed in outline by the Forum annually. The output and conclusions of the review will be documented in the meeting minutes and presented to the community at the annual Parish Meetings.
- 4.3.3 A full review of the Plan will be conducted at least every five years to confirm its relevance and appropriateness. This will be overseen by the Parish Councils with anticipated participation from members of the public.

4.4 PLAN AMENDMENT PROCEDURE

4.4.1 Prior to commencement of the first five year review of the Plan period, the Parish Councils will put in place one or more policies defining the circumstances under which the Plan would require amendment, and the procedures to do so. It is anticipated that minor amendments to the Plan will be conducted without requiring extensive consultation with the Parish, whereas more significant changes, for instance in response to emerging concerns or ambitions of parishioners, would require a wider approach. Any changes or amendments to the Planning policies contained within the Plan will require it to undergo further public and statutory consultation, and subsequent examination. Amendments to community policies, being in the purview of the Parish Councils, will require a lower level review process.

4.5 CO-ORDINATION AND ENGAGEMENT WITH STAKEHOLDERS AND INTERESTED PARTIES

4.5.1 It is recognized that the Mid-Cherwell Neighbourhood Plan does not, and will not sit, in isolation from other current and future regional, national and international (where appropriate) policy frameworks. Any and all future reviews will include a brief appraisal of the policy landscape in existence at that time, to confirm the Plan's adherence to and alignment with any and all relevant programmes and initiatives, and in particular those of Cherwell District Council.

4.5.2 It is further anticipated that Plan review activity may require occasional engagement and consultation with relevant stakeholders and interested parties outside the neighbourhood area. Of particular relevance will be those neighbouring parishes which, at the time of publishing this version of the Plan are preparing their own Neighbourhood Plans. It is recognized that a number of policies specified in the Mid-Cherwell Neighbourhood Plan, for instance that pertaining to Transport, could be significantly enhanced in effectiveness if they were mirrored by and coordinated with similar policies in neighbouring parishes.

4.6 FINANCES AND FUNDRAISING

4.6.1 A Project Plan with outline costings covering all policies detailed in the Community Action Plan will be prepared by the Implementation Group on its inception. It is anticipated that, for those policies which relate to the development/construction of infrastructure, a phased approach be adopted with key priorities identified.

4.6.2 It is recognized that implementation of certain elements of the Community Action Plan is contingent on funds being raised from a variety of sources. Some work has already been done in terms of identifying prospective sources of funding. Again, the Implementation Group will, in parallel with the preparation of the Project Plan, conduct a thorough review of funding options.

5 COMMUNITY ACTION PLAN

Some of the aspirations of the Neighbourhood Plan cannot be achieved through planning law. Instead, we aim to deliver them over time through our Community Action Plan, which will be the responsibility of the parish councils and the Neighbourhood Plan Forum. The Action Plan will continue to evolve, but at this stage it includes the following:

TOPIC	OBJECTIVE	RATIONALE
TRAFFIC AND TRANSPORT		
	Negotiating with local businesses that make extensive use of heavy goods vehicles to try to reduce flows on certain roads.	Many of the roads through our rural villages are unsuitable for heavy goods traffic and they would pose a danger to residents, and would cause excessive deterioration of the roads. Designated routes for HGV traffic should be established and enforced through consultation with local businesses, appropriate signage and enforcement initiatives.
	Developing an acceptable mitigation plan with Oxfordshire County Council that will deal with the worst of our highways and traffic problems.	The increase in overall traffic in our neighbourhood will be considerable as new housing comes on line. Many of our roads are not capable of sustaining high traffic loads and the traffic will pose a danger to residents and erosion of the rural nature of our villages. See 5.1 below for more detail.
	Campaign for improved bus services for the 25A to and from Heyford Park for surrounding villages, transport hubs and the Oxford Hospitals from the neighbourhood area.	With the planned increase in housing development and amenities at Heyford Park and increased volume of residents from Heyford Park wanting to use public transport an improved timetable is needed for the 25A. The increased amenities there require an assessment of further public transport links with the surrounding villages
	Work with Friends of Lower Heyford station for improved parking provision to support the growing needs of the increasing population and support the needs of those local to the station.	Heyford Station parking currently has limited scope to support an ever-increasing demand driven by Heyford Park development. Current projections by Great Western Railways believe capacity of trains and parking is sufficient.

TABLE 6 COMMUNITY ACTION PLAN OBJECTIVES

DEVELOPMENT		
	Campaigning to stop unwanted development of greenfield sites.	Building on greenfield sites within our neighbourhood will degrade the rural nature of our communities and lead to coalescence of rural villages. Building should not take place on greenfield sites when appropriate brownfield options are available.
	Identifying local amenities such as shops and pubs that may need protection from conversion to dwellings, by designating them as Assets of Community Value.	To ensure that essential amenities are not lost to the villages. Designation would give the parish an opportunity to purchase the building concerned and to attempt to run a community business in place of the previous one.
HOUSING		
	Actively encouraging developers to build to the Lifetime Homes Standard.	The Lifetime Home Standard will allow the purchasers of new houses to remain in the property throughout their life and will make accessible new housing available to those with disabilities.
	Persuading Cherwell District Council to adopt a housing allocations policy that gives priority to families already living in the village where homes become available.	The absence of affordable housing in rural villages forces local families to leave their community and relatives. People with local family connections should have priority for available affordable housing. This issue has been highlighted by Parish Councils and through MCNP's community engagement events.
	Supporting Open Market housing schemes with one- and two-bedroom dwellings for entry to the market, designed to be genuinely affordable for first-time buyers, affordable by people on salaries that are average for Cherwell District.	This policy aims to address the need for starter homes in the area, pitched at prices that some young people may be able to afford. The Government promises to address this national problem.
	Establishing a Community Land Trust to develop our own affordable housing schemes on rural exception sites.	Establishment of Land Trusts is an effective way of delivering affordable housing for local people on rural exception sites.
	Approaching local landowners with a view to identifying and purchasing such sites.	This initiative will facilitate the establishment of Land Trusts and designation of rural exception sites.

TABLE 6 COMMUNITY ACTION PLAN OBJECTIVES

COMMUNITY INFRASTRUCTURE		
	Prioritising the provision of secondary school places at Heyford Park Free School for those within the Plan area.	Secondary school students in our neighbourhood should not have to travel to outlying towns for school. Local provision will help maintain the viability of our rural neighbourhood.
	Ensuring the delivery of a full-service health centre at Heyford Park through ongoing consultation with the Health Authority and developers.	The growth in population in our neighbourhood will warrant a local health centre.
	Responding to consultation on changes to local health services being led by the Oxfordshire Clinical Commissioning Group (OCCG).	Changes to local health services and the centralisation of services in Oxford could result in significant transport problems for local people in accessing services.
	Seeking to create new permissive or definitive rights of way to improve connectivity between villages within and beyond the NP boundary for non-motorised users, creating social, recreational, and health benefits.	
ENHANCING THE NATURAL ENVIRONMENT AND BIODIVERSITY	See 5.4 below for more detail.	
TECHNICAL INFRASTRUCTURE		
	Developers to provide evidence of responses from utility providers – water, drainage, electricity, gas – that their existing networks have adequate capacity to serve the proposed development without negative impact on existing users. In the event that providers are unable to provide such confirmation, applicants to provide impact studies of the extent, cost and timescale for any required works of upgrading.	There is concern about the impact of increasing population on electricity supply, sewage and drainage capacity, mobile phone coverage, and other related services.
	Any proposed improvements to mobile telephone coverage and planning applications for new or improved mobile telephone and broadband infrastructure should not adversely affect the surrounding built and natural environment, including the setting of heritage assets and important views.	

TABLE 6 COMMUNITY ACTION PLAN OBJECTIVES

A number of the objectives set out above are covered in more detail in the sections that follow:

5.1 TRAFFIC AND TRANSPORT

Context

- 5.1.1 The traffic and transport group working group has accepted that MCNP policies are intended to mitigate future traffic issues, and can do very little to influence existing traffic and transport conditions.
- 5.1.2 This section of the Community Action Plan (CAP) is therefore aimed at influencing the broader debate Parish by Parish and will need to influence the relevant authorities to take action on the widespread concerns about speeding and safety across the area. In addition, the CAP will need to influence the relevant bodies on the provision of bus and rail services serving the area to reduce traffic volumes and to ensure that appropriate public transport services are provided.

MCNP Traffic Mitigation Plan Summary

- 5.1.3 The table below gives a consolidated view of Traffic and Transport issues arising from the parishes of the MCNP area – current at the time of writing. The parish councils are continuing to work on these issues.
- 5.1.4 Policy Map Fig.19 has been prepared with detailed input from all participating parishes, and coordinated by the MCNP Forum’s Traffic and Transport working group. The issues and concerns mapped there represent current views, but as traffic is the issue of possibly the highest concern in the neighbourhood area, work on collecting and analysing data continues. The principal outcome of this work will be to identify traffic mitigation projects, to prioritise them, and then seek community support and funding to implement them.

	Consolidated points
CAP T01: Traffic volume	<p>Traffic Assessments and Plans to mitigate exacerbating car and HGV traffic volumes on the following routes:</p> <ul style="list-style-type: none"> • North and South between Ardley / Middleton Stoney and A4095 to Kirtlington • East and West from North Bicester for traffic using Middleton Stoney as a cut-through for M40 at Ardley • Somerton, Ardley & Fritwell to Banbury using B430 and B4100 as rat runs • Heyford Park residential and HGV traffic impacting villages within the MCNP especially Upper Heyford, Somerton, Lower Heyford and Kirtlington routes • East and West along the B4030 through Lower Heyford and over Rousham Bridge • Rousham Bridge: impact – weight limit? • Create local jobs for local people, commercial uses to have less haulage/warehousing
CAP T02: Junction improvements	<ul style="list-style-type: none"> • Objection to any additional feeder roads to Heyford Park Junction improvements at: • Sensible changes to lights to manage traffic volume from all directions at Middleton Stoney • Camp Road and B430 improvements to aid traffic flow away from Middleton Stoney • Mini roundabout in Somerton at Ardley Road/Water Street/Heyford Rd and another at top of Church Street, would create some speed reduction • Ardley cross roads with Bucknell road/Fritwell Road and B430 • Improve A34/M40 junction 9 to mitigate traffic using B430 and A4095 as a cut through • Supports Chilgrove Drive taking HGVs off of Camp Road • Junction of Somerton /Duns Tew roads and A4260 near North Aston
CAP T03: Speed control	<p>The following proposals are being reconsidered following advice from traffic mitigation consultants that other more innovative measures may be more effective:</p> <p>A) White gates on entry to villages (?)</p> <p>B) Improved LED speed limit signs and traffic and speed counters in villages</p> <p>C) 30 MPH limits introduced</p> <p>a. A4260 Somerton Road</p> <p>b. Between Steeple to Middle to North Astons</p> <p>c. Along the B4030 at Caulcott</p> <ul style="list-style-type: none"> • Where villages go from National speed limit to 30MPH, stage the slow down to 40 then 30 to mitigate traffic speed into villages e.g. B430 Ardley with Fewcott, Somerton Road north/south at Upper Heyford, Ardley Road from Somerton (75% of vehicles in excess of 40mph) <p>D) Chicanes in high risk areas – Upper Heyford, Fritwell and Heyford Park</p> <p>E) 20 MPH introduction in villages – Upper Heyford, Heyford Park, Ardley with Fewcott, Kirtlington, North Aston, Duns Tew,</p> <p>F) Speed camera requests where possible</p> <p>G) Somerton suggest intermittent use of temporary speed limits</p> <p>H) Road markings to prevent dangerous overtaking on the B4030 at Caulcott</p>
CAP T04: Environment	<p>Avoid any 'road improvements' which look too urban (widening, hard verges, roundabouts, white lines, powerful lighting etc) in order to preserve the vital rural character of the villages and their countryside.</p> <p>Air quality monitoring to be put in place due to increased volumes expected</p> <p>Introduction of an environmental weight limit at Rousham Bridge.</p>

5.2 HOUSING

- 5.2.1 In addition to the complement of planning policies covering new housing development, it is envisaged that initiatives led by the MCNP Forum, Parish Councils or Parish meetings could propose setting-up of a Community Land Trust.

CAP H01: SELF-BUILD

- 5.2.2 All efforts are to be made to identify demand for self-build within the neighbourhood area. Where sufficient demand is established, measures are to be taken to identify appropriate sites for self-build in the area, and to direct parishioners interested in such activities to appropriate resources and information.

CAP H02: HOMES FOR ENTRY TO THE MARKET

- 5.2.3 Efforts will be made to persuade any developers of Open Market housing schemes to include one- and two-bedroom dwellings in accordance with policy PH1, with a significant proportion of these to facilitate entry to the market, designed to be genuinely affordable for first-time buyers

5.3 COMMUNITY INFRASTRUCTURE

Leisure facilities

- 5.3.1 The neighbourhood is relatively well-provided with indoor recreational places (such as Village Halls), although some facilities used for such activities are in need of updating or expansion. Outdoor recreation facilities, however, are poorly provided for. The Community Action Plan seeks to support and improve leisure facilities in the neighbourhood for all ages; making it a place where more residents, current and new, can enjoy recreational and leisure facilities.

