KILKENNY FARM:
STRATEGIC DEVELOPMENT SITE

REPRESENTATIONS ON BEHALF OF FIGBURY LTD IN RESPONSE TO THE WEST OXFORDSHIRE DRAFT CORE STRATEGY

Authored by:
OVERBURY
Planning Consultancy

Martin Overbury BSc DipTP MRTPI
CHARTERED TOWN PLANNER

5 Blenheim Terrace. Chipping Norton. Oxfordshire. OX7 5HF
Telephone/Fax: 01608645245. Mobile: 07837 067456
Email: martin.overbury@btinternet.com

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EXECUTIVE SUMMARY

These opportunities are summarised below.

1. Executive Summary.

1.1 The West Oxfordshire Draft Core Strategy identifies Carterton East and Carterton West as the two potential strategic development sites for an additional 1,000 dwellings at the edge of Carterton.

1.2 The assessment of the opportunities and challenges for the North Option (and ultimately its rejection in favour of the East and West Options) has been based on initial research carried out within the Planning Department and by external consultants, particularly the Landscape Assessment 2009 and Transport Evaluation 2009.

2. The North Option avoids this major constraint to the expansion of Carterton and ensures that the existing strategic gaps between the town and these adjoining historic villages are retained.

3. The Carterton Landscape Assessment concludes that the only area looked at in the study which is both relatively well screened from the wider countryside and is not part of a settlement gap/setting is the shallow minor valley north of Kilkenny Lane - i.e the North Area proposed in this submission has the least landscape impact.

3.1 Both the conclusions from these studies and the Council's own observations have however been formed on the assumption that the whole of the North Area would be developed. The Illustrative Framework and Development Area concept put forward in this representation does not involve the comprehensive development of the whole area, but through careful analysis of the terrain and physical constraints of the site puts forward a mix of uses which will provide the level of housing and associated facilities required of a major housing area whilst recognising the need to protect and enhance the local environment.

4. The North Option is deliverable, in that it is in single ownership and the landowner is committed to development within the plan period. Working with the physical site constraints and contours identified in the Carterton Landscape Assessment, the North Option offers the opportunity to deliver the required 1,000 dwellings without any adverse impact on the landscape.

4.1 It is the assertion of this representation that the conclusion of the District's Sustainability Appraisal, in discounting the North Option for the further expansion of Carterton, has been reached at too early a stage in the assessment process without a full and detailed examination of all the opportunities which the North Option offers.

4.2 The North Option should not be discounted on transport access grounds as it lies close to the main public transport link of Monahan Way which runs from Carterton to Witney and Oxford. A re-routing of the existing bus service to serve the new development would be quite feasible. Improvements to a section of the Burford Road and its junction with Monahan Way would be funded by the development.

4.3 The North Option offers the potential link to the existing pedestrian and cycle infrastructure within Shilton Park. There are opportunities available to improve access in a southbound direction along Swinbrook Road and Burford Road with routes gravitating from the centre of the proposed site towards key destinations in Shilton Park and the town centre.

5. The proximity of the site to the Burford Quarry does not represent the major constraint to development that has been portrayed. Agreement has now been reached with the Quarry owners to pursue a phased collaborative development programme which would ensure that the housing areas are phased with theкольд"development programme. The North Option is in close proximity to the existing communities of Shilton and Kilkenny and the new development would be a valuable addition to the local community. The expansion of the town would lead to a higher level of development within the town and would be in line with the objectives of the adopted Local Plan.

6. The North Option offers a potential opportunity to connect the new development to the existing networks and to improve the connectivity and development of the region.

6.1 The North Option offers a potential opportunity to improve the connectivity and development of the region.

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INTRODUCTION

KILKENNY FARM: STRATEGIC DEVELOPMENT SITE 2

2. Introduction.

2.1 Background—Preferred Spatial Strategy for New Homes 2006-2026, The South East Plan requires West Oxfordshire to deliver 7,300 additional homes during the 20 year period 2006-2026, Although this figure is currently being reviewed by the Local Planning Authority it is unlikely to change dramatically.

