

**WEST OXFORDSHIRE DISTRICT COUNCIL**  
**ECONOMIC AND SOCIAL OVERVIEW & SCRUTINY COMMITTEE**  
**THURSDAY 5 JANUARY 2017**  
**CALL IN OF CABINET DECISION – RESPONSE TO CHERWELL LOCAL PLAN**  
**PARTIAL REVIEW**  
**REPORT OF THE HEAD OF DEMOCRATIC SERVICES**

**(Contact: Keith Butler, Tel: (01993) 861521)**

(The decisions on this matter will be resolutions or recommendations to Cabinet).

**1. PURPOSE**

To consider the call-in request relating to a Cabinet decision of 14 December 2016 (Minute no. 96) in respect of the consultation response to the partial review of the Cherwell Local Plan.

**2. RECOMMENDATIONS**

- (a) That the Committee decides whether or not to support the call-in request; and
- (b) That, if the request is supported, the Committee determines whether it wishes to submit any additional comments to Cabinet.

**3. BACKGROUND**

- 3.1. At its meeting held on 14 December 2016 the Cabinet considered a report regarding the above consultation.
- 3.2. A copy of the report submitted to Cabinet is attached at [Appendix A](#), and the relevant extract from the minutes of the meeting is attached at [Appendix B](#).
- 3.3. The Cabinet's decision has been the subject of a call-in request from Councillors J C Cooper, Dr E M E Poskitt, Ms E P R Leffman and A M Graham, those members having stated:

*“Because of the inadequate answers given to [Cllr Cooper's] questions on page 4 of the Cabinet minutes we the undersigned request further explanation of the policy stance set out by this and other Councils”.*
- 3.4. In accordance with the Overview and Scrutiny procedure rules the call-in has been referred by the Head of Paid Service to this Committee for consideration.
- 3.5. Because the deadline for consultation responses is 9 January, and any further Cabinet consideration will post-date that, the Cabinet's response has been forwarded to Cherwell District Council on the basis that it is provisional and subject to confirmation/change.

**4. ALTERNATIVES/OPTIONS**

It is for the Committee to decide whether it supports the call-in request. If it does not then the Cabinet decision will be confirmed.

**5. FINANCIAL IMPLICATIONS**

This report has no financial implications.

**6. RISKS**

None

## **7. REASONS**

To enable the Committee to consider the call-in request.

Keith Butler  
Head of Democratic Services

(Author: Keith Butler, Tel: (01993) 861521; Email: [keith.butler@westoxon.gov.uk](mailto:keith.butler@westoxon.gov.uk))

Date: 22 December 2016

Background Papers:  
None

**WEST OXFORDSHIRE DISTRICT COUNCIL**  
**CABINET: WEDNESDAY 14 DECEMBER 2016**  
**RESPONSE TO CHERWELL LOCAL PLAN PARTIAL REVIEW**  
**REPORT OF THE HEAD OF PLANNING AND STRATEGIC HOUSING**

**(Contact: Giles Hughes, Tel: (01993) 861000)**

(The Cabinet decision on this matter will be a resolution)

**1. PURPOSE**

To consider the Council's response to Cherwell District Council's options consultation on their partial review of the Cherwell Local Plan addressing Oxford's unmet housing need.

**2. RECOMMENDATIONS**

- (a) That the Cabinet welcomes the positive steps being taken by Cherwell District Council to amend their Local Plan in order to address the issue of Oxford City's unmet housing need.
- (b) That the Cabinet approves the attached representation as the Council's response to Cherwell District Council's consultation, subject to any amendments that Members wish to make.

**3. BACKGROUND**

- 3.1. On 14th November 2016 Cherwell District Council published an options paper for their partial review of the Cherwell Local Plan (Part 1) dealing with the issue of Oxford City's unmet housing need. The consultation closes on the 9<sup>th</sup> January 2016.
- 3.2. In 2014 the Oxfordshire Strategic Housing Market Assessment (SHMA) identified an objectively assessed range of housing need for Oxford of between 24-32,000 homes for the period 2011-2031. It is clear that Oxford is not able to meet all of its housing need within its own boundaries.
- 3.3. The Localism Act 2011 places a Duty to Co-operate on Local Planning Authorities (LPA). This requires them to engage constructively, actively and on an on-going basis in the preparation of development plan documents where this involves strategic matters. Assisting Oxford with its unmet housing need is a key element of the Duty to Co-operate in Oxfordshire.
- 3.4. The Cherwell Local Plan was adopted on the 20<sup>th</sup> July 2015 and contains a commitment for a partial review of the Local Plan, to be completed within two years of adoption, if joint working demonstrates that Cherwell District needs to play a role in helping meet Oxford City's unmet housing need.
- 3.5. The Oxfordshire Growth Board process to apportion the unmet housing need from Oxford City concluded in September 2016. This followed an extensive technical work programme involving officers from the four District Councils, Oxford City Council, and Oxfordshire County Council. This work programme evaluated a range of strategic options available to help meet Oxford City's unmet need. The following apportionment was agreed by the Growth Board on 26 September 2016.