Health

- 5.3.2 Residents of the 11 parishes making up Mid Cherwell are well served in terms of access to hospitals in the NHS. The 4 hospitals making up the Oxford University Hospitals Foundation Trust offer world class services particularly in the fields of cancer, heart and neurosurgery where access to acute health services is complemented by an excellent academic medical research base. In addition, Cancer Research UK is based in Oxford which it has designated as one of its key sites for investing in research. This means that we are more likely than other areas to be able to access ground breaking clinical trials and access to the latest research findings.
- 5.3.3 We are also lucky in being able to access district general hospital services at the Horton, which provides good day to day access to less specialised services. In, addition, the OCCG has recently consulted on centralizing Acute Stroke and Acute Critical Care Services and Consultantled Maternity Services in Oxford thus reducing acute services at the Horton. The closure of maternity Services at the Horton in Banbury will also have a knock-on effect on Children's services with Acute Paediatric beds being centralized in Oxford. Although the OUH Trust says it

is also planning to consult on enhancing the range of day care services and outpatient clinics at the Horton, this is unlikely to compensate for the removal of other services currently provided there. As part of discussions on delivering clinical excellence, the Trust says it is developing a specific vision for the Horton General Hospital, with the aim of developing healthcare facilities and services fit for the 21st century.

- 5.3.4 As part of the broader vision to develop Oxfordshire's Strategic Transformation Programme, OCCG is considering whether all services currently offered at hospital sites in Headington need to take place there, looking at options to develop capacity at the Horton and deliver more day care and out-patient services in Banbury to improve accessibility.
- 5.3.5 Initial indications are that there may be potential to double the number of patients treated at the Horton and reduce the number of patients treated at Headington hospitals by 10%.
- 5.3.6 We are sceptical as to whether this will happen, given the huge financial pressures on the OUHT and the OCCG. However, the significant increase in the planned population of MCNP means we must keep the provision of local health services under review.

CAP C01: HOSPITAL SERVICES

- 5.3.7 At the time of writing (March 2017), considerable changes are now being proposed for secondary health care services in Oxfordshire leading to the potential loss of some in-patient care services at the Horton, with more care being centralized at the John Radcliffe and Churchill Hospitals in Oxford. This is not the place to argue for the merits or demerits of proposed health changes in North Oxfordshire; however, the consequences of more residents having to travel to Oxford to access secondary health care are profound.
- 5.3.8 Most residents have no choice but to use their own car transport as there are very few public transport links from North Oxfordshire to Headington where both the JR and the Churchill Hospitals are located. The best route is to travel by bus to the Water Eaton Park and Ride facility and pick up the number 700 bus which travels between Water Eaton / Somertown / JR / The Churchill Hospital. This is likely to involve a journey time of at least 1 hour 30 minutes according to survey evidence collected by Victoria Prentis, local MP.
- 5.3.9 Some villages in the MCNP area have sought to partially overcome these problems by setting up voluntary car transport services but this is not really a satisfactory long-term answer. The increase in travel times to access care in Oxford is significant, with journeys by private car or indeed "blue light" ambulances currently taking at least 50 minutes. For private cars, at least 20 minutes' additional time is needed to find a car parking space, park the car and walk to the relevant hospital department or ward.
- 5.3.10 What is needed is a proper response from the statutory authorities to this problem. Most of the plans to make changes to local health services are based on making significant cuts in the cost of local health care, but in the absence of policies to improve local transport services to and from our hospitals, all this does is to reduce access and shift costs onto local residents. This is not acceptable.

- 5.3.11 MCNP will want to ensure that hospital developments recognise the significant increase in population in the North of the County since the OUHT's last Strategic Plan, and put forward a strong case for improved services at the Horton Hospital. MCNP will also continue to make the case for the provision of increased dedicated bus services between the hours of 8am and 10pm to transport local residents from the North of the County to and from the Headington Hospitals.

SCHOOLS

CAP C03: SECONDARY SCHOOL PLACES.

- 5.3.12 Prioritising the provision of secondary school places at Heyford Park Free School for those within the Plan area. There are currently four schools in the Neighbourhood area. The three state primary schools generally feed secondary schools outside the area, but the all-through Free school at Heyford Park is different. Children attending the Free school's primary phase automatically get places in the secondary phase, and this is affecting the popularity of at least one of the state primaries, from which travel distances to other secondaries are considerable. This problem may well be exacerbated as time goes on, and could affect the other local schools.
- 5.3.13 The Neighbourhood Plan Forum has attempted to address this problem by establishing a schools' working group, bringing together representatives of all the schools to discuss the issues. The resulting policy is that the secondary phase of the free school at Heyford Park must be reconfigured to accommodate children from the whole of the Neighbourhood area, a matter which will need to be agreed with the Education Authority.
- 5.3.14 Approximately 12 children per year who live within the Neighbourhood area, but do not live at Heyford Park, are currently indicating that a secondary place at Heyford Park would be their first choice, and Heyford Park would also be their nearest secondary school place. Expansion of secondary school places at Heyford Park should be based on the requirement for approximately 0.5 Form Entry larger than the population need that is being generated purely from Heyford Park.

5.4 ENHANCING THE NATURAL ENVIRONMENT AND BIODIVERSITY

CAP EN01: GREEN INFRASTRUCTURE

- 5.4.1 Over time, opportunities will be sought to create linkages between existing green infrastructure – fields, hedges, woodland, footpaths and bridleways.

CAP EN02: BIODIVERSITY

- 5.4.2 The Forum will try to ensure that development proposals protect and enhance biodiversity. Any loss or degradation of habitats arising from new development will need to be offset by, for example, funding environmental improvements elsewhere in the neighbourhood.

CAP EN03: ENHANCEMENT OF WILDLIFE AND NATURAL HABITAT

- 5.4.3 Efforts be made to enhance the natural environment both in and around the villages through the installation of appropriate artificial nest sites for bird, animal and insect species, habitat improvements etc.

CAP EN04: WILDFLOWERS

- 5.4.4 Efforts be made to promote native wild flower growth at appropriate locations in and around the villages (e.g. the village greens, roadside and pathway verges etc.), employing measures such as the 'staggered cut' of grasses.

CAP EN05: NATURE RESERVES

- 5.4.5 All efforts will be made to establish Nature Reserves, additional wildlife ponds, and small-scale native woodlands in the neighbourhood area for the benefit of local fauna and flora.
- 5.4.6 Efforts will be made to preserve and enhance the various local green spaces, possibly through the establishment of formally designated nature reserves.

5.5 TECHNICAL INFRASTRUCTURE

To raise concerns about technical infrastructure with the various service providers

- 5.5.1 Para. 162 of the NPPF stresses the need to assess the quality and capacity of infrastructure and its ability to meet forecast demand. Adopted Local Plan policy INF1: Infrastructure sets out a strategy to support sustainable development in the District.
- 5.5.2 Views expressed by members of the local community in questionnaire responses and at engagement meetings have suggested that certain types of infrastructure serving the MCNP area are close to or at their limits. There is particular concern regarding the adequacy of foul drainage in some parishes. In the case of utility providers, it is usual practice for developers to be requested to provide details of proposals so that the providers can make assessments about capacity. However, there is circumstantial evidence that developers do not always engage with the utility providers..
- 5.5.3 Paras. 42-46 of the NPPF support high quality communications infrastructure as essential for sustainable economic growth. Numerous responses to community engagement questionnaires have referred to the poor quality of mobile phone signals available in the neighbourhood area, and there have also been comments regarding the availability and performance of the broadband network.

6 GLOSSARY

Adaptable Housing	Housing designed to be capable of internal and external adaptation to suit residents as they age.
Adoption	The final confirmation of a development plan or local development document status by a local planning authority (LPA).
Affordable Housing	Social rented, affordable rented and intermediate housing (including shared ownership and low-cost purchase), provided to eligible households whose needs are not met by the market.
Brownfield Land	Land which has been previously used for any type of permanent building and can be reused.
Community Action Plan	A set of objectives identified by the community as being important but not subject to planning law. Parish Councils/ Meetings and the Forum implement the plan.
Community Infrastructure Levy (CIL)	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
Community Land Trust	Community Land Trusts are a form of community-led housing, in which local organisations - set up and run by ordinary people - develop and manage homes as well as other assets. The CLT's main task is to make sure these homes are genuinely affordable, based on what people actually earn in their area, for now and for future occupiers.
Conservation Area Appraisal (CAA)	CAAs help define the special architectural and historic interest of an area to clarify why it merits 'designation'. An appraisal also identifies the character of the area, and features which should be enhanced or conserved
Conservation Area	Areas designated by the Local Council as special for its architectural or historic interest, where the character or appearance is desirable to preserve or enhance.
Extra-Care Housing	Self-contained accommodation to suit people who want to live as independently as possible but who need extra care provided.
Green Infrastructure	A network of green spaces and other environmental features designed and managed as multi-functional resources providing a range of environmental quality of life benefits for the local community. This can include parks, open spaces, woodlands, nature reserves, playing fields, allotments and other natural assets.
Heritage and Character Assessment	A report which identifies the key characteristics of an area in terms of landscape, setting, and heritage.
Heritage Impact Assessment	A study to evaluate what impact the proposed development will have on the heritage resource(s) and to recommend a conservation strategy.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).
Infill Development	Small scale development filling a gap within an otherwise built up frontage.
Lifetime Homes	Homes carefully designed to incorporate 16 design criteria that can be universally applied to new homes at minimal cost. Each of the criteria adds to the comfort and convenience of the home and supports changing needs of individuals and families at different stages of life, from raising children through to coping with reduced mobility or illness in later life.

Local Green Space	An area which is reasonably close to the community and where it is demonstrably special due to its beauty, historic significance, recreational value (including as a playing field), tranquillity, or richness of wildlife.
Local Plan (LP)	Cherwell District Council's statutory planning document which will guide and determine development through to 2031.
'Made' Plan	When a neighbourhood plan is adopted by the District Council it becomes their formal responsibility.
Mid-Cherwell Neighbourhood Plan	
(MCNP)	This Neighbourhood Plan, covering 11 Parishes around the Cherwell Valley.
Mid-Cherwell Neighbourhood Plan Forum	The body responsible for the MCNP, consisting of representatives from the 11 Parishes, a Residents Association and Developer.
Most Versatile Agricultural Land	Land in grades 1, 2 and 3a of the Agricultural Land Classification.
National Planning Policy Framework (NPPF)	The Government's policy on all matters affecting the planning system and to which the Neighbourhood Development Plan must conform.
OCCG	Oxfordshire Clinical Commissioning Group
OHFT	Oxford Health Foundation Trust
Policies	Those parts of the Plan which must be taken account of by anyone proposing development in the parish and which will be used by the District Council to help them decide planning applications in the parish.
Rural Exception Site	Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
Section 106 Agreement	Section 106 (1990 Town & Country Planning Act) agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.
Settlement Area	The 'line' that distinguishes between those parts of a settlement where development is acceptable in principle and those parts outside the settlement where more restrictive policies towards development apply.
Sustainable Development	Development which meets the needs of the present without compromising the ability of future generations to meet their own needs.
Traffic Impact Assessment	A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

MID-CHERWELL NEIGHBOURHOOD PLAN

2017-2031

PRE-SUBMISSION CONSULTATION VERSION
AUGUST 2017

APPENDICES



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STATUS OF THIS DOCUMENT

This document of Appendices to the draft Mid-Cherwell Neighbourhood Plan is an integral part of the Plan, and is intended to be read alongside the draft Plan document in order to provide supporting explanation, detail and evidence.



c/o 52 Camp Road,
Heyford Park,
Oxfordshire
OX25 5HD

www.mid-cherwell.org.uk

A CDC's DESIGNATION OF PLAN AREA

Cherwell District Council

Executive

7 April 2015

**Neighbourhood Planning
Application for the designation of a Neighbourhood Area for a Proposed
'Mid-Cherwell' Neighbourhood Plan**

Report of Head of Strategic Planning and the Economy

This report is public

Purpose of report

To consider the designation of a 'Mid-Cherwell' Neighbourhood Area comprising eleven parishes.

1.0 Recommendations

The meeting is recommended:

- 1.1 To approve the formal designation of the specified 'Mid-Cherwell Neighbourhood Area' under Section 61G of The Town and Country Planning Act 1990 (as amended).
- 1.2 To authorise the Head of Strategic Planning and the Economy to issue a Notification of Decision pursuant to recommendation 1.1.