2.2 In their draft Core Strategy Preferred Approach—February 2010, the District Council advised that the main source of new housing (and associated facilities) will be through the extension of towns and larger villages. The majority of new homes in West Oxfordshire will be built within or on the edge of the District Service Centres of Witney, Carterton and Chipping Norton. The housing requirement of 7,300 new dwellings will be split between Central Oxfordshire including Witney (3,800 new dwellings), and the remainder of the District including Carterton and Chipping Norton (3,500 new dwellings).

2.3 For Carterton the draft Core Strategy defines a spatial strategy that provides for a minimum of 1,500 including those built since 2006 and the current Local Plan allocation for approximately 200 new dwellings at Swinbrook Road.

Incorporate a high standard of sustainable design and construction, optimising energy and resource efficiency and delivering a proportion of renewable or low-carbon energy on site, in accordance with a three-step energy hierarchy of lean, clean, green: Form a logical complement to the existing scale, pattern, character and context of the area;
Protect or enhance the setting of the town or village or rural landscape;
Not adversely affect existing uses or facilities in the determination of the local community's needs;
Not eliminate existing uses or facilities to the detriment of the local community;
Provide for travel by means in addition to the private car;
Form a high standard of sustainable design and construction, optimising energy and resource efficiency and delivering a proportion of renewable or low-carbon energy on site, in accordance with a three-step energy hierarchy of lean, clean, green; Not adversely affect existing uses or facilities in the determination of the local community's needs;
Not eliminate existing uses or facilities to the detriment of the local community;
Providing for travel by means in addition to the private car.

Photo 2 - Kilkenny Farm - building in a landscape

Photo 3 - Tree lined approach to Kilkenny Farm
CARTERTON - VISION AND PREFERRED STRATEGY


The draft Core Strategy sets out its vision for Carterton:

"Carterton will strengthen its role as a service centre meeting the daily needs of its residents and workforce, including personnel at the country's premier military transport airbase, RAF Brize Norton. Much of the older MOD housing will be replaced with new urban development which will complement Carterton's enhanced role. A choice of well-designed housing which meets the needs of older people will be provided with new development, while new urban development will be replanned with new urban development, which will contribute to the continued growth of the town centre, alongside further improvements in the quality of the built environment. Local employment opportunities will continue to increase.

3.1 The strategy to deliver the vision for Carterton is set out in Policy CS?

- As priority, redevelopment of existing sub-standard MOD housing and replacement by high-quality residential areas which make a positive contribution to the town.
- A choice of well-designed housing which meets the needs of older people.
- Delivery of at least 1,600 new homes within and on the fringe of Carterton, including affordable housing and homes for older people.
- Working with the highway authority, the town council and other partners to improve connections between Carterton and the primary road network.
- Continuation of improvements to access to bus services.
- Expansion of employment opportunities to match local skills.
- A stronger and more attractive town centre with new/refurbished retail opportunities, concentrated in the south western quarter.
- Provision of new community/leisure facilities.
- Maintaining a green buffer on the northern edge of Carterton and between Carterton and RAF Brize Norton.
- Protection and enhancement of the biodiversity and leisure value of the Shill Brook Valley.

3.2 In seeking to expand this strategic settlement, the draft Core Strategy advised that three potential options for the physical expansion of Carterton were assessed and consulted upon—towards the north of Kilkenny Lane area, to the east adjoining Brize Norton village and to the west beyond the Shill Brook valley.

3.3 Whilst the Draft Core Strategy confirmed the District Council supported the Town Council's overall objective for growth, the specific location of any development outside the town's boundary was not confirmed and remained subject to further consultation with local communities and landowners.

3.4 It did, however, conclude that development in the north of Kilkenny Farm was considered the least sustainable option.
4. Options for Growth.

