



**Client: All Souls College, Oxford**

**Site: Cricket Ground, Newland, Witney, Oxon**

## **Draft Core Strategy Policy CS23: Green Infrastructure**

On behalf of our clients, All Souls College, Oxford, we wish to object to the proposed Preferred Approach to Green Infrastructure, and in particular the statement that all existing green infrastructure assets are to be protected and enhanced.

Whilst our client is supportive of the principle of retaining all existing green infrastructure assets generally as set out in the policy, we nevertheless wish to ensure that the policy allows some flexibility for the relocation of existing facilities where this is appropriate.

Our client owns the cricket ground located at Newland currently used by Witney Mills Cricket Club and are considering relocating the ground from here to other open land within the College's ownership to the west of Millers Mews / south of West End. This would enable all or part of the existing cricket ground to be released for development that would assist the Council in meeting its market and affordable housing requirements as set out in the Draft Core Strategy.

Whilst the proposed site is located within the floodplain and 'Windrush in Witney' Local Plan designation, as the Council will be aware, Table D2 of PPS25 defines outdoor sport and recreation and associated essential facilities as being water-compatible uses. Table D3 of PPS25 in turn indicates such development would be acceptable in principle in areas defined as either Flood Zone 3a or 3b.

To assist we attach a plan showing the location of the two sites referred to and the formal submission we made to the SHLAA consultation in March 2010 that provides some further detail.

Taken literally, the current preferred wording would not permit replacement green infrastructure assets to be provided on an alternative site because it imposes blanket protection to all such assets.

We would therefore request that the wording of the Draft Core Strategy policy relating to Green Infrastructure assets is amended to read '*The existing green infrastructure assets of West Oxfordshire are to be protected and enhanced but where appropriate may be replaced on an alternative acceptable site.....*'