2.0 Introduction

- 2.1 On 8 August 2014, the Council received an application from Ardley with Fewcott Parish Council to designate a Neighbourhood Area. The application is made on behalf of a consortium of 11 parish councils together with Heyford Park Residents' Association and the Dorchester Group '*...as both the owners of the former RAF Upper Heyford Site, and to represent the business community that constitutes part of Heyford Park*'.
- 2.2 The application is made under Section 61G of The Town and Country Planning Act 1990 (as amended) and the Neighbourhood Planning (General) Regulations 2012 (as amended). Under Section 61G, Ardley with Fewcott Parish Council is a 'relevant body' for the purpose of making the application. A supporting statement advises, "*This application is made will the full support of the Parish Council[s] which form the Neighbourhood Area...*".
- 2.3 The Area applied for covers the parishes of Ardley with Fewcott, Kirtlington, Duns Tew, Lower Heyford, Middleton Stoney, Somerton, Steeple Aston, Middle Aston, North Aston, Fritwell and Upper Heyford. The respective Parish Councils, together with the Dorchester Group and

Heyford Park Residents' Association, are functioning as a consortium and are establishing a 'non-designated' Mid-Cherwell Neighbourhood Planning Forum.

- 2.4 The Council is required to formally determine the application by either designating the specified area applied for or designating a lesser area which is part of that specified area.

3.0 Report Details

The area application

- 3.1 Area designation is the first formal step in preparing a Neighbourhood Development Plan. In Cherwell six Parishes have so far been designated Neighbourhood Areas. These are Adderbury, Hook Norton, Bloxham, Stratton Audley, Merton and Deddington. Each is at a different stage in preparing their Neighbourhood Plan.

- 3.2 The current application, for the designation of 11 parishes and to be known as 'MidCherwell', is attached to this report at appendix 1. The application includes a supporting statement advising (inter alia),

"...The extent of the Neighbourhood Area reflects the commitment and desire from the partner Parish Councils and Residents' Association, as well as the Land Owner of the former RAF Upper Heyford Air Base, to participate in the preparation of a Neighbourhood Plan..."

"...Through the Neighbourhood Plan process, the partner Parish Councils will seek to ensure that the majority of new development is directed to the Upper Heyford Site in order to protect the rural communities from speculative and inappropriate development proposals which, if approved, would result in the degradation of these rural communities and result in unsustainable patterns of development..."

- 3.3 Other points highlighted by the applicant in support of designation are:

- all the individual organisations are committed to the idea that the proposed Neighbourhood Area is coherent and logical;
- the M40 to the East and the A4260 to the west represent obvious boundaries to the Neighbourhood Area, although in the case of the A4260, the parishes of Duns Tew, North Aston, Middle Aston and Steeple Aston extend slightly beyond the A4260. These geographical features give a sense of coherency to the boundary area that has been identified;
- the rural setting of the Mid-Cherwell Neighbourhood Area represents a collection of communities and Parishes that occupy a distinctive area of the Cherwell District;
- the former RAF Upper Heyford site comprises brownfield land and the new area of approximately 500 hectares and the new settlement area represents a substantial development within the proposed Neighbourhood Area;
- the site has the benefit of a Free School that provides primary, secondary and sixth form provision and which is popular with the specified parishes in addition to those living at Heyford Park;
- this compliments the pre-existing primary provision in the villages of Fritwell, Steeple Aston and Kirtlington;
- Heyford Park acts as anchor to the surrounding rural settlements by providing services and facilities to meet every day needs and being the only strategic employment location outside of the main towns of Bicester and Banbury;
- the parishes and communities identified within the specified boundary area are more logically likely to enter Heyford Park to access key amenities rather than traveling to Bicester, Kidlington, Banbury or Chipping Norton;

- the 11 Parish Councils which form the proposed Neighbourhood Plan area all have close functional relationships to Former RAF Upper Heyford, the only major development area outside of Bicester and Banbury;
- further development opportunities at Former RAF Upper Heyford will provide services and facilities available and accessible to the parishes and reducing the need to travel further afield
- the Forum would enable collaborative working to ensure that future development proposals meet the aspirations of the Parish Councils and other community groups and that development is sensitive to its surroundings and preserves the intrinsic quality and character of the rural communities;
- designation will seek to ensure that the majority of new development is directed to the Upper Heyford Site in order to protect the rural communities from speculative and inappropriate development;
- the Submission Local Plan does not allocate specific sites within villages but confirms that the suitability of individual sites will be considered through another Development Plan Document or, where appropriate, through the preparation of Neighbourhood Plans.

3.4 It should be noted that as the application was made on 8 August 2014, it was made before public consultation was undertaken on Proposed Modifications to the Submission Local Plan (22 August 2014 to 3 October 2014) i.e. before additional development was directed to Former RAF Upper Heyford.

Consultation

3.5 Officers arranged the necessary six weeks' consultation on the application (11 September to 23 October 2014) undertaking the necessary publicity as the regulations require. The application was advertised on the Council's website, in the Banbury Guardian and Bicester Advertiser and notification letters were sent out to relevant consultees on the Council's Local Plan database (those living or working in the affected parishes). A public notice was sent to each of the Parish Councils affected for display. Letters or emails were sent to: District and relevant County Councillors; Oxfordshire County Council; contiguous District, Town and Parish Councils; statutory stakeholders including the Highways Agency, Network Rail, Environment Agency, Natural England and English Heritage; infrastructure providers including Thames Water, the Mobile Operators Association, National Grid and Southern Gas Network. The representations received are summarised later in this report and are attached at appendix 2.

3.6 On 13 November 2014, officers met with the 'Forum' to provide an opportunity for individual parties to explain what it was they wished to gain from the Neighbourhood Planning process. Officers concluded that the overarching reasons which had emerged were controlling development in their respective parishes by resisting speculative development proposals, achieving a managed and coordinated approach to the development of Former RAF Upper Heyford and securing mitigation.

3.7 There has been a significant delay in bringing this application to the Executive. This has largely been caused by the Planning Policy team's occupation in submitting proposed modifications to the Submission Local Plan to the Secretary of State for Communities and Local Government, its preparation for and involvement in the Local Plan Examination Hearings and subsequent demands on the team.

Statutory Requirements

3.8 The Council is required to formally determine the application taking into account the representations received. Regulation 5(1) requires each application to include:

- a) a map which identifies the area to which the area application relates;

- b) a statement explaining why this area is considered appropriate to be designated as a neighbourhood area; and
- c) a statement that the organisation or body making the area application is a relevant body (such as a Parish Council)

3.9 The above requirements have been satisfied.

3.10 In determining applications under Section 61G(4) of the Town and Country Planning Act (as amended), the Council must have regard to:

- a) the desirability of designating the whole of the area of a parish council as a neighbourhood area, and
- b) the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas (designated areas must not overlap).

3.11 Under Section 61G(5), if

- a) a valid application is made to the authority,
- b) some or all of the specified area has not been designated as a neighbourhood area, and
- c) the authority refuse the application because it considers that the specified area is not an appropriate area to be designated as a neighbourhood area,

the authority must exercise its power of designation so as to secure that some or all of the specified area forms part of one or more areas designated (or to be designated) as neighbourhood areas.

3.12 Under Section 61G(9), if the authority refuse an application, it must give reasons to the applicant for refusing the application.

3.13 Section 61H requires the Council to consider whether the area concerned should be designated as a 'business area'. This applies where an area is primarily or wholly business in nature. Whilst Former RAF Upper Heyford includes a vast area of land used for business purposes, the site was allocated for a new settlement under saved policy H2 of the Oxfordshire Structure Plan 2016 and has the benefit of planning permission. Further housing development is proposed for the area in the modified Submission Local Plan. Neither the former RAF site, nor the area specified in the current application, are wholly or predominantly business in nature.

National Planning Policy Framework (NPPF)

3.14 The NPPF states that it "...provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities" (para. 1). It makes clear that local planning authorities should facilitate neighbourhood planning (para. 69).

3.15 The NPPF emphasises (p.183), that, "*Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to...set planning policies through neighbourhood plans to determine decisions on planning applications...*".

3.16 It further advises:

“Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies” (para.184).

“Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing nonstrategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation” (para.185).

Planning Practice Guidance (PPG)

3.17 The PPG provides specific advice on area applications which includes the following:

a) Paragraph: 025 Reference ID: 41-025-20140306

“Should the community consult the local planning authority before making an area application?”

The community should consult the local planning authority before making an area application. There should be a positive and constructive dialogue about the planning ambitions of the community and any wider planning considerations that might influence the neighbourhood planning process if the outcome of that process is to be a neighbourhood plan or Order that meets the basic conditions for neighbourhood planning.”

b) Paragraph: 026 Reference ID: 41-026-20140306

“Can a parish council propose a multi-parish neighbourhood area?”

A single parish 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 council’s administrative area.”

c) Paragraph: 027 Reference ID: 41-027-20140306

“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 presubmission publicity and consultation and subsequently the submission to the local planning authority are to be valid.”

d) Paragraph: 032 Reference ID: 41-032-20140306

“What flexibility is there in setting the boundaries of a neighbourhood area?”

In a parished area a local planning authority is required to have regard to the desirability of designating the whole of the area of a parish or town council as a neighbourhood area (see 61G(4) of the Town and Country Planning Act 1990). Where only a part of a parish council's area is proposed for designation, it is helpful if the reasons for this are explained in the supporting statement. Equally, town or parish councils may want to work together and propose that the designated neighbourhood area should extend beyond a single town or parish council's own boundaries..."

e) Paragraph: 033 Reference ID: 41-033-20140306

"What could be considerations when deciding the boundaries of a neighbourhood area?"

The following could be considerations when deciding the boundaries of a neighbourhood area:

- *village or settlement boundaries, which could reflect areas of planned expansion*
- *the catchment area for walking to local services such as shops, primary schools, doctors' surgery, parks or other facilities*
- *the area where formal or informal networks of community based groups operate*
- *the physical appearance or characteristics of the neighbourhood, for example buildings may be of a consistent scale or style*
- *whether the area forms all or part of a coherent estate either for businesses or residents*
- *whether the area is wholly or predominantly a business area*
- *whether infrastructure or physical features define a natural boundary, for example a major road or railway line or waterway*
- *the natural setting or features in an area*
- *size of the population (living and working) in the area*

Electoral ward boundaries can be a useful starting point for discussions on the appropriate size of a neighbourhood area; these have an average population of about 5,500 residents."

f) Paragraph: 035 Reference ID: 41-035-20140306

Must a local planning authority designate a neighbourhood area and must this be the area applied for?

"A local planning authority must designate a neighbourhood area if it receives a valid application and some or all of the area has not yet been designated (see section 61G(5) of the Town and Country Planning Act 1990 Act as applied to Neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004).

The local planning authority should take into account the relevant body's statement explaining why the area applied for is considered appropriate to be designated as such. See section 61G(2) and Schedule 4C(5)(1) of the Town and Country Planning Act 1990 Act, as amended, for a description of 'relevant body'.

The local planning authority should aim to designate the area applied for. However, a local planning authority can refuse to designate the area applied for if it considers the area is not appropriate. Where it does so, the local planning authority must give reasons. The authority must use its powers of designation to ensure that some or all of the area applied for forms part of one or more designated neighbourhood areas.

When a neighbourhood area is designated a local planning authority should avoid pre-judging what a qualifying body may subsequently decide to put in its draft neighbourhood plan or Order. It should not make assumptions about the neighbourhood plan or Order that will emerge from developing, testing and consulting on the draft neighbourhood plan or Order when designating a neighbourhood area.”

g) Paragraph: 036 Reference ID: 41-036-20140306

“Can a neighbourhood area include land allocated in the Local Plan as a strategic site?

A neighbourhood area can include land allocated in a Local Plan as a strategic site. Where a proposed neighbourhood area includes such a site, those wishing to produce a neighbourhood plan or Order should discuss with the local planning authority the particular planning context and circumstances that may inform the local planning authority’s decision on the area it will designate.”

Case Law

3.18 A case known as ‘Daws Hill’ is relevant to the consideration of this application. This is a Wycombe District case where a neighbourhood area designated by the relevant District Council excluded two sites included in the Area Application: RAF Daws Hill and Wycombe Sports Centre. A claim for judicial review was considered at the High Court and it was judged that the Council had “...*properly had regard to the specific circumstances that existed at the time when the decision was made...*”. An appeal was subsequently made but was dismissed by the Court of Appeal (Daws Hill Neighbourhood Forum v. Wycombe DC, Secretary of State for CLG and Taylor Wimpey plc [2014] EWCA Civ 228).

3.19 In that case, five reasons were given by the authority for refusal of the Neighbourhood Area applied for. These were summarised by the Court of Appeal:

“.....The first four reasons given by the Respondent for excluding the two strategic sites from the specified area (it was common ground that the fifth reason did not take the matter any further) are all interlinked. In summary, it was not simply that RAF Daws Hill and the Sports Centre sites were strategic sites that would have larger than local impacts upon larger “communities of interest” requiring any referendum to take place over a much wider area than the specified area, possibly extending to the whole of the District Council’s area; it was that the planning process in respect of these two strategic sites was already well advanced by September 2012. Outline planning permission had been granted for the Sports Centre site and a revised outline application for that site was under consideration, and a planning application pursuant to a highly prescriptive Development Brief for the Daws Hill site, which had been approved in draft for consultation in June 2012, was anticipated that Autumn.”