The constraints identified in the Preferred Approach are presented in order to address this balance and some of the recent constraints.

1. To maintain a green buffer on the northern edge of which the new country park makes an important contribution.

2. Retain a green buffer between Carterton and Primrose Norton village with uses appropriate for the open countryside including new playing fields.

3. Protect and enhance the setting and biodiversity value of the Sherry Brook valley on the western side.

4.1 Having identified three potential options for growth, the recommendation made in the draft Core Strategy is that only the East and West options are investigated further at this stage: "The feasibility of these options for a new community is assessed through the Sustainability Appraisal which shows that further development to the north of the town is especially constrained by the rural road network, accessibility to services and proximity to the active limestone quarry."

4.2 It is the assertion of this representation that the above conclusion has been reached at too early a stage in the assessment process, without a full and detailed examination of all the opportunities which the North Option offers. This has probably happened as no further supporting information has been provided in support of the site by its advocates since the initial representation in August 2008, in contrast to the West and East options.

4.3 In order to redress this balance and sow the seeds for future development, it is important at this stage that some of the constraints identified in the Preferred Approach are questioned more fully.
The assessment of the opportunities and challenges for the North Option (and its ultimate rejection in favour of the East and West Options) has been based on initial research carried out within the Planning Department and by external consultants, particularly the Landscape Assessment 2009 and Transport Evaluation 2009.

Both the conclusions from these studies and the Council's own observations have however been formed on the assumption that the whole of the North Area would be developed. The Illustrative Framework and Development Area concept put forward in this representation does not involve the comprehensive development of the whole area, but through careful analysis of the terrain and physical constraints of the site puts forward a mix of uses which will provide the level of housing and associated facilities required of a major housing area for 1,000 additional dwellings, whilst recognising the need to protect and enhance the local environment.

5.1 The design philosophy incorporated within the Illustrative Framework is one of "buildings contained within a landscaped setting" taking advantage of the existing mature tree screens and copses within the area. The scheme has been designed to ensure careful integration of the built form into its setting, ensuring that the built and natural elements of the design together form a single coherent composition.

5.2 The design concept is taken from the West Oxfordshire Design Guide where it is described as "New Rural". The Guide advises that this approach is particularly well suited to the fringes of larger settlements, where it can provide a sensitive interface with the landscape beyond.

5.3 The characteristics of the proposed housing areas within the North Area will be loosely structured, with buildings grouped informally or laid out in an irregular pattern behind verges, gardens or areas of landscape. Given its edge of settlement location, the density pattern will be medium to low at an average of 30 dwellings per hectare (12 dwellings per acre) in the central and southern sectors down to 20 dwellings per hectare (8 dwellings per acre) at the rural edge. The house types will for the most part be two storey in height, designed in the Cotswold vernacular tradition.

5.4 The pedestrian and vehicular routes through the North Area will, apart from the primary distributor road, generally take the form of lanes of varying width with an informal alignment. Landscape design within the housing areas will be key to assimilating the built form into the rural setting of the site and will be a key factor in the reinforcement of local character. Boundary treatments will follow local patterns with hedges and dry stone walls forming the main boundary treatments.
The Illustrative Framework (maps 2 & 3) illustrate the broad brush of land uses to be contained within the development area but the table below gives a clearer general indication of the mix of uses incorporated within the design:

<table>
<thead>
<tr>
<th>Mix of Uses</th>
<th>100.00 ha</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>35.87 ha</td>
</tr>
<tr>
<td>Woodland Planting</td>
<td>48.09 ha</td>
</tr>
<tr>
<td>Playing Fields</td>
<td>2.06 ha</td>
</tr>
<tr>
<td>Employment / Kilkenny Farm / Local Centre</td>
<td>2.77 ha</td>
</tr>
<tr>
<td>Attenuation Pond</td>
<td>1.56 ha</td>
</tr>
<tr>
<td>Pond</td>
<td>7.95 ha</td>
</tr>
<tr>
<td>Infrastructure</td>
<td>35.87 ha</td>
</tr>
</tbody>
</table>

At this stage in the identification of the most appropriate expansion area, no detailed work has been carried out by the Local Planning Authority as to the precise mix of uses that would be required as part of any new site. This is to ensure that the mix of uses is consistent with the development area.