	Proportion of unmet need apportioned
<b>Cherwell DC</b>	<b>4400</b>
<b>Oxford City Council</b>	<b>550</b>
<b>South Oxfordshire DC</b>	<b>4950</b>
<b>Vale of White Horse DC</b>	<b>2200</b>
<b>West Oxfordshire DC</b>	<b>2750</b>

- 3.6. The figure of 4,400 dwellings identified for Cherwell was based upon a positive technical evaluation of strategic options on land north of Oxford, an area at Begbroke, and on land south-east of Kidlington.

### Options Paper

- 3.7. The options paper sets out the following draft vision for meeting Oxford's unmet housing needs in Cherwell:

*“To provide new balanced communities that are well connected to Oxford, are of exemplar design and are supported by necessary infrastructure; that provide for a range of household types and incomes reflecting Oxford's diverse needs; that support the city's world-class economy and universities, that support its local employment base; and ensure that people have convenient, affordable and sustainable travel opportunities to the city's places of work, study and recreation and to its services and facilities.”*

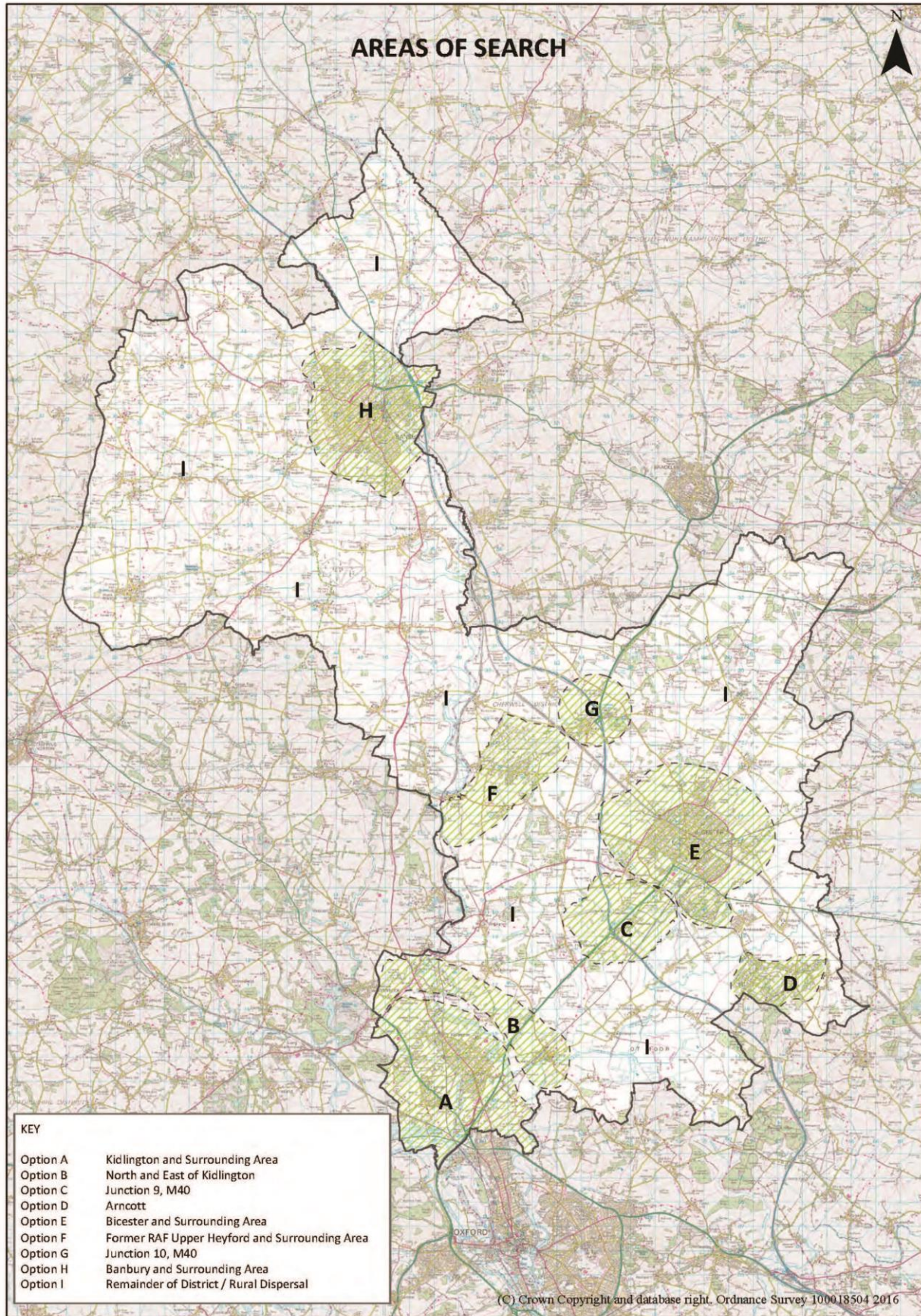
- 3.8. In order to support the vision and set a context for the options a set of draft strategic objectives have been identified. These take forward the key themes from the vision and emphasise the Oxford related nature of this housing growth.