3.20 This case is referred to in the officer consideration below.

Representations

3.21 Seven consultation responses to the application were received containing comments. These were from CABE, Natural England, the NHS, Alan Hedges/Sue Muir, English Heritage, the Canal and River Trust and Gladman Developments.

3.22 The representations received are attached at appendix 2. A summary of the responses is provided below.

Design Council/CABE

- 3.23 CABE provides general advice on the preparation of Neighbourhood Plans.

Natural England

- 3.24 Natural England provides general advice for use in the preparation of Neighbourhood Plans.

NHS Property Services

- 3.25 NHS Property services has no specific comments on the application but asks to be kept informed as the plan progresses, particularly if there are likely to be proposals affecting health facilities.

Alan Hedges/Sue Muir

- 3.26 Mr Hedges advises that he is commenting on behalf of himself and Sue Muir, a Somerton parish councillor.

- 3.27 He is concerned that the developer of the Former RAF Upper Heyford site (the Dorchester Group) was not only funding the Neighbourhood Plan (NP), but also proposing to act as a principal in the neighbourhood planning process, taking a controlling role in its procedures. Mr Hedges considers that this violates an important principle that someone with a direct financial interest should not be a full partner in a statutory decision-making process which relates directly to that interest.

- 3.28 Advice was taken from Planning Aid England at the Royal Town Planning Institute. The advice was that it is vital that independence is maintained between the neighbourhood plan and those with an interest in land within the area and in order to maintain this independence a separate independent fund may need to be established. This process could be challenged by others (for example other developers) by way of Judicial Review of the Plan.

English Heritage

- 3.29 English Heritage has no objection to the proposed area designation. However surprise was expressed to see that the Dorchester Group as part of the consortium that will prepare the Plan if it is to be community led.

- 3.30 English Heritage also takes the opportunity to set out the support the organisation is able to offer in relation to Neighbourhood Plans, including assistance in developing policies for the protection of heritage assets. Advice will be directed to proposals with the potential for major change to significant, nationally important heritage assets and their settings. Links are provided to a wide range of relevant guidance.

The Canal and River Trust

- 3.31 The Trust notes that the Oxford Canal runs through the middle part of the plan area, affecting several parishes. It considers that the Oxford Canal can contribute to the vision and aims of the Neighbourhood Plan. It highlights that canals are multifunctional and that several structures within the Neighbourhood Plan Area are Grade II listed and that the canal itself is a designated as a Conservation Area.

- 3.32 The Trust highlights its aspirations for infrastructure within the neighbourhood plan area.

Gladman Developments

3.33 Gladman strongly objects to the designation of the proposed neighbourhood plan area on a number of grounds including:

- i. the application rationale does not justify the vast scale of the proposed area covering 11 parishes;
- ii. the intentions of the neighbourhood plan are contrary to national policy; iii. neighbourhood plans should not be used as a mechanism to restrict development in this manner;
- iv. the settlements in the affected rural parishes will have their own housing needs and the neighbourhood plan should not be used as a means to direct development away from these settlements to the Upper Heyford site;
- v. sustainable development in these rural settlements is essential in order to ensure they remain and become vibrant and thriving places to live, providing a good quality of life to their residents;
- vi. disagree that development at the rural settlements will result in unsustainable patterns of development. Development is needed and would accord with national policy and guidance about the role of housing in supporting the broader sustainability of villages and smaller settlements;
- vii. the PPG makes clear that blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided (unless supported by robust evidence);
- viii. the proposal has clearly been derived in order to prevent any development from coming forward within these rural settlements;
- ix. the NPPF emphasises the positive role that Neighbourhood Plans should play in meeting the development needs of the local area including in implementing the presumption in favour of sustainable development;
- x. the NPPF emphasises the need for strategic needs and priorities to be met and for Neighbourhood Plans to be in general conformity with the strategic policies of the Local Plan. Neighbourhood Plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood Plans...should not promote less development than set out in the Local Plan or undermine its strategic policies;
- xi. the plan will need to meet the 'basic conditions'
- xii. there is currently no sound or up-to date Plan against which the Mid Cherwell Neighbourhood Plan could be prepared. Despite this, the Cherwell Local Plan is at a very advanced stage in the Plan making process, and therefore its strategy and evidence should provide the strategic context for neighbourhood planning.

Officer Consideration

3.34 Unless there are valid and reasonable reasons the Council should designate the proposed Neighbourhood Area. If the Council considers the area not to be appropriate it must issue a refusal notice, explaining why, and then designate a revised Neighbourhood Area to include some or all of the originally proposed area.

3.35 This is an unusual area application. As the specified area comprises 11 parishes and includes the district's largest strategic development site, the desirability of designation requires particularly careful consideration.

The specified area

3.36 The combined land area of the 11 parishes is approximately 7,800 hectares, roughly 13% of Cherwell District (58,876 ha). The area applied for covers the central part of the District. The combined population of the 11 parishes (2011 Census) is 7065.

- 3.37 The Former RAF Upper Heyford site lies in the centre of the area for which designation is sought. At over 500 hectares in area, it comprises a former RAF airfield and cold war airbase described by English Heritage as an 'internationally significant military landscape'. The base falls within three Parishes – Upper Heyford, Somerton and Ardley.
- 3.38 Former RAF Upper Heyford is designated as a Conservation Area, and contains Listed Buildings, Scheduled Ancient Monuments and land of ecological value. The site has significant heritage, environmental and transportation constraints. It has permission for the construction of a new settlement including some 761 homes in addition to the 314 existing.
- 3.39 The specified area the subject of the application is one based on administrative parish boundaries rather than one based on alternative considerations such as those identified in the PPG and referred to above at para 3.17 (e). The area does not reflect settlement boundaries, specific catchment areas or community networks, nor does it represent a specific character area or wholly a business or residential area. The boundary of the area is not informed by specific infrastructure, physical or natural features. However the area has been defined by a group of parishes that are potentially affected by development at Former RAF Upper Heyford and have an interest in how approved development, and planned additional development, is implemented. In that regard, the proposal for a Neighbourhood Area that is based on an affected 'sphere of influence' is logical and coherent. The parishes will share an interest in the impact of development and how it might interrelate with their own needs, issues, constraints and opportunities.
- 3.40 It is also likely that the interest of individual parishes will have been a factor in defining the area. It is possible that other parishes further afield, that have not been included, will have some interest, and conversely it might be questioned whether the inclusion Duns Tew parish, which lies on the western side of the A4260 road, is consistent. It is also relevant to note that the proposed Neighbourhood area is a vast area with a total population that is greater than the average electoral ward population of about 5,500 cited in the PPG. However, the PPG refers to this as a 'useful starting point' and this does not in itself rule out an area with a larger population.
- 3.41 Overall, as a 'sphere of influence' the inclusion of the 11 parishes is considered to be reasonable. It is relevant that the PPG makes clear that town or parish councils may want to work together and propose that the designated neighbourhood area should extend beyond a single town or parish council's own boundaries. The application is proposed to facilitate collective working among the parishes and with the owner and developer of Former RAF Upper Heyford and its residents' association.
- 3.42 Were the Executive minded to refuse the application, an alternative area would need to be designated. Designating individual parishes would, in this case, not provide for the collective working being proposed. Excluding the Former RAF Upper Heyford site from the Neighbourhood Area would still allow for a collective approach among the parishes but would remove the principal reason for the joint working. Local Plan Part 2 would provide an alternative mechanism for collective working but the application expresses the local support for progressing a Neighbourhood Plan and the NPPF makes clear that local planning authorities should facilitate neighbourhood planning.

Wider significance of the proposal

- 3.43 As in the 'Daws Hill' case, in some regards the planning and development of the Former RAF Upper Heyford site raises issues of wider and district significance. The concerns of Gladman Developments about the 'vast scale' and strategic implications of the proposal are noted. Issues such as employment at the Heyford site, secondary school provision and transportation impacts do raise wider community and stakeholder interests than represented by the 11

parishes. For example, Bicester is approximately 5.5 km away from Former RAF Upper Heyford, Stoke Lyne Parish about 1km and Souldern Parish approximately 1.7 km away. Delivering the housing planned for in the modified Submission Local Plan is of district significance. However, guidance from Cherwell District Council, appropriate consultation and stakeholder involvement would ensure that these wider issues and interests (for example, Oxfordshire County Council, Bicester Vision and Bicester Chamber of Commerce) are properly represented and fully considered.

- 3.44 The referendum into the Neighbourhood Plan, following Examination, may need to be undertaken over a larger area than the Neighbourhood Area itself. However the examiner will advise on this, and although there would be a larger administrative task, this is not considered to be an insurmountable concern.

Local Policy Context

- 3.45 Former RAF Upper Heyford is the subject of saved Structure Plan Policy (Policy H2 of the Oxfordshire Structure Plan 2016) (see para 3.47 below). The policy provides for a new settlement of about 1000 homes (gross) and necessary supporting infrastructure as a means of enabling environmental improvements and the heritage interest of the site as a military base with Cold War associations to be conserved, compatible with achieving a satisfactory living environment.
- 3.46 The saved policies of the adopted Cherwell Local Plan 1996 provide a categorisation of villages. This was updated through the Non-Statutory Cherwell Local Plan 2011.
- 3.47 The modified Submission Cherwell Local Plan 2011-2031 is at a very advanced stage having been the subject of Examination Hearings in December 2014. An Inspector's report is expected in Spring 2015. Depending on the view of the Inspector, the Submission Cherwell Local Plan proposes the replacement of saved policy H2.
- 3.48 Former RAF Upper Heyford is proposed as strategic allocation within the modified Submission Local Plan (as Policy Villages 5: Former RAF Upper Heyford) for the development 1,600 new homes in addition to the 761 (net) already permitted (giving a total of 2,361) and 120,000 sqm of employment land. The additional 1,600 homes proposed includes the development of some land outside the existing curtilage of the base and therefore affects some land beyond the current control of the site's owner, the Dorchester Group.
- 3.49 The modified Submission Local Plan also includes a draft strategic policy (Villages 2) for 'distributing growth across the rural areas'. The policy states,
- "A total of 750 homes will be delivered at Category A villages. This will be in addition to the rural allowance for small site 'windfalls' and planning permissions for 10 or more dwellings as at 31 March 2014.*
- Sites will be identified through the preparation of the Local Plan Part 2, through the preparation of Neighbourhood Plans where applicable, and through the determination of applications for planning permission..."*
- 3.50 The Category A villages in the Submission Local Plan are: Adderbury, Ambrosden, Arncott, Begroke, Bletchingdon, Bloxham, Bodicote, Chesterton, Cropredy, Deddington, Finmere, Fringford, Fritwell, Hook Norton, Kidlington, Kirtlington, Launton, Milcombe, Sibford Ferris / Sibford Gower, Steeple Aston, Weston-on-theGreen, Wroxton and Yarnton.
- 3.51 Whilst draft policy Villages 2 makes clear that there are criteria to be considered, the indicative pro-rata figure for the above 23 villages would be approximately 32-33 homes per village.

- 3.52 Of the parishes the subject of the area application, only three - Kirtlington, Steeple Aston, Fritwell are proposed to be Category A villages and therefore potentially required to contribute to the requirements of policy Villages 2.
- 3.53 As in the 'Daws Hill' case (see para. 3.18-3.20 above), the proposed Neighbourhood Area would include a large strategic development site; the district's largest site at over 500 hectares. Involving, as it does, the construction of a now enlarged new settlement, the site is of strategic importance in terms of conservation, transportation and housing delivery. This raises questions as to whether i) the inclusion of the site would interfere with the Council's strategic planning function and ii) whether the proposed Neighbourhood Area raises issues of more than local importance that would be more appropriately considered and consulted upon at a strategic level?
- 3.54 Local Plan Part 1 is at an advanced stage with the Inspector's report due soon. Once the Local Plan Part 1 has been adopted it will establish a clear strategic framework for Former RAF Upper Heyford. It will also establish strategic direction for rural housing distribution. The issue of conformity with these strategic policies will be an issue for consideration through the preparation of the Neighbourhood Plan rather than designation of the Neighbourhood Area itself.
- 3.55 The NPPF makes clear that Neighbourhood Plan must reflect strategic policies and plan positively to support them. They should not promote less development than set out in the Local Plan or undermine its strategic policies. The PPG also advises that a neighbourhood plan can allocate additional sites to those in a Local Plan where this is supported by evidence to demonstrate need above that identified in the Local Plan. It also states that if a local planning authority is also intending to allocate sites in the same neighbourhood area the local planning authority should avoid duplicating planning processes that will apply to the neighbourhood area.
- 3.56 In view of the involvement of the Dorchester Group as owner and developer of the Former RAF Upper Heyford site, its representations made to the Local Plan Examination, and the desire of the parishes to avoid 'speculative and inappropriate development proposals', the Neighbourhood Plan may wish to explore a higher level of development at the Heyford site. However, Local Plan Part 1 will provide strategic parameters and the Council will have an opportunity as an adviser and consultee to comment on the Neighbourhood Plan process and proposals. Again, this is therefore considered to be an issue for the preparation of the Neighbourhood Plan rather than the area designation itself. Nevertheless, in view of the close involvement of the developer, the parishes will need to ensure that the nondesignated Neighbourhood Planning Forum is constituted, and transparent processes are established, to avoid any conflict between the Dorchester Group's interests as a developer and those of the local communities which may not always be mutually compatible.