5.7

Given the proximity of the North Area to the school and shops in local centre within Kilkenny Lane, it may be more prudent to incorporate facilities within the new leisure centre into the school area, rather than locating them within the new development area. This would also ensure that the new development area is close to the core of the town.

The Mix of Uses (maps 2 & 3) illustrates the broad brush of land uses to be contained within the development area but the table below gives a clearer general indication of the mix of uses incorporated within the design:
The North Option: Kilkenney Farm

Sustainability

It will be the aim of the development area to be environmentally sustainable with the objective of achieving Level 6 of the Code for Sustainable Homes. Each developer will need to comply with the Considerate Constructors Scheme and ensure minimum impact from their construction sites.

8. Ecology

Ecological features of importance within the development area will be protected and new ecological habitats will be created in the proposed extensive woodland areas. Consideration will be given to district heating using biomass boilers, and communal ground source heat pumps (located in areas of public open space), augmented by solar thermal water heating.

8. Orientation

Constructing buildings to maximise the use of passive solar gain can be one of the most cost effective ways of reducing the demand for space heating. Generally southern orientation and an extended east-west axis, and the appropriate use of glazing and thermal mass, will maximise the use of passive solar gain.

9. Surface water run-off

A large surface water attenuation pond will be constructed in the south-east corner of the site to minimise the potential danger of flooding downstream.

9. Other factors


6. Health and Well being

High levels of day lighting will be provided to each dwelling with above average levels of both private and public space within the development. Buildings will be constructed to Lifetime Homes standards and will be fully sound insulated.

5. Waste

Provision will be made for the storage of non-recyclable waste and recyclable household waste. Composting will be encouraged throughout the development.

3. Materials

The development is to maximise use of basswood, spruce, and naturally durable hardwoods.

The development is to be constructed of materials and timber from managed sustainable sources. Timber Frame, Timber from managed sustainable sources, Waste Heat Recovery, and very good U-Value ratings are to be considered and incorporated into the development scheme.

2. Water


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2. Water

Key factors favouring Kilkenny Farm

5.12 There are three key factors which favour development on Kilkenny Farm as against the initially favoured options of the East and West:

a: Coalescence of Settlements

5.12 A key objective for the Carterton area identified in the adopted West Oxfordshire Local Plan 2011 and reinforced in the Draft Core Strategy is:

"To secure clearly defined limits to the growth of Carterton and to protect the setting and separate identities of Shilton and Brize Norton villages."

5.13 The supporting text in the adopted Local Plan advises that:

"With the expansion of Carterton it is important to protect not only the town's setting in the countryside but also the rural setting and separate identities of the nearby villages of Shilton and Brize Norton. The Council intends to secure the retention of sufficient open land between Carterton and these villages in order to prevent coalescence and to protect the high environmental quality of Shilton and Brize Norton."

5.14 The expansion of Carterton to the East or West, as currently being considered, would run totally contrary to the clear objective stated in the adopted Local Plan and the Draft Core Strategy of preventing the coalescence of Carterton with Brize Norton, Shilton and Alvescot.

5.15 The option of developing on Kilkenny Farm avoids the danger of coalescence with adjoining settlements. By avoiding this clear key constraint to the expansion of Carterton and retaining the integrity of the objectives of the adopted Local Plan and the Draft Core Strategy, development on Kilkenny Farm ensures that the existing strategic gaps between the town and these historic villages are not encroached upon.

