



SECOND ANNUAL REPORT: IS OUR NEIGHBOURHOOD PLAN STILL WORKING?

Our first annual report, in November 2020, analysed the outcome of planning applications in the Cherwell District on which MCNP Forum had commented. We found that there was effective engagement with CDC officers, and that our policies were being applied with positive outcomes.

This second report shows that the situation is changing. We know that, post COVID, Development Management officers at CDC are under great pressure, with many that we previously knew having left, and agency staff filling their posts. The sense of continuity and engagement with our Neighbourhood Plan has largely evaporated. At the same time, there is great uncertainty over national planning policy and with regard to long-term planning in Oxfordshire.

In this unedifying context, we are embarking on the process of reviewing the Plan, which will occupy the Forum for at least the next six months.

In parallel with all this, our area has become the focus for several large-scale planning applications (highlighted in the chart below) – three of them for huge “logistics” developments, and there is further pressure for housing development both at Heyford Park and outside it. MCNPF has objected to all of these schemes, but at the time of writing none of them has been determined.

Over the period, 10 of out 12 parishes had at least one planning application in its area to which MCNP Forum submitted written comments (see list below). There were of course many other applications to which MCNP Forum did not respond. Of those applications that have outcomes, analysis shows that 6 out of 9 applications to which we objected were refused, and in one case we helped to persuade the Planning Committee to go against the officers’ recommendations, resulting in the refusal which we had sought. One refusal that went to appeal was sustained, backing MCNP’s position. In two other cases we know that applicants have altered their schemes in response to MCNP’s objections. On balance, therefore, we can say that MCNP policies remain effective, despite the changing environment.

Martin Lipson
Chair, MCNP Forum

August 2022

	PARISH	REF.	DATE	APPLICATION	PARISH VIEW	MCNP SUBMISSION	CDC OFFICER VIEW	OUTCOME
1	Ardley w Fewcott	PINS	7/21	SRFI Scoping report	Several PC responses (not AwF)	List of concerns	List of issues	
2	Ardley w Fewcott	21/03266/OUT	11/21	Baynards Green warehousing	None	Objection	None as yet	
3	Ardley w Fewcott	22/01340/OUT	6/22	Tritax warehousing	None	Objection	None as yet	
4	Ardley w Fewcott	PINS	6/22	SRFI initial consultation response	Several PC responses (not AwF)	Objection	None	
5	Ardley w Fewcott	OCC MW0076/22	7/22	Ardley landfill extension	None	Comments on traffic		?
6	Duns Tew	22/00093/PREAPP	1/22	New dwelling/ barn	Object	Advised DTPC	?	
7	Fritwell	20/00938/F	5/22	Kings Head pub change of use	Object	Objection	Refusal	Refused but not enforced
8	Fritwell	22/01807/F	7/22	81 North St: 40 new houses etc.	Object	Objection		
9	Heyford Park	21/04289/OUT	5/22	Richborough Estates: 230 new dwellings	HPPC support; LHPC object	Objection		
10	Kirtlington	21/03594/AGN	11/21	New barn	Object	Objection	Prior approval required	Prior approval granted
11	Lower Heyford	20/01374/OUT	7/20	6 houses at Caulcott	Object	Objection	Refusal	Refused
12	Middle Aston	21/01123/F	5/21	Hatch End industrial estate	Object	Objection	Support	Withdrawn
13	Middle Aston	21/01123/F rev	10/21	Hatch End industrial estate	Object	Objection	Support	Refused at Committee
14	Steeple Aston	3261087	1/21	8 new houses – PINS appeal	?	Objection	Refusal	Appeal lost
15	Steeple Aston	19/02948/F	2/22	Rectory homes – loss of trees	Concerns to CDC ecologist		Will investigate	No action
16	Upper Heyford	21/03190/F	10/21	3 new houses on Camp Road	Object	Advised UHPC	Refused	Appeal pending
17	(Chesterton)	3259189	11/20	Great Wolf leisure – PINS appeal		Objection	Refusal	Appeal won
18	(Graven Hill)	21/01454/F	6/22	Graven Hill Health Hub		Concerns	Support	Approved