Community Expectations

- 3.57 The Daws Hill reasons for refusal included, "*To designate a Neighbourhood Area to include the full area in the application could unrealistically raise expectations as to the effectiveness of a Neighbourhood Plan in relation to the strategic development sites. The community and the Local Planning Authority cannot stop the submissions of planning applications and the likelihood is that a neighbourhood plan would be overtaken by events.*"
- 3.58 There is some difference here to the 'Mid Cherwell' case in that the main developer, the Dorchester Group, is part of the Forum and is seeking to cooperate with the Parish Councils. Although permission has been granted for some 761 homes, a further 1,600 homes are now proposed through the Local Plan which provides scope for community involvement. However, the need to provide the proposed 1,600 additional houses to meet district wide needs and the constraining influence of transportation, historic and environmental factors may prohibit significant deviation from the quantum of development presently proposed. The very specific heritage and environmental constraints will also constrain the locational flexibility for accommodating development.

- 3.59 Policy Villages 2 of the modified Submission Local Plan also necessarily limits the flexibility for rural housing distribution.
- 3.60 Nevertheless, at a non-strategic level there is scope for contributing a further level of detail to the policies in Local Plan Part 1 and for community involvement in how implementation is achieved.
- 3.61 Whilst the consultation on the Proposed Modifications to the Submission Local Plan from August to October 2014 and the Examination Hearings held in December 2014 provided an opportunity for participants to comment on the appropriateness and detail of the Council's draft policies for Former RAF Upper Heyford (Policy Villages 5) and for rural housing distribution (policy Villages 2), there would be potential for further community and stakeholder input through Local Plan Part 2 (an item on this agenda). The proposed Neighbourhood Plan would provide the same opportunity.
- 3.62 The Statement of Common Ground agreed between the Council and the Dorchester Group for the Local Plan Examination states, "*The Council and the Dorchester Group, with other parties and statutory agencies, will work jointly to facilitate delivery of the approved development and additional growth. This will include the Council establishing a delivery forum to assist discussion between all the parties and local communities*" (para. 3.3, 3rd bullet point). The suggestion of a collective approach with community input has already therefore been recognised in terms of facilitating development at Former RAF Upper Heyford.

4. Conclusion and Reasons for Recommendations

- 4.1 The area application presented would, if approved, result in the designation of a 'Mid-Cherwell' Neighbourhood Area comprising the parishes of Ardley with Fewcott, Kirtlington, Duns Tew, Lower Heyford, Middleton Stoney, Somerton, Steeple Aston, Middle Aston, North Aston, Fritwell and Upper Heyford. For the reasons set out in section 3 of this report it is considered that the specified area would be coherent logical, notwithstanding the challenges of producing a Neighbourhood Plan for such an extensive area and including the district's largest strategic development site – Former RAF Upper Heyford. The specified parishes represent a reasonable 'sphere of influence' on which to collectively base the plan, albeit with wider community and stakeholder consultation and potentially a much wider referendum being required.
- 4.2 The Council has a statutory duty to provide advice or assistance to a parish council, neighbourhood forum or community organisation that is producing a neighbourhood plan. The PPG advises that local planning authorities must be proactive in providing information to communities about neighbourhood planning and constructively engage with the community throughout the process.
- 4.3 The involvement of 11 Parish Councils and the district's largest strategic development site means that this Neighbourhood Plan process will particularly require the close involvement of officers and regular reports to the Joint Management Team and to Members.

5.0 Consultation

- 5.1 Informal Briefing: Cllr Michael Gibbard, Lead Member for Planning

6.0 Alternative Options and Reasons for Rejection

- 6.1 The following alternative options have been identified and rejected for the reasons set out below.

Option 1 - to refuse to designate the proposed area, provide reasons and to designate an alternative area based on separately designating individual parishes

Option 2 - to refuse to designate the proposed area, provide reasons and to designate an alternative area based on removing the former RAF Upper Heyford site

6.2 Were the Executive minded to refuse the application, an alternative area would need to be designated. Designating individual parishes would, in this case, not provide for the collective working being proposed. Excluding the Former RAF Upper Heyford site from the Neighbourhood Area would still allow for a collective approach among the parishes but would remove the principal reason for the joint working. Local Plan Part 2 would provide an alternative mechanism for collective working but the application expresses the local support for progressing a Neighbourhood Plan and the NPPF makes clear that local planning authorities should facilitate neighbourhood planning.

7.0 Implications

Financial and Resource Implications

Work on assisting the Neighbourhood Planning process is to be met within existing budgets. Designation of a Neighbourhood Area qualifies the Council for limited grant support from DCLG.

Comments checked by: Paul Sutton, Head of Finance and Procurement, 0300-0030106, Paul.Sutton@cherwellandsouthnorthants.gov.uk

Legal Implications

The determination of this area application is a requirement of the Town and Country Planning Act 1990 (as amended) and associated regulations.

Upon final adoption of a Neighbourhood Plan, the plan becomes part of the statutory Development Plan for the area and must be considered in the determination of relevant applications for planning permission.

Comments checked by: Nigel Bell, Team Leader – Planning, 01295 221687 Nigel.Bell@cherwellandsouthnorthants.gov.uk

8.0 Decision Information

Key Decision - No

Financial Threshold Met No

Community Impact Threshold Met: Yes

Wards Affected

Kirtlington, The Astons and Heyfords, Caversfield, Ambrosden and Chesterton

Links to Corporate Plan and Policy Framework

- Accessible, Value for Money Council
- District of Opportunity
- Safe and Healthy

- Cleaner Greener

Lead Councillor

Councillor Michael Gibbard - Lead Member for Planning

Document Information

Appendix No	Title
Appendix 1 Appendix 2	Mid Cherwell Neighbourhood Area Application Representations
Background Papers	
None	
Report Authors	Adrian Colwell – Head of Strategic Planning and the Economy David Peckford, Planning Policy Team Leader
Contact Information	Adrian.colwell@cherwellandsouthnorthants.gov.uk ; 03000030110 david.peckford@cherwell-dc.gov.uk 01295 221841

B CONSTITUTION OF MID-CHERWELL NEIGHBOURHOOD FORUM

CONSTITUTION OF THE MID-CHERWELL NEIGHBOURHOOD PLAN FORUM PARTNERSHIP

1. NAME

The name of the organisation shall be Mid-Cherwell Neighbourhood Plan Forum Partnership (hereinafter called “the Forum”). The Forum shall be a non-profit community-based organisation with objects as set out in Clause 3 below.

2. AREA OF BENEFIT

The work of the Forum shall be conducted within the administrative area of Cherwell District Council and the neighbourhood thereof designated in April 2015 as the Mid-Cherwell Neighbourhood Plan Area (hereinafter called “area of benefit”).

3. OBJECTS

The objects of the Forum shall be:

- to prepare a Neighbourhood Plan for the area of benefit;
- to promote or improve the social, economic and environmental well-being of the area;
- any other appropriate purpose agreed by the Forum

4. POWERS

In furtherance of the said objects but not otherwise the Forum shall have the following powers:

- a) to publicise and promote the work of the Forum and organise meetings, exhibitions, events or workshops;
- b) to work with groups of a similar nature and exchange information, advice and knowledge with them, including cooperation with other voluntary bodies, charities, statutory and non-statutory organisations;
- c) to take any form of action that is lawful, which is necessary to achieve the objects of the Forum, including taking out any contracts which it may see fit;
 - d) to promote and carry out or assist in promoting and carrying out research, surveys and investigations and publish useful results thereof;
 - e) to collect and disseminate information on all matters affecting the said objects and to exchange such information with other neighbourhood plan bodies in the United Kingdom;
- f) to invite and receive contributions and raise funds where appropriate, to finance the work of the Forum, and to open a bank account to manage such funds.

5. MEMBERSHIP AND ACCOUNTABLE BODY

- (a) Membership of the Forum shall consist of:
- (i) the parishes as represented by their respective Parish Councils/ Meetings in the designated neighbourhood plan area, which shall be known as Full Members;
 - (ii) representatives of organisations as agreed by the Forum which shall be known as Associate Members. The Dorchester Group and Heyford Park Residents Association have been identified as Founding Associate members.
- (b) Full Members shall be those Parish Councils/ Meetings which have paid the annual subscription as determined by the Annual General Meeting. Membership shall entitle the Parish Council to send two voting members to Forum meetings.
- (c) Associate Members shall be those organisations which, by reason of their work or interests, are able, in the opinion of a simple majority of Full Members of the Forum, to further the work of the Forum. Associate Members will be required to demonstrate that they are furthering the social, recreational, educational, economic, environmental or general well-being of the neighbourhood or community. Each Associate Member organisation shall be entitled to send two voting representatives to Forum meetings.

The Forum shall agree and appoint one of its Full Member organisations as accountable body for the Forum. The accountable body will be responsible for holding any funding on behalf of the Forum and employing any staff. The accountable body must agree to accept this role at a formally minuted meeting.

Furthermore, the Forum shall agree and appoint one of its Full Members as the “lead Parish” to meet the requirements of Neighbourhood Plan legislation.

6. ANNUAL GENERAL MEETING

Once in each calendar year the Forum shall hold its Annual General Meeting. The Secretary shall give at least 28 days’ notice to members.

Before any business is transacted at the first Annual General Meeting the persons present shall appoint a chair of the meeting. The Chair of the Forum shall be the chair of subsequent annual general meetings, but if he or she is not present, before any other business is transacted, the persons present shall appoint a chairman of the meeting.

The business of each Annual General Meeting shall be: -

- (a) to consider the Annual Report of the Forum on its work and activities during the preceding year;
- (b) to receive the accounts of the Forum for the preceding financial year;
- (c) to elect the Officers of the Forum in accordance with Clause 8 hereof;
- (d) to elect three Full Member organisations and an Associate Member organisation to form the Executive;
- (e) to appoint, if required, a qualified auditor or an independent examiner for the coming year;

- (f) to determine the level of membership fees for the forthcoming year;
- (g) to consider and vote on any proposal to alter this constitution in accordance with Clause 17 hereof;
- (h) to consider any other business of which due notice has been given.

7. SPECIAL GENERAL MEETINGS

The Chair of the Forum may at any time at his/her discretion and the Secretary shall within 14 days of receiving a written request so to do signed on behalf of at least one third of the members, call a Special General Meeting of the Forum to consider the business specified on the notice of meeting and for no other purpose. Such notice shall be given in writing to all members 21 days in advance of the Special General Meeting.

8. OFFICERS

(a) The Officers of the Forum shall consist of a Chair, a Vice-Chair, a Treasurer and a Secretary as elected at the Annual General Meeting. Candidates for election as Officers must be members of the Forum as defined in Section 5 of this constitution. Nomination of such candidates shall be received in writing by the Forum's Secretary fourteen days before the Annual General Meeting, but in the event of no such nomination being received for one or more officers, the person presiding at the Annual General Meeting shall call for nominations from the floor. Voting shall be by show of hands.

(b) Vacancies among the Officers, which occur during the year, may be filled by a decision of the Forum until the next Annual General Meeting.

(c) The Officers shall serve in their respective capacities as Officers on the Executive and may also be appointed members of any sub-committees established in accordance with clause 10 hereof.

9. EXECUTIVE

(a) The policy and general management of the affairs of the Forum shall be directed by an Executive. The Executive shall comprise: -

- (i) two representatives appointed by each of three Parish Councils nominated at the Annual General Meeting;
- (ii) two representatives of one Associate Member organisation
- (iii) The Officers of the Forum referred to in Clause 8, in the event that such persons are not already representatives appointed to the Executive.

b) The purpose of the Executive is:

- to convene meetings of the Forum and maintain good communication with its members, - to record and disseminate decisions of the Forum and the Executive
- to disseminate information relating to the Neighbourhood Plan
- to develop common strategies for involving each of the local communities
- where necessary to take action between Forum meetings, after consulting members of the Forum, where appropriate.
- generally, to maintain momentum towards completion of the Plan
- thereafter, to monitor issues and developments affecting the Plan

- (c) The proceedings of the Executive shall not be invalidated by any failure to elect or any defect in the election, appointment, co-option or qualification of any member.
- (d) All members of the Executive shall retire from office at the conclusion of the Annual General Meeting next after the date on which they came into office but they may stand for re-election or re-appointment.
- (e) Any other persons may be invited to attend Executive meetings but shall not have the power to vote.