- 3.9. The following nine 'areas of search' have been identified across the whole of Cherwell District in order to test the most sustainable broad locations for growth related to Oxford:

- Option A – Kidlington and Surrounding Area
- Option B – North and East of Kidlington
- Option C – Junction 9, M40
- Option D – Arncott
- Option E – Bicester and Surrounding Area
- Option F – Former RAF Upper Heyford and Surrounding Area
- Option G – Junction 10, M40
- Option H – Banbury and Surrounding Area
- Option I – Remainder of District/ Rural Dispersal



Figure 1: Cherwell Areas of Search





- 3.10. Cherwell District Council's initial assessment of the areas of search has been based upon an interim transport assessment and an initial sustainability appraisal. This work suggests that the areas covered by Options A and B are the most sustainable broad locations for identifying sites. It is stated that this is principally due to transport connectivity and the proximity of Options A and B to Oxford.
- 3.11. The areas covered by Options A and B adjoin the boundary with West Oxfordshire and there could be potential implications for West Oxfordshire from some of the potential sites within them. A relatively low site threshold of two hectares has been adopted for consideration towards helping meet Oxford's unmet housing needs, and 38 different site options have been identified within the areas covered by Options A and B. The vast majority of these site options were put forward by landowners or developers in response to an earlier issues consultation. The following four sites immediately adjoin, or are very close to the boundary with West Oxfordshire:

Site Ref.	Site	Settlement	Site Area Ha.	Promoter	Promoted Use
22	Land North-West of London Oxford Airport, nr. Woodstock	Woodstock	48.72	Blenheim Estates	Residential, employment and retail
25	Land East of Marlborough School, Woodstock	Woodstock	6.00	Blenheim Estates	Residential
51	Land West of A44/Rutten Lane, North of Cassington Road, surrounding Begbroke Wood	Yarnton	188.84	Gerald Eve LLP	Residential
118	London Oxford-Airport	Kidlington	204.93	GVA	Mixed use

- 3.12. The location of these four sites, and the others considered, are shown on the map included in [Appendix I](#), on page 7.
- 3.13. Cherwell District Council has undertaken an initial transport assessment and an initial sustainability assessment of the 38 sites within Options A and B. The four sites close to West Oxfordshire score relatively poorly in the initial transport assessment. The initial sustainability appraisal identifies that each of these four sites have more significant negative effects than significant positive effects. At present Cherwell District Council have not identified any preferred site options.
- 3.14. The consultation asks whether 2021 is a justifiable and appropriate start date for sites to begin contributing towards Oxford's housing needs given the time needed to complete Local Plan processes, and for developers to obtain planning permission and to plan implementation. A start date of 2021 is assumed in the Growth Board apportionment.

## Next Steps

3.15. The current timetable for Cherwell’s Local Plan review is set out below:

Stage	Dates
Consultation on Issues Paper	January - March 2016
Consultation on Options Paper	November 2016 – January 2017
Consultation on Proposed Submission Document	May – June 2017
Submission	July 2017
Examination (estimated)	July 2017 – March 2018
Adoption (estimated)	April 2018

## 4. ALTERNATIVES/OPTIONS

- 4.1. Cabinet can choose whether it wishes to respond to Cherwell District Council’s consultation.
- 4.2. The unmet housing need of Oxford City is a major strategic planning issue for Oxfordshire. It is important that all Oxfordshire local planning authorities to take forward the apportionment for their areas. Given the proximity of some of the potential areas and sites to West Oxfordshire there may be implications for West Oxfordshire from them.