Fig 5 - Coalescence of Settlements

The only development option which would prevent the coalescence with these historic villages is the Kilkenny Farm option.
b. Impact on the Landscape.

Para 11.3 - "A major constraint in landscape terms is the need to maintain a physical and visual gap between Carterton and the long established small neighbouring settlements of Shilton and Brize Norton."

Para 11.4 - "The open agricultural fields are part of the settings of the two villages. There are strong historic links between rural villages and their hinterland, and the possible replacement of these fields even with planted buffers would remove that visual and physical linkage."

Para 11.5 - "These constraints mean that there are very few areas which could accommodate large scale development without substantial adverse landscape and/or visual impact, and without affecting the gap between settlements and their rural agricultural setting."

Expansion at Kilkenny Farm however has far less potential landscape impact as clearly noted in paragraph 11.9 of the Landscape Assessment:

Para 11.9 - "Area A2, the shallow minor valley north of Kilkenny Lane, is the only area allocated to this study which is both relatively well screened from the wider countryside and not part of a settlement gap/setting. Some development here could be acceptable, within the strong landscape setting, with appropriate buffers and landscaping that would not adversely affect the landscape setting."

c. Deliverability.

Para 5.19 - "One of the key requirements for a successful development is that the housing and associated facilities can be constructed when required. To achieve this pre-requisite it is far preferable that the land is in single ownership. This is the case at North Carterton where the land all forms a part of Kilkenny Farm, a single holding under one ownership."
Responses to the Council's initial concerns regarding development at Kilkenny Farm

5.20 In addition to satisfying the 3 key requirements for an expansion of Carterton, outlined below are responses to the concerns expressed about development to the north as set out in the District Council's analysis of the three potential expansion areas:

i. Assertion- "Western part high (v visible in wider views and part of the setting of Shilton Village and its Conservation Area."
Response.

5.21 The Carterton Landscape Assessment 2009 breaks the North Area into two sub areas - A1 to the west and A2 to the east. It concludes that sub Area A1, the plateau land, forms an important buffer between Carterton and Shilton but that Area A2 plays little role in this. The area is not within Shilton Parish and the fields in Area A2 have no historic link with the village. In summary the Assessment concludes that Area A2 is a shallow valley relatively contained from the wider landscape, which could accommodate housing development within a strong new landscape structure.

5.22 The Illustrative Framework for Kilkenny Farm has taken the advice within the District Council's Landscape Assessment and has designated all the land within the western section of the site (Sub Area A1) as community woodland.

5.23 The area of the site identified for potential development is shown to be concentrated in the central/southern and eastern sections of Area A2, north of Kilkenny Lane, with strong landscape buffer zones to be created to the north along Buford Road and to the west on the plateau towards Shilton.

5.24 The effect of this large area of strategic woodland planting in the west of the site would be to create a permanent buffer between the village of Shilton and Kilkenny Farm which will prevent any possibility of further development to the north. This will also screen the village from views of the Development Area, and will also assist in providing a screen from noise and light pollution emanating from Burford Quarry and Carterton Football Club.
2. Assertion - "Accessed by IUtrrow counlly lanes only although potential for access via new link road."

Response:

5.25 The Halcrow Transport Evaluation advises in summary that:

"Overall, the investigation undertaken through this work has indicated that in considering each of the three potential sites, none of the sites should be discounted on transport access grounds, that is, none of the sites performs badly in access terms to key destinations."

5.26 Potential development in the central/southern and eastern sections of Kilkenny Farm would have a number of advantages from a transport perspective:

a) There is considerable potential to link in with the existing Burford Road and linking into the existing network to open up the land for future development. This would result in the land becoming an accessible area for new development. In addition, there is the potential for the adjoining fields to the north to be included in the development plan. This would also result in a significant increase in access to the site.

b) Kilkenny Lane is in a good location to access the local network in the east. This is a considerable advantage for potential development.

c) The site is in a good location to access the local network in the east. This is a considerable advantage for potential development.
5.27 The 350m Mineral Consultation Area and Buffer Zone around Burford Quarry which has been annotated on all the Draft Core Strategy plans has long been stated by the District Council to be the key constraint to development at Kilkenny Farm, giving the clear impression that no development could be permitted within its parameters.