10. SUB-COMMITTEES

Sub-Committees may be established by the Executive for the organisation of a particular activity or service. In each case: -

- (a) The Executive shall, after consulting members of the Forum, determine the terms of reference of the sub-committee and may also determine its composition and the duration of its activities;
- (b) The sub-committee shall have the power to co-opt additional members up to one third of the number of elected or appointed. At least two thirds of the members of each sub-committee shall themselves be members of an organisation in membership of the Forum
- (c) Each sub-committee shall appoint its Chair.
- (d) All acts and proceedings of the sub-committee shall be reported back to the Executive as soon as possible.

11. RULES OF BUSINESS

- (a) Voting
 - (i) Each representative of Full Member and Associate Member organisations shall be entitled to vote at General Meetings of the Forum;
 - (ii) Each Member organisation shall nominate up to five persons as representatives of that Parish Council, any two of which representatives may attend Forum meetings and be recognised as the current nomination for the purpose of voting. The lists of names are to be supplied to the Executive at the time of each AGM. In the event of a representative of a Member organisation resigning or leaving that organisation he or she shall forthwith cease to be a representative thereof. The Member organisation concerned shall ensure that the Executive has details of its current representatives.
 - (iii) At Executive and Sub-committee meetings each Member organisation present shall have one vote.
 - (iv) In the case of an equality of votes the chair at all meetings shall have a second or casting vote.
- (b) Quorum
 - (i) A quorum at a General Meeting shall be when at least seven Full or Associate Member organisations are present. In the event that no quorum is present at an

Annual General Meeting or if the meeting has to be abandoned, the meeting shall be adjourned and be reconvened 14 days later. Those members present at the reconvened meeting shall be deemed to form a quorum.

- (ii) The quorum for Executive meetings shall be when one representative of each of the four Full or Associate Member organisations are present.
- (iii) The quorum for sub-committees shall be one third of the members appointed to it, providing that no less than two members are present.

(c) Minutes

Signed minutes shall be kept of the General Meetings and of any committees of the Forum, recording all proceedings and resolutions.

(d) Conflicts of Interest

All members of the Forum and the Executive, including all those nominated by the Full and Associate Member bodies as being eligible to attend Forum meetings, must disclose as soon as possible following each AGM, their register of disclosable pecuniary interests (DPIs) in the MCNP area. Such disclosure also applies to spouses, civil partners or cohabitees, as if their interests were identical. These shall include:

- employment,
- directorships, trusteeships, partnerships
- membership of committees
- ownership of land (other than their main residence)
- other significant business interests that might conflict with the purposes of the MCNP
- any other matters which could be construed as conflicting with the purposes of the MCNP

The register shall be kept available for inspection by the MCNP's Honorary Treasurer.

In addition, each Forum and Executive member shall, at the start of any meeting (including sub-committees) declare that an item on the agenda may relate to one or more of the DPIs already registered, or state that a new interest may conflict. The Chairman shall have the power to direct the withdrawal or non-participation of the individual in any discussion of that matter.

12. FINANCE

- (a) All money raised on behalf of the Forum shall be applied to furthering its objects and for no other purpose, PROVIDED THAT nothing herein contained shall prevent the payment in good faith of reasonable and proper remuneration to any employee of the Forum nor the repayment of reasonable and proper out-of-pocket expenses incurred on behalf of the Forum by Member organisations, employees and volunteers.

The accountable body shall provide banking facilities on behalf of the Forum. If it is deemed desirable by the Executive, the Forum itself may also open a bank account at such a bank as the Forum shall from time to time decide. The Executive shall authorise in writing the Treasurer, the Chair and up to two other members of the

Executive to sign cheques on behalf of the Forum. All cheques must be signed by not less than two of the authorised signatories.

The Treasurer shall keep proper accounts of the finances of the Forum. A statement of accounts for the previous financial year shall be submitted to the Annual General Meeting.

13. ACCOUNTS

If the Forum becomes a registered charity, the accountable body and/or the Forum Executive, shall comply with their obligations under the Charities Act 2011 with regard to:

- (a) the keeping of accounting records for the Forum;
- (b) the preparation of annual statement of account for the Forum;
- (c) the auditing or independent examination of the statements of account of the Forum; and
- (d) the transmission of the statements of account to the Charity Commission.

14. ANNUAL REPORT

When and if it becomes relevant to the Forum, the Executive shall comply with its obligations under the Charities Act 2011 with regard to the preparation of an annual report and its submission to the Commissioners.

15. INDEMNITY

No member of the Executive or the Forum shall be liable:

- (a) for any loss to funds or property of the Forum by reason of any improper investment made in good faith (so long as he/she shall have sought professional advice before making such investment); or
- (b) for the negligence or fraud of any agent employed by him/her or by any other members of the Executive or Forum in good faith (provided reasonable supervision shall have been exercised);

and no member of the Executive or Forum shall be liable by reason of any mistake or omission made in good faith by any member of the Executive or Forum other than wilful and individual fraud, wrongdoing or wrongful omission on the part of the member who is sought to be made liable.

- (c) Each member organisation shall indemnify its representatives to the Forum-

16. ALTERATIONS TO THE CONSTITUTION

A resolution proposing to alter this constitution shall be received by the Secretary of the Forum at least four weeks before the Annual or other General Meeting at which it is to be considered. 21 days' notice of a General Meeting shall be given in writing by the Secretary to all members of the Forum and such notice shall specify the alteration or alterations proposed. An alteration shall require approval of a two-thirds majority of representatives of Full and Founding Associate Members present and voting at a General Meeting.

17. DURATION AND DISSOLUTION

The duration of the Mid-Cherwell Neighbourhood Plan Forum is five years from the date of designation of the Forum.

If the Executive decides that it is necessary or advisable to dissolve the Forum before that time it shall call a meeting of all members of the Forum, of which not less than 21 days' notice (stating the terms of the resolution to be proposed) shall be given to all members. If the proposal is confirmed by a two-thirds majority of Full and Founding Associate Members present and voting the Executive shall have power to realise any assets held by or on behalf of the Forum.

Any assets remaining after the satisfaction of any proper debts and liabilities shall be given or transferred to the Full Member Parish Councils to use for a lawful purpose to benefit their communities.

This constitution was adopted at the Annual General Meeting of the Mid-Cherwell Neighbourhood Plan Forum held on 9th March 2016 in accordance with Clause 6 of the original constitution adopted at a General Meeting on 13th January 2016.

Signed...

Chair of the Meeting: Peter Maggs

Signed...

Martin Lipson

Revision v.7 12/5/2016

C VILLAGE SETTLEMENT AREAS

AC1.0 GENERAL CRITERIA FOR SETTLEMENT AREAS

AC1.1 Category A and B villages have defined settlement areas for use in applying Policies PD1 and PD2. They were defined using the following guidelines:

A 'settlement boundary' is the boundary between areas of built/urban development (the settlement) and non-urban or rural development – the open countryside. Settlement boundaries are often referred to as 'Limits of Development'.

Settlement areas seek to direct development to the most suitable and sustainable locations in accordance with the Settlement hierarchy, as defined in CDC's Local Plan policy Villages 1. Sites within settlement areas would generally benefit from an "in principle" support, subject to site specific matters. Development proposals which are located outside the defined settlement areas would not benefit from this "in-principle" support, rather the starting point would be one of development constraint.

AC1.2 The criteria used for defining the settlement boundaries were as follows:

- Where practical boundaries should follow clearly defined physical features, such as, walls, fences, hedges, roads and water courses;*
- The inclusion of both built and extant planning permissions for residential and employment uses for areas which are physically/ functionally related to the settlement;*
- The inclusion of proposed Site Allocations (if any).*

AC1.3 Areas usually excluded were:

- Curtilages of properties which have the capacity to extend the built form of the settlement. This includes large residential gardens;*
- Recreational or amenity space at the edge of settlements which primarily relate to the countryside. Registered village greens and ponds within the built-up are also generally excluded*
- Community facilities, such as religious buildings, cemeteries, schools and community halls*
- Isolated development which is physically or visually detached from the settlement (farm buildings, renewable energy installations).*

AC1.4 With the above in mind, the boundary of the areas has been drawn fairly tightly around the existing pattern of settlement in each case. Agricultural land is generally excluded, as are outlying houses and farms which are not contiguous with the built-form of the settlement. Also excluded are isolated houses in their own grounds. Farmhouses within the built-up area are included, but their agricultural and other non-residential outbuildings and associated land may not be.

AC1.5 In most cases residential gardens have been included along with the dwellings to which they relate. In a few cases, however, where the gardens are particularly large, the boundary has been drawn across the garden in a way that more generally reflects the extent of nearby gardens. This is intended in those cases to discourage residential development on garden land which could be characterised as "backland".

AC1.6 In such cases, where a large garden has been divided in this way, it is not intended to impact on small scale development associated with the dwelling to which the garden belongs – for example garden sheds, summer houses, garages, landscaping, etc. The intention of the division is purely to discourage the development of additional dwellings in these locations.

AC1.7 There are some cases where “gap sites” exist with road frontages, and these are included so that infill development can be supported where it is appropriate and sustainable.

AC1.8 Recreational and amenity spaces on the edge of settlements have been excluded: not to do so would be to encourage a perceived loss of countryside.

AC1.9 Where encroachments of residential gardens into agricultural or other open land have occurred, and there is clear evidence of the former pattern of development (for example the existence of old stone walls, or documentary evidence), the extended part of the garden may be excluded from the settlement area.

AC1.10 MCNP policies seek to encourage rural exception sites adjacent to Category A or B villages, where these are deemed suitable. The settlement areas defined here exclude such potential sites at this stage as they have not been identified with any certainty, and by definition would be “exceptions” and so do not need to be included.

D LOCAL GREEN SPACES

AD01: Nominations across the Neighbourhood Area

The following nominations have been made on the basis of the National Planning Policy Framework (para.77) criteria:

Good proximity to the community; not extensive; demonstrably special to the community, having one or more of – recreational value, beauty, tranquillity, historic significance, or richness of wildlife.

Careful consideration has also been given as to whether each nominated site has any other protected status. A number of potential sites that are scheduled monuments, village greens, or cemeteries have been excluded from the list below as their protection is regarded as being of a high level under the relevant legislation, and there would therefore be no benefit to be gained by also nominating them as Local Green Spaces (LGSs). On the other hand, a significant proportion of the sites that have been included are within Conservation Areas, but it is considered that this status does not offer the same high level of protection from development, and that there would be benefit from nomination as LGSs.

Maps of the designated local green spaces can be found in the Policy Plans (p.54 of the full Plan document).

PARISH	REF NO.	LOCATION	GOOD PROXIMITY	NOT EXTENSIVE	SPECIAL TO THE COMMUNITY	IN CONSERV AREA	ADDITIONAL INFORMATION	EVIDENCE OF SUPPORT FOR NOMINATIONS
Ardley with Fewcott	AF1	Ardley with Fewcott Playing Field	Yes	Yes	Recreational value		This area has many uses which are as follows: Football, Recreational Activities, Fetes, Beer Festivals, Tea Parties and Numerous Celebrations throughout the year.	Parish Council discussed and approved the nomination at its meeting on 14/11/16
	AF2	Old Quarry Field.	Yes	Yes	Recreational value Tranquillity Richness of wildlife		An area for exercise including Dog Walking, also an area of relaxation	
	AF3	The Knob Green.	Yes	Yes	Recreational value Historical significance		Gives an openness at two ends of the villages. The Knob gives that small village green effect to the start of Water Lane	
	AF4	Fewcott Green.	Yes	Yes	Recreational value	Yes	Fewcott Green partially offsets the urbanisation of the Village Hall Car Park now the trees at the entrance have been cut down. Gives an openness at two ends of the villages.	