## 5. SUGGESTED RESPONSE

- 5.1. Included in [Appendix 2](#) (beginning on page 8) is a draft response to Cherwell’s consultation.
- 5.2. The draft consultation response makes the following key points:
  - Support for Cherwell District Council’s positive steps in taking forward a Local Plan review to help address Oxford City’s unmet housing need.
  - It is important to consider the relationship of sites with Oxford and consider how well they contribute to helping meet Oxford’s needs.
  - Transport and infrastructure are key issues and growth in Cherwell needs to be looked at cumulatively with growth in West Oxfordshire.
  - Comments on the four sites that neighbour West Oxfordshire.
  - The need to consider effects on West Oxfordshire, including effects on the Blenheim Palace World Heritage site given its heritage significance.

## 6. FINANCIAL IMPLICATIONS

There are no direct financial implications from responding to this consultation.

## 7. RISKS

There is a reputational risk to the Council if it does not respond constructively to the consultation. Otherwise there are no other direct risks in responding to the consultation.

## 8. REASONS

Providing comments on Cherwell District Council’s Local Plan options paper can support the Council’s ability to protect and enhance the environment of West Oxfordshire and maintain the district as a clean, beautiful place with low levels of crime and nuisance. It will also support the

Council's ability to work in partnership to sustain economically prosperous towns and villages with full employment.

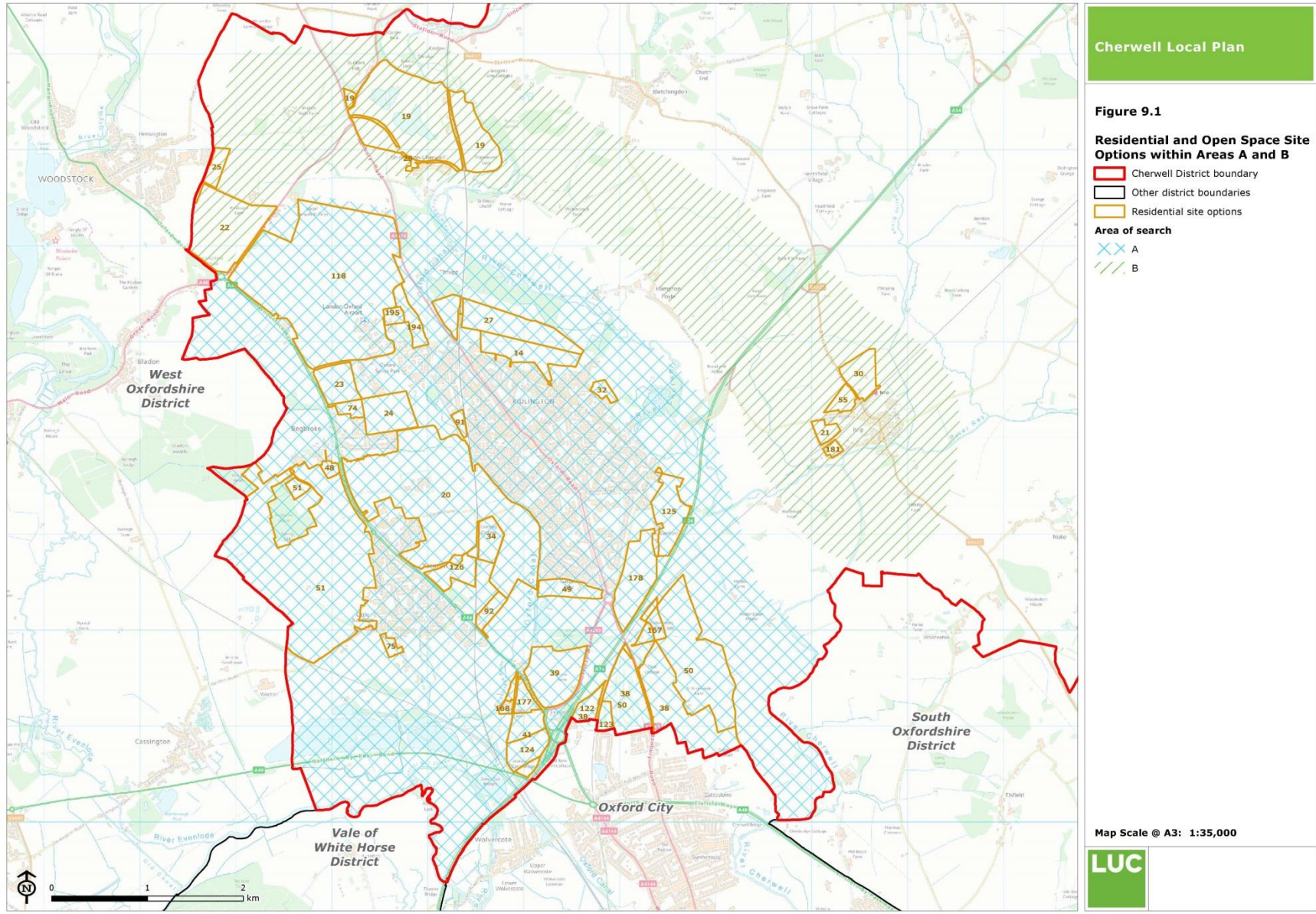
Giles Hughes  
Head of Planning & Strategic Housing

