

South Oxfordshire Local Plan 2034

Page 3: Part A - contact details

Q1. Are you responding as an:

Individual

Page 4: Individual contact details

Q2. Due to the plan-making process including an independent examination, a name and means of contact is required for your comments to be considered:

| | |
|--|--------------|
| Title | Mr |
| Full name | Peter Ablett |
| Business / Organisation name (if relevant) | - |
| Job title (if relevant) | - |
| Address line 1 | [REDACTED] |
| Address line 2 | [REDACTED] |
| Address line 3 | [REDACTED] |
| Postal town | [REDACTED] |
| Postcode | [REDACTED] |
| Telephone number | - |
| Email address | [REDACTED] |

Page 7: Part B - your comments

Q5. For comments on the Local Plan, please provide the paragraph or policy to which your comments relates. You can view a list of policies here. If you wish to comment on one of the evidence documents or the policies maps, please state the document title as well as the paragraph or policy reference.

Document / Policy / Paragraph: p280 Settlement Hierarchy

Q6. Do you consider the Local Plan and supporting documents:

| | Yes | No | Don't know | Not answered (OPTION HIDDEN FROM LIVE SURVEY) |
|-------------------------------------|-----|----|------------|---|
| are legally compliant? | | X | | |
| are sound? | | X | | |
| comply with the Duty to Co-operate? | | | X | |

Q7. Please provide further information in relation to the previous question. e.g. why you do or do not consider the Local Plan to be legally compliant or sound.

Newington Parish is an important historical village, but seems to have been completely omitted in the Plan. Certainly it does not even feature in the list of "other villages"

Q10. Would you like to participate at the oral part of the examination, which takes place as part of the examination process?

Yes

Q11. Would you like to comment on another policy or paragraph?

Yes

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Q12. For comments on the Local Plan, please provide the paragraph or policy to which your comments relates. You can view a list of policies [here](#). If you wish to comment on one of the evidence documents or the policies maps, please state the document title as well as the paragraph or policy reference.

Document / Policy / Paragraph: STRAT 2

Q13. Do you consider the Local Plan and supporting documents:

| | Yes | No | Don't know | Not answered (OPTION HIDDEN FROM LIVE SURVEY) |
|-------------------------------------|-----|----|------------|---|
| are legally compliant? | | X | | |
| are sound? | | X | | |
| comply with the Duty to Co-operate? | | | X | |

Q14. Please provide further information in relation to the previous question. e.g. why you do or do not consider the Local Plan to be legally compliant or sound.

The total number of houses being planned is in excess of requirements.
The building of 22,775 houses within SODC is the equivalent of building 6 new towns the size of Wallingford.
It would increase the total housing stock by 40-50%, this is an unsustainable and unreasonable requirement.

Q15. Please set out any modifications you consider necessary to make the Local Plan legally compliant or sound, having regard to your comments above. (NB - any non-compliance with the duty to co-operate is incapable of modification at examination). It will be helpful if you could put forward your suggested wording of any policy or text as precisely as possible.

Reduce the Plan to a level that is reasonable.

Q17. Would you like to participate at the oral part of the examination, which takes place as part of the examination process?

Yes

Q18. Would you like to comment on another policy or paragraph?

Yes

Page 11: Part B - your comments

Q19. For comments on the Local Plan, please provide the paragraph or policy to which your comments relates. You can view a list of policies [here](#). If you wish to comment on one of the evidence documents or the policies maps, please state the document title as well as the paragraph or policy reference.

Document / Policy / Paragraph: INF 1

Q20. Do you consider the Local Plan and supporting documents:

| | Yes | No | Don't know | Not answered (OPTION HIDDEN FROM LIVE SURVEY) |
|-------------------------------------|-----|----|------------|---|
| are legally compliant? | | | X | |
| are sound? | | X | | |
| comply with the Duty to Co-operate? | | | X | |

Q21. Please provide further information in relation to the previous question. e.g. why you do or do not consider the Local Plan to be legally compliant or sound.

Construction of houses must not commence until road infrastructure improvements are in place.

For example, the current proposals for Chalgrove do not allow any road improvements for surrounding settlements until at least 2 years after house construction has started.

This is unacceptable.

It is also unnecessary as Home England are the owners of that site and will benefit from land sales before developers begin construction. Moreover, as a government agency they effectively have unlimited financial resources.

Q24. Would you like to participate at the oral part of the examination, which takes place as part of the examination process?

Yes

Q25. Would you like to comment on another policy or paragraph?

Yes

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Q26. For comments on the Local Plan, please provide the paragraph or policy to which your comments relates. You can view a list of policies here. If you wish to comment on one of the evidence documents or the policies maps, please state the document title as well as the paragraph or policy reference.