PARISH	REF NO.	LOCATION	GOOD PROXIMITY	NOT EXTENSIVE	SPECIAL TO THE COMMUNITY	IN CONSERV AREA	ADDITIONAL INFORMATION	EVIDENCE OF SUPPORT FOR NOMINATIONS
Duns Tew	DT1	Duns Tew Play Area	Yes	Yes	Recreational value		<p>Essential recreational and sports amenity for the village</p> <p>Regularly used by various community groups for activities such as, football, tennis, village barbecue</p> <p>Accessible to the public, and well-used as a safe place for children</p> <p>Loss would seriously damage many community events and activities. There is no alternative green space close to the village.</p>	<p>Parish Council discussed and approved the nomination at its meeting on 20/11/2016.</p> <p>The owner has no objection to the nomination.</p>
Fritwell	FT1	Church View	Yes	Yes	<p>Recreational value</p> <p>Historical significance</p> <p>Richness of wildlife</p>	Yes	<p>A much-used amenity in the village for many, many decades possibly since Saxon times.</p> <p>Historically, there were two separate settlements and this area was a thoroughfare between the two settlements. Today it is criss-crossed with footpaths enabling residents to easily get from one side of the village to the other, to the shop, post office, school, village hall or church. The land concerned is used by a significant number of local people on a daily basis and the area forms a green heart to the village. The area is very safe for children as there are houses all around the periphery.</p> <p>The Ouse Fluv meanders its way through the area creating a haven for wildlife. Various views across this area are noted as being important in Cherwell DC's Fritwell Conservation Area appraisal.</p>	<p>At MCNP Engagement meetings there have been many positive comments regarding the open nature of this area and how much enjoyment it affords to residents from all parts of the village.</p> <p>Reviewed and approved for nomination at the PC meeting of 3/7/17.</p>
Kirtlington	KT1	Kirtlington Quarry and Washford Pits	yes	yes	<p>Recreational value</p> <p>Historical significance</p> <p>Richness of wildlife</p> <p>Tranquillity</p>		<p>The Quarry and Washford Pits form one united space, that goes right down to the canal. Whereas Kirtlington Quarry is protected as a geological SSSI with its fossils</p>	<p>Parish Council discussed and approved the nominations at its meeting on 16/2/17.</p>

PARISH	REF NO.	LOCATION	GOOD PROXIMITY	NOT EXTENSIVE	SPECIAL TO THE COMMUNITY	IN CONSERV AREA	ADDITIONAL INFORMATION	EVIDENCE OF SUPPORT FOR NOMINATIONS
							and bee orchids, the adjacent Washford Pits is only a Local Geological Site, with very weak protection as a green space. The whole space is of historic and scientific value and is popular for visiting, walking and picnicking by people who come from all around.	
	KT2	The Allotments	yes	yes	Recreational value Richness of wildlife		Community use very high. Currently 92% of the allotments are in use. Aspects of modern life, climate change and Brexit indicate a likely increase in costs of fresh food from shops and so an increase in use of allotments. This field of allotments is owned by Kirtlington Parish Council, which has a statutory duty to provide allotments.	
	KT3	Square green in the centre of Dashwood Mews	yes	yes	Recreational value	yes	It is a grass square with mature trees, just off South Green, central to those living in Dashwood Mews and visually important to all who walk through from Hatch Way, Hatch Close and Hatch End to the centre of the village via a public footpath.	
	KT4	The recreation field	yes	yes	Recreational value Historical significance Tranquillity Beauty	yes	<p>This site should be considered as a whole block, which is of great communal value, because as well as the Church, the churchyard, village hall and recreation field, there is the MUGA, the sports wall, the young children's play area, the Scout hut, and a grass and tree verge. Visually it is one site, and probably the most striking views in the village are from the recreation field westward to the church and eastward across Kirtlington's historic park, designed by Capability Brown.</p> <p>The area is at the centre of village life and is partly adjacent to the defined settlement area of the village. The recreation field is owned by a private owner but with a 99-year</p>	

PARISH	REF NO.	LOCATION	GOOD PROXIMITY	NOT EXTENSIVE	SPECIAL TO THE COMMUNITY	IN CONSERV AREA	ADDITIONAL INFORMATION	EVIDENCE OF SUPPORT FOR NOMINATIONS
							The Scout hut area is owned by the same landowner and rented to the Scouts, Beavers, etc.	
	KT5	Small green within Gossway Fields' housing	yes	yes	Recreational value		CDC own and are responsible for this space with a small play area around which are the Gossway Fields houses. It is designated by CDC as an Amenity Green Space.	
Lower Heyford	LH1	The meadow abutting Oxford Canal.	yes	yes	Recreational value Historical significance Tranquillity Beauty	yes	Provides the main walking loop within the village, popular with dogwalkers. Contains the Lower Heyford Bowls Club Scenically beautiful. Helps to give village identity by showing its setting in the sweeping view up to Steeple Aston. Provides a historical context to the area. As well as the presence of the canal/wharf and railway on one side visual links can also be made between the 18th Century Heyford House built as the rectory and the Manor House together with the converted farm buildings of Manor Farm. Grass allowed to grow in the summer and baled up at harvest time.	Parish Council discussed and approved the nominations at its meeting on 23/2/17.
	LH2	Paddock adjacent to Ivy Close in The Lane.	yes	yes	Recreational value Beauty	yes	This is a paddock of some size located well within the village with clear boundaries. It is again used for the periodic grazing of horses so that it remains in good heart. Affords much aesthetic pleasure both to those who live either side and the countless others in the village who drive or walk pass on a daily basis. It is one of the two areas of pasture land within the village.	

PARISH	REF NO.	LOCATION	GOOD PROXIMITY	NOT EXTENSIVE	SPECIAL TO THE COMMUNITY	IN CONSERV AREA	ADDITIONAL INFORMATION	EVIDENCE OF SUPPORT FOR NOMINATIONS
	LH3	Paines Field.	yes	yes	Recreational value Historical significance Beauty	yes	<p>Contains a public footpath which is accessed through a gate from Freehold Street and continues on the other side of this field over a stile and across Station Road. The position of this footpath means that walkers do not have to walk on Station Road (there is no pavement) to access the fields on the south side of Station Road and which lead to the Oxford Canal and nearby village of Tackley.</p> <p>Provides an outlook which is rural and open to the many houses along Freehold Street and Cherwell Bank and would be considered special for this reason. Also used for grazing sheep.</p> <p>This field, at its northern end, incorporates an orchard. It retains for the village its roots with the past and its connection with rural industry, especially as College Farmhouse itself was until not that long ago the home of a prosperous farmer in the village.</p>	
	LH4	The Allotments	yes	yes	Recreational value Richness of wildlife	yes	<p>These allotments are used by many of the villagers and their loss would be a significant detriment, economic perhaps as well as recreational.</p>	
	LH5	Paddock on South Street, Caulcott	yes	yes	Recreational value Beauty		<p>The nearby settlement of Caulcott lies within Lower Heyford Parish. The paddock is a small green space abutting Gallos Brook which runs parallel with and immediately adjacent to South Street directly to its east. The paddock blends in well with the village vista</p>	
	LH6	Dairy Ground, Caulcott	yes	yes	Recreational value Historical significance Richness of wildlife Tranquillity		<p>This field contains a public footpath which, at its furthest corner, bears left towards Aves Ditch which is pre-Anglo Saxon and may have been dug as a boundary ditch. It still forms the eastern end of the parish.</p>	

PARISH	REF NO.	LOCATION	GOOD PROXIMITY	NOT EXTENSIVE	SPECIAL TO THE COMMUNITY	IN CONSERV AREA	ADDITIONAL INFORMATION	EVIDENCE OF SUPPORT FOR NOMINATIONS
							<p>probably has considerable archaeology from Roman times.</p> <p>Previously, development in Caulcott has followed a linear pattern along South Street and Greenway so more sympathetic in a historical context to have development along these routes.</p>	
Middle Aston	MA1	Middle Aston House front lawn	yes	yes	Historical significance Beauty		<p>Middle Aston Parish Meeting regards the lawn to the East of Middle Aston House as a key feature of the character of the village. It provides the only publicly accessible view of the house, which is itself a local landmark with historical significance (but is not listed). It is fronted by a ha-ha, which is a listed Local Heritage Asset. Its size and collection of imposing cedars and other trees create an impressive introduction to the village when entering from the South. Features of the lawn have been registered as Local Heritage Assets.</p>	<p>The nomination was approved by the MA parish meeting of 7/1/17. This was supported by the 30+ residents who were present.</p> <p>The site owner has objected.</p>
Middleton Stoney	MS1	Children's Playground	yes	yes	Recreational value		<p>Play area amenity for the village, mainly for younger children. Accessible to the public, and well-used as a safe place for children. There is no alternative green space in the village for a play area.</p>	<p>Parish Council discussed and approved the nomination at its meeting on 6/3/17.</p>
Somerton	SN1	Former Manor site and Village play area	yes	yes	Recreational value Historical significance		<p>This includes the play area to the north, the footpath alongside the former manor site to the east, the undisturbed medieval strip field remains to the south and the remains of the former manor arch to the west.</p> <p>An essential recreational and play area amenity for the village. Accessible to the public, and well-used as a safe place for children. There is no alternative green space in the village for a play area.</p>	<p>Parish Council discussed and approved the nomination at its meeting on 27/3/17.</p>

PARISH	REF NO.	LOCATION	GOOD PROXIMITY	NOT EXTENSIVE	SPECIAL TO THE COMMUNITY	IN CONSERV AREA	ADDITIONAL INFORMATION	EVIDENCE OF SUPPORT FOR NOMINATIONS
Steeple Aston	SA1	Robinson's Close, Fir Lane	yes	yes	Recreational value		Essential recreational and sports amenity for the village. Regularly used by various community groups for activities such as Fetes, Shows, football. Accessible to the public, and well-used as a safe place for children Located opposite the school and with adjacent parking space. Loss would seriously damage many community events and activities. There is no alternative green space near the village.	Parish Council discussed and approved the nomination at its meeting on 16/1/2017.
	SA2	Allotments, Fir Lane	yes	yes	Recreational value Historical significance Richness of wildlife		Important amenity for villagers. Continuous use by numerous allotment holders over many years – historic use. Accessible to the public and located opposite Church and school. Plans to widen use with a community shed.	
	SA3	Field adjacent to Paines Hill	yes	yes	Historical significance Beauty	yes	A key element of the “green heart” of the village. Experienced by those walking alongside it (and driving past it) as countryside within the village. Used for sheep grazing and chickens – educational for the many children walking to/from school past the field daily. Saved from development in 1980s by the generosity of the owner, a resident who lives opposite the field.	
	SA4	Former sandworks adjacent to Fenway	yes	yes	Historical significance Richness of wildlife Tranquillity		Wildlife site undisturbed for 40 years, following land restoration after sand works ceased operation around 1960. Approx. 6 ha. of open grassland with scrub incl. Gorse, Broom and Bramble with some small Walnut and Hazel trees. Many characteristics in common with rare lowland “dune grassland”. Bats are common here, together with owls, raptors, woodpeckers, and many other bird species. Apart from various vertebrates that inhabit the site,	Parish Council discussed and approved the nomination at its meeting on 20/2/17.

PARISH	REF NO.	LOCATION	GOOD PROXIMITY	NOT EXTENSIVE	SPECIAL TO THE COMMUNITY	IN CONSERV AREA	ADDITIONAL INFORMATION	EVIDENCE OF SUPPORT FOR NOMINATIONS
							<p>and it is believed to be the last site in North Oxfordshire for Adders.</p> <p>Adjacent to a popular footpath through the Beeches, and capable of being linked to it. Historically the footpath and the site were associated with Grange Park before it was developed as the adjacent housing estate.</p> <p>A possible candidate for SSSI status.</p>	
Upper Heyford	UH1	The Common	yes	Yes	Recreational value Historical significance Beauty	yes	Open green space for recreational walks adjacent to the canal. Over years used for many recreational activities. Only access to communal canal side land for the community.	Parish Council discussed and approved the nomination at its meeting on 9/3/2017.
	UH 2	High Street Allotments	yes	yes	Recreational value Historical significance Richness of wildlife	yes	Small allotments opposite houses who use them to produce fruit and veg. In use since 1850's to provide growing space for cottages without adequate gardens	
	UH3	Upper Heyford Recreation Ground	yes	Yes	Recreational value Historical significance	yes	In continuous use since 1843. Many uses: Football, Recreational Activities for all community, Fetes, Shows, Festivals, Tea Parties and various celebrations throughout the year.	
	UH4	Poors Allotments Somerton Road	yes	Yes	Recreational value Historical significance Richness of wildlife	yes	In use as allotments since 1843. In process of registration. Very close proximity to community used by many residents to grow a variety of produce.	
	UH5	Heyford Park Western end	yes	yes	Recreational value	yes	This space houses the only public path linking Aves Ditch East and Portway West and Caulcott South	

E AECOM HOUSING NEEDS SURVEY REPORT

Please see separate document

[Click here to open it](#)

F TRAFFIC IN VILLAGES

The following table provides a summary for each village outlining their requests for traffic mitigation; a map follows, that indicates these areas of concern.