(Author: Giles Hughes, Tel: (01993) 861000; email: giles.hughes@westoxon.gov.uk)  
Date: 28<sup>th</sup> November 2016

Background Papers:

1. Partial Review of the Cherwell Local Plan (Part 1): Oxford's Unmet Housing Need - Options Paper, Cherwell District Council, November 2016  
<http://www.cherwell.gov.uk/planningpolicyconsultation>
2. Oxfordshire Strategic Housing Market Assessment, GL Hearn, April 2014  
<https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/communityandliving/ourworkwithcommunities/oxfordshirepartnership/spatialplanninginfrastructure/Final%20SHMA%20Report.pdf>
3. Memorandum of Co-operation between the local authorities in the Oxfordshire Housing Market Area, Oxfordshire Growth Board, September 2016  
<https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/communityandliving/partnerships/GrowthBoard/MemorandumofCooperartion.pdf>





**DRAFT RESPONSE TO THE CONSULTATION TO CHERWELL DC****I. The Cherwell Local Plan 2011 – 2031 (Part I) Partial Review – Oxford’s Unmet Housing Need**

<b>LOCAL PLAN PART I PARTIAL REVIEW – OPTIONS CONSULTATION PAPER</b>	
<b>Question 1 – Cherwell’s Contribution to Oxford’s Housing Needs</b>	Is 4,400 homes the appropriate housing requirement for Cherwell in seeking to meet Oxford's unmet housing need?
<p><b>Yes, this figure is set out in the apportionment agreed by the Oxfordshire Growth Board. The apportionment reflects the conclusions of the Growth Board strategic work programme and is consistent with the evidence base.</b></p> <p><b>West Oxfordshire District Council welcomes the positive steps being taken by Cherwell District Council to amend their Local Plan in order to address the issue of Oxford City’s unmet housing need.</b></p>	

<b>LOCAL PLAN PART I PARTIAL REVIEW – OPTIONS CONSULTATION PAPER</b>	
<b>Question 2 – Spatial Relationship to Oxford</b>	Do you agree that we need to specifically meet Oxford's needs in planning for the additional housing development?
<p><b>Yes, because this concerns Oxford’s unmet housing need it is important to consider the relationship of sites with Oxford and consider how well they contribute to helping meet Oxford’s needs. Transport is a key aspect as it is important that future residents will be able to access Oxford’s services and employment areas relatively easily.</b></p>	

<b>LOCAL PLAN PART I PARTIAL REVIEW – OPTIONS CONSULTATION PAPER</b>	
<b>Question 3 – Cherwell Issues</b>	Are there any new issues that we need to consider as we continue to assess development options?
<p><b>Need to consider the cumulative impact of options and growth in Cherwell together with that from planned growth in West Oxfordshire. Transport is a key issue. The two local planning authorities share the A44 corridor, and this together with the A40 feeds into the congested Wolvercote roundabout. Growth in Cherwell and West Oxfordshire may have implications for northern Oxford and for the A34. Education is another potential cross boundary issue given the lack of Primary School capacity in Woodstock.</b></p> <p><b>The two Councils should work together on their Infrastructure Delivery Plans.</b></p>	

<b>LOCAL PLAN PART I PARTIAL REVIEW – OPTIONS CONSULTATION PAPER</b>	
<b>Question 4 – Draft Vision for Meeting Oxford’s Unmet Housing Needs in Cherwell</b>	Do you support the draft vision? Are changes required?
Yes, support the draft vision.	

<b>LOCAL PLAN PART I PARTIAL REVIEW – OPTIONS CONSULTATION PAPER</b>	
<b>Question 5 – Draft Strategic Objective SO16</b>	Do you support draft Strategic Objective SO16? Are changes required?
Yes, support effective delivery arrangements for Cherwell’s contribution towards Oxford’s unmet housing needs.	