5.28 Since the initial representation on Kilkenny Farm was made by Figbury Ltd in December 2010 and the Draft Core Strategy was published by the District Council for consultation (January 2011) there have been in depth discussions between Figbury Ltd, the owners and operators of the Quarry (Smiths and Sons and Formpave), and Oxfordshire County Council Minerals and Waste Department to try to overcome the objection raised to development on Kilkenny Farm on the grounds of its proximity to Burford Quarry.

5.29 These discussions have concluded as follows:

a) There is no standard buffer zone distance and there is no set point from which a buffer zone should be drawn. These are matters which need to be considered and decided on a case by case basis, with Figbury Ltd required to present justification regarding buffer zones and mineral resource safeguards, rather than the relevant authorities adopting a fixed “rule of thumb”.

b) The mineral operations at the Quarry are taking place at its eastern edge and are programmed to move to the west and north of the existing working face. Similar comments apply to the proposed phasing of development within Kilkenny Farm which will start in the east and move west towards the Quarry. Arising out of discussions with the quarry owners is a recognition that by working together on a phasing plan it can be assured that at all times there will be an adequate buffer zone between the active areas of the quarry and the built development.

c) The material being produced at the Quarry is not special, it has no particular quality attributes that make it special, and there are extensive adjacent reserves to enable continued production with no adverse impacts on Carterton or the proposed Kilkenny Farm Development Area.

d) A phased collaborative development programme between Smith and Sons and Figbury Ltd will ensure that the proposed development at Kilkenny Farm will not only ensure that there is no sterilisation of mineral reserves, but that the presence of the active quarry will provide a unique opportunity to secure a sustainable supply of local materials for the construction industry.

5.30 In the light of the above, Smith and Sons have withdrawn their letter of objection to the Kilkenny Farm development and it is anticipated that the County Council will be providing revised advice to the District Council.
4. Assertion: "Distant from town lid/and services to/development site."

Response.

5.31 Considerable weight has been attached in the Draft Core Strategy and its supporting documents (particularly the Sustainability Appraisal) to the distance from Kilkenny Farm to the town facilities, town centre and bus services. There are a number of points of clarification which need to be made on this issue however:

(i) The distances quoted in documents such as the Sustainability Appraisal were taken from the centre of a much wider area than currently proposed in the submitted Illustrative Framework Plan, and hence they give a rather distorted and exaggerated picture of the walking distances to the town facilities. As can be seen on Figure 8 opposite, the centre of the proposed Kilkenny Farm Development Area is only 2 km, a 30 minute walk from the town centre, a very comparable distance to the walk from both the centre of the east and west options.

(ii) The Shilton Park development secured the provision of key facilities for Carterton including a new primary school, shops and community hall, leisure centre, playing fields, Ventura Industrial Park and the relocation of the doctor’s surgery. All of these key facilities for the town lie within or just outside the 1km (15 minutes) walking distance from the proposed centre of Kilkenny Farm and are more accessible from the north than from the east or west options.

(iii) The Country Park should not be viewed as a major obstacle to north/south movement by pedestrians and cyclists, rather a pleasant experience which is far preferable to a walk/cycle along a road. The Country Park varies in width from 120m up to 230m and the inclines are gradual. The Figbury proposal illustrates that north/south footpath/cycleways could be created across the Country Park to link in with the existing comprehensive network within Shilton Park.

(iv) The proposed centre of Kilkenny Farm lies 800m west of the town centre and is well served by public transport. The main public transport link (Monahan Way) from Carterton to Witney and Oxford current premium high frequency bus route. The identified sites within Kilkenny Farm would be within a short walking distance (along Kilkenny Lane) to the main bus routes to the town centre and east to Witney and Oxford.