	MIDDLETON STONEY	FRICTWELL	SOMERTON	ARDLEY WITH FEWCOTT	KIRTLINGTON	HEYFORD PARK
CAP T01 Traffic volume	East to West Concern due to North West Bicester commercial development using Middleton Stony as cut through to M40/A43 therefore improved HGV routing agreements North/South concern due to rat run from M40/A34 junction issues	Due to bottlenecks on M40/Ardley Fritwell is used as a rat run for B430 and B4100 to Banbury 20 MPH restriction Chicanes	Increased Traffic volume, commercial and residential through the village; Heyford road, Ardley road, and to a lesser extent North Aston Road and Fritwell Road related to the increase in activity at Heyford Park. Also rat run from A4260 to M40 and Bicester Stations 30 mph through village, 30% of traffic in excess of speed limit. (2017) 17% of vehicles are type OGV1/bus Ardley Road, Somerton is unclassified 75% of vehicles excess of 40 which is considered a safe speed for the size and aspects of the road.	HP development increased commercial and residential traffic and impact from M40/A34 issues influencing drivers to short cut across villages	Heavy traffic from 4 directions passes through centre Kirtlington - A4095 from Witney and all southwest; NB no A40 from the west link to A34 - A4095 from Bicester, Northampton and northeast - Via Portway from Heyford Park, Banbury and north - Via Bletchington from Oxford and generally south. Also, traffic from M40 or Northampton rat runs via B430, left through Kirtlington to join A34 south Great concern that HGV and commuter traffic continues to increase.	Accepted as part of development Local Jobs for local people will mitigate traffic volume HGV routing agreements away from villages
CAP T02	Sensible changes to lights to manage traffic	n/a	? mini round about at Ardley road/Water	Camp Road and B430 improvements to aid	Improve A34/M40 junction 9 to mitigate	Welcomes Chilgrove Drive changes to

	MIDDLETON STONEY	FRITWELL	SOMERTON	ARDLEY WITH FEWCOTT	KIRTLINGTON	HEYFORD PARK
Junction risk improvements	volume from all directions Camp Road and B430 improvements to aid traffic flow away from Middleton Stoney		Street/Heyford Rd and another at top of Church Street, would create some speed reduction.	traffic flow away from Middleton Stoney Ardley cross roads with Bucknell road/Fritwell Road and B430	traffic using B430, A4095 and Bletchington Rd as cut through to A34 south. Create some main link between A40 west and A34 (to M40)	support HGVs off of Camp Road
CAP T03 Speed control	No speed humps or traffic control wanted in the village	White gates on entry to village(?) Speed humps or chicanes on village entry for all directions(?)	Currently have Chicanes at Heyford entrance and Ardley entrance to village. White gates from Fritwell and natural restrictions from North Aston in form of hump back bridges. Intermittent use of temp speed signs. Radar gun speed watch (TVP); Residents currently in training. Need to buy or borrow equipment.	40 MPH to 30 MPH count down through village	No easements wanted Increase traffic calming No additional street lighting	20 MPH for Camp Road due to School and village centre
CAP T04 Preservation	Air quality monitoring to be put in place due to increased volumes expected	n/a	Need to protect the rural aspect of the area while slowing traffic down.			n/a
CAP T05 Additional measures		Additional off street parking Public transport to Bicester	White lines at edges of unclassified road to Ardley to emphasise narrowness. Change Priority of chicane from Ardley to slow down in-coming traffic		Air quality survey would be good	Improved bus service as community grows Improved connections to train stations

	MIDDLETON STONEY	FRITWELL	SOMERTON	ARDLEY WITH FEWCOTT	KIRTLINGTON	HEYFORD PARK
			<p>(currently wrong way round)</p> <p>Keep white road markings in village to a minimum.</p> <p>LED speed signs would help</p> <p>2 mini roundabouts as mentioned above</p>			
	UPPER HEYFORD	LOWER HEYFORD	MIDDLE ASTON	NORTH ASTON	DUNS TEW	
<p>CAP T01</p> <p>Traffic volume</p>	Rat run concerns from increased traffic volume	<p>Increased due to development at Heyford Park and Bicester; the roads from Heyford Park and Bicester converge on Lower Heyford and provide access to the West and to the A4260 for Oxford and Banbury.</p> <p>Increased presence of HGV traffic and commercial vehicles, especially construction lorries in Lower Heyford.</p>	n/a	Concern of traffic volume increasing in village. Counters in place	n/a	

	UPPER HEYFORD	LOWER HEYFORD	MIDDLE ASTON	NORTH ASTON	DUNS TEW	
		Seeking the introduction of an environmental weight limit over Rousham Bridge. (This has been damaged several times).				
CAP T02 Junction risk improvements	Objection to any changes or additional feeder roads		n/a	Junction of Somerton /Duns Tew roads and A4260 due to risk of A4260 traffic speed Roundabout, traffic lights or speed control chicanes (?)	Junction of Somerton /Duns Tew roads and A4260 due to risk of A4260 traffic speed. Roundabout, traffic lights or speed control chicanes (?)	
CAP T03 Speed control	White gates on entry to village (?) Improved LED speed limit signs Speed humps or chicanes either end of village and by playground (?)	Currently have white gates to mark the 3 entrance points to Lower Heyford. Also have the use of a speed indicating device (SID) on Station Road. A 2017 traffic survey in Lower Heyford showed that 60.9% of vehicles were over the 30MPH speed limit. Plan to employ traffic mitigation consultant to explore which measures would be most appropriate. A 30MPH speed limit along the B4030 at Caulcott. Road markings to prevent dangerous overtaking along the B4030 at Caulcott.	No current limits between Steeple, Middle and North, recommend 30mph	Between Somerton Bridge and A4260. No current speed limit except through village. Recommend 30 MPH. 20MPH in village	Vehicle activated speed awareness signs 20MPH in village	

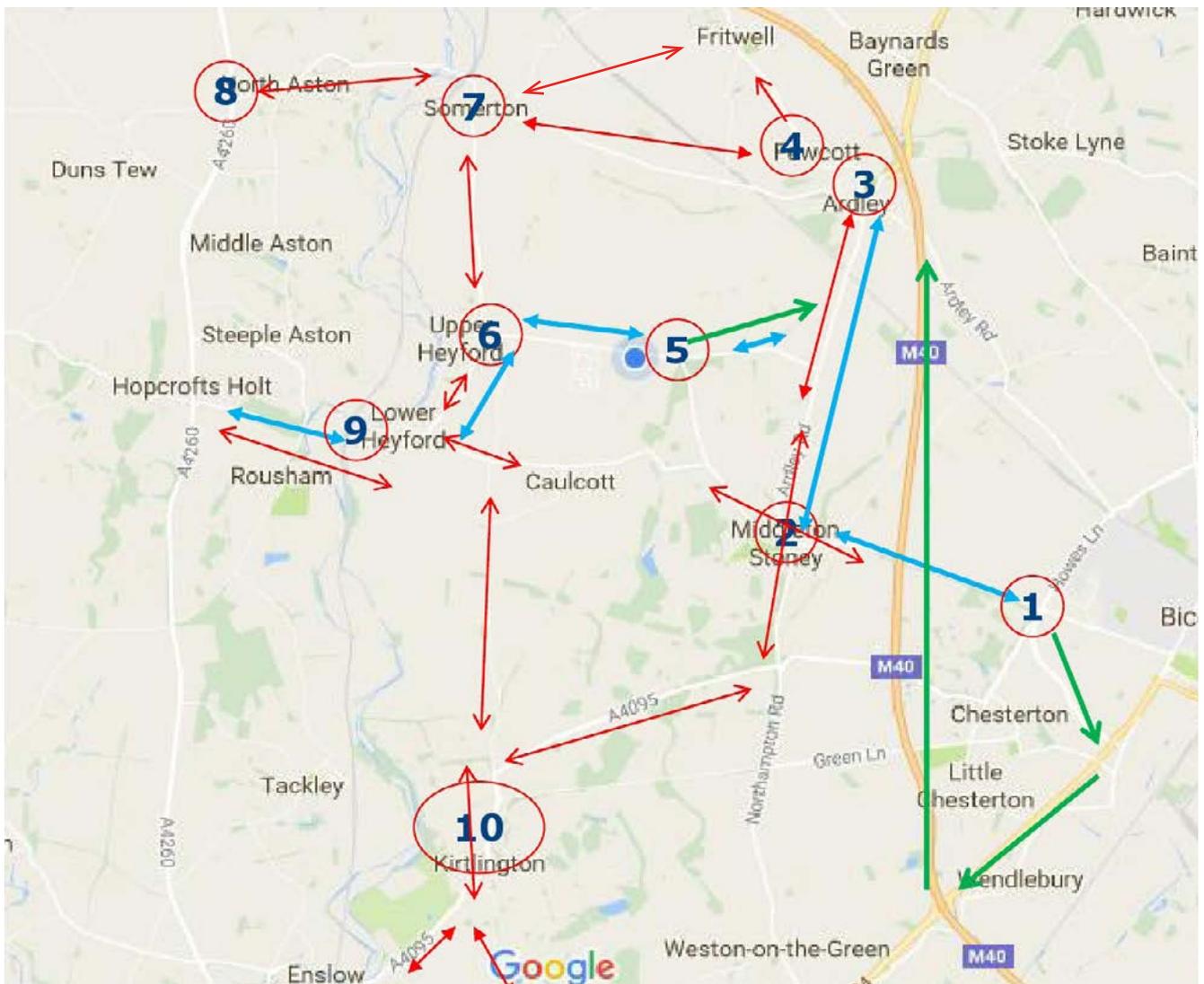
	UPPER HEYFORD	LOWER HEYFORD	MIDDLE ASTON	NORTH ASTON	DUNS TEW	
CAP T04 Preservation	Deliberate non improvements to the roads e.g. non widening, hard verges white lines etc	Need to protect Rousham Bridge; Need to protect the rural aspect of the area	n/a	n/a	n/a	
CAP T05 Additional measures	Additional signage to mitigate or slow: Residents Only 20 mph on village roads One way assessment for mill lane and high street Speed humps Mill Lane (?)		Carriageway passing places introduced on narrow lanes	n/a	n/a	

Evidence base:

1. Baseline OCC traffic data obtained and assessed – clear volumes rising though no segregation of HGV vs car in data available
2. Awaiting engagement from consultants to assess versus baseline OCC traffic data
3. Assessment to focus on volumes and split of HGV and cars at key junctions in the MCNP as outlined in Parish issue hot spots
4. Plan is for parish councils to install their own traffic counters on key road networks as per their current issue hot spots
5. Crash data – assessed for last 3 years: there are currently no significant blackspots across the MCNP, just perception risk will increase with volume
6. Travel to work survey from largest growing population at Heyford Park, indicates trends vs census data 2011
7. North West Bicester – HGV requirements. Not available, on application by application basis – MCNP to monitor and comment on applications and impact on MCNP area
8. Current HGV routing agreements – development and commercial specific.

Traffic increases

- | | |
|------------------------------------|------------------------------|
| 1. Bicester | 6. Upper Heyford |
| 2. Middleton
Stoney | 7. Somerton |
| 3. Ardley &
Fewcott | 8. North Aston &
Duns Tew |
| 4. Fritwell | 9. Lower Heyford |
| 5. Heyford Park
(strategic dev) | 10. Kirtlington |



Key:

- | | | | |
|--------------------|----------------------------|------------------------|----------------|
| HGV route concerns | Desired routing agreements | Traffic route concerns | Focus Hotspots |
| | | | |

G LISTED BUILDINGS and STRUCTURES

A separate spreadsheet records all listed buildings and structures in the MCNP area by parish.
[Click here to open it.](#)

H NON-DESIGNATED HERITAGE ASSETS

A separate spreadsheet lists all non-designated heritage assets (previously called the Local List).

NOT CURRENTLY AVAILABLE.

J COMMUNITY INFRASTRUCTURE LIST

With reference to Policy PC1, the following facilities are those which will be prioritised by MCNP when consulted under S.106 or CIL negotiations. They are not site specific, and are not listed in any particular order; they represent expressed views of the local community in many of the parishes comprising the neighbourhood area. The list can also be read in conjunction with the Community Action Plan (Section 5 in the full Plan document), and may be updated from time to time.

Health Centre

Improving and, where appropriate, adding to existing communal buildings in the villages

Playgrounds, skate park, trim trail – outdoor activity area for all ages

Opportunities to enhance/develop/promote circular walks (woodland gym, Health walk)

Swimming pool

Cemetery

Allotments

Community orchards

Community woodland – woodland corridors

Provision of land for nature reserves

Preserving and enhancing biodiversity within the neighbourhood

Buffer zones of planting where development may impinge visually or aurally on existing settlements

Transport to Heyford Park from all villages within the Neighbourhood Plan

Bus links to facilities in Bicester, Banbury and Oxford, improvement of existing services and provision of real-time information

Improved provision of footpaths and cycle tracks - linking villages and access to countryside

Increasing pedestrian safety on roads through the introduction of various measures

Information boards at points of interest

Art Trail

K HERITAGE AND CHARACTER ASSESSMENT

Please see separate document

[Click here for **Part 1**](#) and

[Click here for **Part 2**](#)

L EVIDENCE BASE

The analysis, objectives and proposals in this Neighbourhood Development Plan have drawn on an extensive range of data sources, including:

- Statistics obtained from the Office of National Statistics, including 2011 Census data.
- CDC Local Plan Parts 1 and 2, and partial review of Part 1
- The National Planning Policy Framework (NPPF) and government guidance notes in addition, information and advice has been sought from a wide variety of external organisations and professional bodies.
- Local data collection and analysis, of which the following documents prepared by the MCNP Forum can be viewed by clicking on the links:

Environment

1. Archaeology in the neighbourhood

Social infrastructure

2. Social infrastructure survey
3. Inclusivity: listing of all groups and local organisations in the neighbourhood
4. Companies and businesses in the area
5. Schools - notes of meeting of working group

Transport and traffic

6. Traffic flow data 2009 – 2014
7. Village traffic mitigation - consultants' report

Public engagement

8. Draft Consultation Statement, including analysis of comments received: February and June 2016, and January 2017 engagement (note: this document is work in progress).