<b>LOCAL PLAN PART I PARTIAL REVIEW – OPTIONS CONSULTATION PAPER</b>	
<b>Question 6 – Draft Strategic Objective SO17</b>	Do you support draft Strategic Objective SO17? Are changes required?
Yes, support the link to projected economic growth. There will be a need to strengthen the local economy of Cherwell to support the increased population.	

<b>LOCAL PLAN PART I PARTIAL REVIEW – OPTIONS CONSULTATION PAPER</b>	
<b>Question 7 – Draft Strategic Objective SO18</b>	Do you support draft Strategic Objective SO18? Are changes required?
Yes, housing affordability is a key aspect.	

<b>LOCAL PLAN PART I PARTIAL REVIEW – OPTIONS CONSULTATION PAPER</b>	
<b>Question 8 – Draft Strategic Objective SO19</b>	Do you support draft Strategic Objective SO19? Are changes required?

Yes, support the link to the County Council's Local Transport Plan and the Oxford Transport Strategy.

**LOCAL PLAN PART I PARTIAL REVIEW – OPTIONS CONSULTATION PAPER**

**Question 9 – Identifying Areas of Search**

Do you have any comments on the Areas of Search we have defined?

No comment, as this is a matter for Cherwell to consider.

**LOCAL PLAN PART I PARTIAL REVIEW – OPTIONS CONSULTATION PAPER**

**Question 10 – Site Size Threshold**

Do you agree with our minimum site size threshold of two hectares for the purpose of site identification? Do you agree that we should not be seeking to allocate sites for less than 100 homes?

No comment, as this is a matter for Cherwell to consider. Local planning authorities in Oxfordshire can adopt different approaches in planning for their apportionment of Oxford City's unmet housing need. In West Oxfordshire the chosen sites are well above the Cherwell threshold for sites.

**LOCAL PLAN PART I PARTIAL REVIEW – OPTIONS CONSULTATION PAPER**

**Question 11 – Identified Potential Strategic Development Sites**

Do you have any comments on the sites we have identified? Please provide the site reference number when providing your views.

Four of the sites either adjoin the boundary of West Oxfordshire, or are very close to West Oxfordshire (site reference numbers 22, 25, 51, and 118).

Site 22 is on the site of a recently refused planning application on land south east of Woodstock. It would have significant landscape and heritage implications. Site 25 is on the edge of Woodstock and would form an extension to this town in West Oxfordshire. The cumulative implications in terms of landscape impact and infrastructure of both sites 22 and 25 need to be fully considered, as West Oxfordshire is already proposing three urban extensions for this town. Site 118 would appear to compromise London Oxford Airport. This is an important piece of strategic transport and economic development infrastructure for Oxfordshire. Site 51 is in the open countryside to the west of Yarnton and would have significant landscape implication.

<b>LOCAL PLAN PART I PARTIAL REVIEW – OPTIONS CONSULTATION PAPER</b>	
<b>Question 12 – Site Promotions</b>	Do any site promoters / developers / landowners wish to provide updated or supporting information about your sites?
No comment	

<b>LOCAL PLAN PART I PARTIAL REVIEW – OPTIONS CONSULTATION PAPER</b>	
<b>Question 13 – Other Potential Strategic Development Sites</b>	Are there any potential sites that we have not identified?
No comment	

<b>LOCAL PLAN PART I PARTIAL REVIEW – OPTIONS CONSULTATION PAPER</b>	
<b>Question 14 – Representations and Submissions</b>	Do you have any comments on the representations and submissions we have received so far. Do you disagree with any we have received? Please provide the representation number where applicable.
No comment	

<b>LOCAL PLAN PART I PARTIAL REVIEW – OPTIONS CONSULTATION PAPER</b>	
<b>Question 15 – Interim Transport Assessment – Key Findings for Areas of Search</b>	Do you have any comments on the Assessment and its findings?
Transport is an important aspect that will need to be given significant weight in the final decision as to which sites to promote.	

<b>LOCAL PLAN PART I PARTIAL REVIEW – OPTIONS CONSULTATION PAPER</b>	
<b>Question 16 – Areas of Search – Selection of Options</b>	Do you agree with all of the Areas of Search being considered reasonable?
No objection to the approach adopted which appears exhaustive. The Local Plans of local planning authorities in Oxfordshire are at different stages in their processes. It is for each Council to set out what the reasonable alternatives are.	