It is envisaged that existing bus services would be diverted (or new services created) around the primary distributor road within the proposed North Area development in order to ensure that it is well served by public transport.
5. Assertion. "Beyoml new country purk, a barrier to integrution with the rest (~r the town".

Response.

5.32 The relatively narrow width of the country park will neither present a physical nor a movement barrier to residents of new housing located within the southern and eastern sections of Kilkenny Farm. As can be seen on the Illustrative Framework, the existing Kilkenny Lane Country Park would be absorbed into the new development area becoming an internal lung of green space within the expanded settlement.

5.33 Rather than being seen as a barrier to integration with the rest of the town the country park should be seen as a positive recreational facility located within the heart of the north-east development, providing informal recreation activities to a wider section of the community and providing a break between large sectors of housing.

5.34 The country park's role as a buffer zone between the developed area of Carterton and the open countryside adjoining to the north will be replaced by the proposed extensive woodland planting proposed in the northern and western sectors of the North Area, which in combination with the existing country park will create a green lung throughout the development area.

6. Assertion. "Wellusedfootpath/bridleways use the site."

Response.

5.35 As shown on the Illustrative Framework, development of Kilkenny Park provides a very positive opportunity to extend the existing footpath/bridleway network both north through the new housing to the open countryside beyond Burford Road; south across the country park into Shilton Park and the town, and also in the form of circular walks within the area.

7. Assertion. "Need for sustaiable urban drainage scheme and improvements to sewer network."

Response.

5.36 Recent flooding events along Kilkenny Lane and Burford Road were partly caused by the lack of a surface water accumulation pond to gather the water running off the south-facing fields north of Kilkenny Lane. Long term solutions to this problem could be incorporated into improvements made to the surface water drainage system within the North Option area. As shown on the Illustrative Framework a large surface water attenuation pond is proposed on the north side of Kilkenny Lane, close to its junction with the Burford Road.

5.37 The need for a sustainable urban drainage scheme and improvements to the sewer network would address these issues. The proposed scheme on the North Area would address these issues.

5.38 The need for a sustainable urban drainage scheme and improvements to the sewer network would address these issues.
The North Option: Kilkenny Farm

**CONCLUSION**

The opportunities which the North Option offers:

- The opportunity to expand this strategic settlement with a full and comprehensive examination of all issues in the assessment process. The project team, in line with current planning guidance, has identified and assessed the key destinations in Shilton Park and the town centre, providing opportunities for the further expansion of Carterton.

- The potential for concentrated growth and improved infrastructure is to be achieved.

- The growth of the settlement over the last 15 years under the policies of the adopted Local Plan and the draft Core Strategy of retaining a green buffer between Carterton and Brize Norton and Shilton should be in Carterton.

- The potential for the further physical expansion of Carterton—The North Option to the town’s existing facilities is again not a major constraint to development.

- The opportunities which the North Option offers:

- The key destinations in Shilton Park and the town centre,

- The proximity of the site to the Burford Quarry does not represent the major constraint to development.

- The benefits to these principal settlements of concentrating growth in the District's 3 main settlements and agrees that the preferred location for the additional strategic site for 1,000 new dwellings should be in Carterton.

- The North Option avoids this major constraint to the expansion of Carterton and ensures that the existing bus service to serve the new development would be quite feasible. Improvements to a section of the Burford Road and its junction with Monahan Way would be funded by the development.

- The informal and improved links to the existing pedestrian and cycle infrastructure will need to be made if future Carnpton and Swinbrook Roads will be in Carterton.

- The expansion of this strategic settlement with a full and comprehensive examination of all issues in the assessment process. The project team, in line with current planning guidance, has identified and assessed the key destinations in Shilton Park and the town centre, providing opportunities for the further expansion of Carterton.