<b>LOCAL PLAN PART I PARTIAL REVIEW – OPTIONS CONSULTATION PAPER</b>	
<b>Question 17 – Initial Sustainability Appraisal - Key Findings for Areas of Search</b>	Do you have any comments on the Initial Sustainability Appraisal and its findings for Areas of Search?
<p>Support the inclusion of criteria that test the relative sustainability of the areas of search in terms of meeting Oxford’s needs and in terms of the impact on Cherwell. However, it is not clear that the impacts on West Oxfordshire have been considered even though areas adjoin or are very close to West Oxfordshire.</p>	

<b>LOCAL PLAN PART I PARTIAL REVIEW – OPTIONS CONSULTATION PAPER</b>	
<b>Question 18 – Strategic Development Sites – Initial Selection of Options for Testing</b>	Do you agree with the initial selection of site options for testing?
<p>No objection to the approach adopted. A relatively large number of sites have been selected for testing in detail, and a significant number of these have major weaknesses as evidenced by the initial appraisal and transport assessment.</p>	

<b>LOCAL PLAN PART I PARTIAL REVIEW – OPTIONS CONSULTATION PAPER</b>	
<b>Question 19 – Interim Transport Assessment – Key Findings for Strategic Development Sites</b>	Do you have any comments on the Assessment and its findings?
<p>Transport is an important aspect that will need to be given significant weight in the final decision as to which sites to promote.</p>	

<b>LOCAL PLAN PART I PARTIAL REVIEW – OPTIONS CONSULTATION PAPER</b>	
<b>Question 20 – Initial Sustainability Appraisal – Key Findings for Strategic Development Sites</b>	Do you have any comments on the SA's initial findings for sites?
<p>It is not clear that the impacts on West Oxfordshire have been considered even though some sites adjoin or a very close to West Oxfordshire. Do not agree with the mixed assessment given to site 22 against the sustainability appraisal</p>	

heritage objective. Although the fact that there is a scheduled ancient monument on site is referenced there is no acknowledgement that it is next to a World Heritage site within West Oxfordshire. The significance of these heritage assets is very high and this should be addressed in the appraisal and reflected in the subsequent scoring. There is no evidence in the appraisal to back up the conclusion that there may be instances where a site allocation on site 22 could enhance heritage assets. The impact of urbanisation on the currently rural setting of the Blenheim Palace World Heritage site and on the setting of the buried Roman Villa would be significant and negative. The assessment of site 22 on this aspect does not appear consistent with the assessment of site 92.

**LOCAL PLAN PART I PARTIAL REVIEW – OPTIONS CONSULTATION PAPER**

<b>Question 21 – Evidence Base</b>	Do you have any comments on our evidence base? Are there are other pieces of evidence that we need to consider?
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**No other comments.**

**LOCAL PLAN PART I PARTIAL REVIEW – OPTIONS CONSULTATION PAPER**

<b>Question 22 – Five Year Land Supply Start Date</b>	Is 2021 a justified and appropriate start date for being required to meet Oxford's housing needs and to deliver a five-year supply?
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**Yes, this is the common start date assumed in the Growth Board apportionment, and reflects the wording of the agreed memorandum of cooperation.**

**LOCAL PLAN PART I PARTIAL REVIEW – OPTIONS CONSULTATION PAPER**

<b>Question 23 – Maintaining a Five Year Land Supply</b>	Do you agree that phasing of land release within individual strategic development sites will promote developer competition and assist the maintenance of a five year housing supply to meet Oxford's unmet housing needs? What alternatives would you suggest?
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**No objection to Cherwell District Council considering the phasing of land release if this helps deliver houses to help meet Oxford's unmet need and maintain a 5 year housing land supply.**

**LOCAL PLAN PART I PARTIAL REVIEW – OPTIONS CONSULTATION PAPER**

<b>Question 24 – Monitoring Delivery</b>	Are there any proposals you would like us to consider to ensure that the final plan is delivered and sustainable development is achieved.
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No comment.

## 2. The Cherwell Local Plan Part I Partial Review – Initial Sustainability Appraisal Report

### Initial Sustainability Appraisal Report

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

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

**See answer to question 20 which is repeated below:**

**It is not clear that the impacts on West Oxfordshire have been considered even though some sites adjoin or are very close to West Oxfordshire. Do not agree with the mixed assessment given to site 22 against the sustainability appraisal heritage objective. Although the fact that there is a scheduled ancient monument on site is referenced there is no acknowledgement that it is next to a World Heritage site within West Oxfordshire. The significance of these heritage assets is very high and this should be addressed in the appraisal and reflected in the subsequent scoring. There is no evidence in the appraisal to back up the conclusion that there may be instances where a site allocation on site 22 could enhance heritage assets. The impact of urbanisation on the currently rural setting of the Blenheim Palace World Heritage site and on the setting of the buried Roman Villa would be significant and negative. The assessment of site 22 on this aspect does not appear consistent with the assessment of site 92.**

**EXTRACT FROM CABINET MINUTES: 14 DECEMBER 2016**

**96. RESPONSE TO CHERWELL LOCAL PLAN PARTIAL REVIEW**

The Cabinet received and considered the report of the Head of Planning and Strategic Housing which sought the Council's response to Cherwell District Council's options consultation on their partial review of the Cherwell Local Plan addressing Oxford's unmet housing need.

Mr Haine introduced the report and, having provided a brief summary of its content, proposed the recommendations.

In seconding the proposition, Mr Mills indicated that transport represented a key aspect of the plan, emphasising the importance of being able to access employment areas with ease. He suggested that, given its strategic importance, the Council's response should include reference to the work that needed to be done in conjunction with Cherwell District Council and the County Council to put the A40/A44 link in place as West Oxfordshire shared the A44 corridor with Cherwell. Mr Haine agreed to incorporate this within his proposition.

Mr Cooper expressed his concern over the impact of proposals to allocate sites for development close or adjoining the boundary of West Oxfordshire. This would have the effect of doubling the size of Woodstock. Mr Cooper suggested that Oxford City would object to proposals to accommodate unmet housing need in locations such as Banbury away from the City itself. He queried why an area of scarred land within the Green Belt at Shipton Quarry had not been put forward for housing as it was unused and located on a rail line.

Mr Cooper suggested that the City's unmet demand had been over estimated and could be met within the City. Land at Southfield Golf Club could be allocated for housing and the club relocated to land within the Green Belt and the Oxford Stadium also appeared to be suitable for residential development. He noted that South Oxfordshire had indicated that it was not prepared to help meet Oxford City's unmet housing need and queried why West Oxfordshire did not adopt the same stance. In response to this final point, Mr Haine advised that the Planning Inspectorate had made it clear that, if West Oxfordshire failed to co-operate with its adjoining Districts, it would not accept the emerging Local Plan. Mr Haine stressed the importance of putting a plan in place of face the continued prospect of planning by appeal.

Mr Mills noted that Banbury had the benefit of a rail link and a superior highway network. He also noted that the future of Shipton Quarry had been mentioned in the County Council's Waste and Minerals Plan.

Mr Dingwall echoed Mr Haine's desire to adopt a Local Plan, making reference to the significant pressure for development being faced in the vicinity of Long Hanborough and the surrounding area. Without a Local Plan in place, the Council could not resist such development, nor could it achieve the necessary infrastructure improvements through developer funding. In conclusion, he indicated that Oxford made a significant contribution to the national economy.

Dr Poskitt noted that the sites proposed in the vicinity of Woodstock included those rejected the previous year. She also expressed concern over the urban sprawl along the A44 which threatened to merge Oxford and Woodstock. Dr Poskitt indicated that the infrastructure of Woodstock was inadequate to meet additional development and suggested that the development of industrial sites would not address Oxford's unmet housing need but would generate a need for additional residential development to accommodate the workforce.

Mr Howard expressed his support for the creation of an A40/A44 link and noted that the recent decision by the Ministry of Defence to dispose of several key sites on Oxfordshire would free up significant additional areas of land for strategic development to address Oxford's unmet need

In respect of Mr Cooper's concerns over objection from Oxford City to proposed locations, Mr Postan indicated that the accommodation was not necessarily required for existing City residents as Oxford attracted individuals both nationally and internationally. In relation to Mr Dingwall's concerns over development at Long Hanborough, Mr Postan noted that the Council had already approved significant schemes at Brize Norton and elsewhere in the District. Mr Mills noted that the emerging Local Plan removed Long Hanborough's status as a local service centre.

The amended proposition was then put to the vote and was carried.

**DECISIONS:**

- (a) That the Cabinet welcomes the positive steps being taken by Cherwell District Council to amend their Local Plan in order to address the issue of Oxford City's unmet housing need.
- (b) That, subject to the inclusion of reference to the creation of an A40/A44 link, the proposed representations as set out in the report be approved as the Council's response to Cherwell District Council's consultation.

**REASONS:** The Cabinet considered the proposed response to accord with the Council's aim to maintain and enhance West Oxfordshire as one of the best places to live, work and visit in Great Britain.

**OPTIONS:** None appropriate.