Document / Policy / Paragraph: p 27 Spatial Strategy

Q27. Do you consider the Local Plan and supporting documents:

| | Yes | No | Don't know | Not answered (OPTION HIDDEN FROM LIVE SURVEY) |
|-------------------------------------|-----|----|------------|---|
| are legally compliant? | | | X | |
| are sound? | X | | | |
| comply with the Duty to Co-operate? | X | | | |

Q28. Please provide further information in relation to the previous question. e.g. why you do or do not consider the Local Plan to be legally compliant or sound.

We support small intrusions into the edge of the Green Belt where they are being used to provide for Oxford City's "overspill"

Newington is sandwiched between the Oxford Green Belt and Areas of Outstanding Natural Beauty. They occupy 70% of the total SODC area. Opponents of building on Green belt or AONB are effectively forcing it on ■. It is clearly unfair that residents in the remaining 30% should have to bear the burden of all new home building.

I believe SODC is right to provide for the City of Oxford's "overspill" on the edge of Oxford, even if this means building on a small part of the Green Belt.
The 3 sites at Grenoble Road, Northfield and Bayswater Brook just happen to equal Oxford's overspill requirement of about 5,000 homes. Oxford's overspill should be within cycling distance.

All 3 sites are less than 0.5% of the Green belt area.

The Green Belt for Oxford is huge, over ten times the size of the city. It was deliberately drawn very tightly around the city, but that was half a century ago and now it contributes to Oxford being one of the least affordable places in the UK.

Q31. Would you like to participate at the oral part of the examination, which takes place as part of the examination process?

Yes

Q32. Would you like to comment on another policy or paragraph?

Yes

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Q33. For comments on the Local Plan, please provide the paragraph or policy to which your comments relates. You can view a list of policies [here](#). If you wish to comment on one of the evidence documents or the policies maps, please state the document title as well as the paragraph or policy reference.

Document / Policy / Paragraph: INF 1

Q34. Do you consider the Local Plan and supporting documents:

| | Yes | No | Don't know | Not answered (OPTION HIDDEN FROM LIVE SURVEY) |
|-------------------------------------|-----|----|------------|---|
| are legally compliant? | | | X | |
| are sound? | | X | | |
| comply with the Duty to Co-operate? | | | X | |

Q35. Please provide further information in relation to the previous question. e.g. why you do or do not consider the Local Plan to be legally compliant or sound.

Any windfall profits from granting Planning Permission should be retained for the benefit of the people of South Oxfordshire, not given to the landowners.

The sums involved are enormous. For example just the 3 sites close to Oxford are approx 333 hectares, which could be worth around £1,000m. A significant part of that will go to certain Oxford Colleges, who already have very large endowments.

At Chalgrove the land is now owned by Homes England, a part of central government, and they would receive probably £500m. This money should be retained within South Oxfordshire and should not disappear into the Treasury.

Q38. Would you like to participate at the oral part of the examination, which takes place as part of the examination process?

Yes

Q39. Would you like to comment on another policy or paragraph?

Yes

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Q40. For comments on the Local Plan, please provide the paragraph or policy to which your comments relates. You can view a list of policies [here](#). If you wish to comment on one of the evidence documents or the policies maps, please state the document title as well as the paragraph or policy reference.

Document / Policy / Paragraph: STRAT 7

Q41. Do you consider the Local Plan and supporting documents:

| | Yes | No | Don't know | Not answered (OPTION HIDDEN FROM LIVE SURVEY) |
|-------------------------------------|-----|----|------------|---|
| are legally compliant? | | X | | |
| are sound? | | X | | |
| comply with the Duty to Co-operate? | | | X | |

Q42. Please provide further information in relation to the previous question. e.g. why you do or do not consider the Local Plan to be legally compliant or sound.

The proposal at Chalgrove is to build houses and schools with a matter of metres of an aircraft runway that is used for testing rocket powered ejector seats. This is madness. It is an accident waiting to happen.

Q45. Would you like to participate at the oral part of the examination, which takes place as part of the examination process?

Yes

Q46. Would you like to comment on another policy or paragraph?

Yes

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Q47. For comments on the Local Plan, please provide the paragraph or policy to which your comments relates. You can view a list of policies [here](#). If you wish to comment on one of the evidence documents or the policies maps, please state the document title as well as the paragraph or policy reference.

Document / Policy / Paragraph: DES 1

Q48. Do you consider the Local Plan and supporting documents:

| | Yes | No | Don't know | Not answered (OPTION HIDDEN FROM LIVE SURVEY) |
|-------------------------------------|-----|----|------------|---|
| are legally compliant? | | | X | |
| are sound? | | X | | |
| comply with the Duty to Co-operate? | | | X | |

Q49. Please provide further information in relation to the previous question. e.g. why you do or do not consider the Local Plan to be legally compliant or sound.

The visual design of new houses is ugly, depressing and detracts from Oxfordshire traditions.

Whilst the design strategy makes placating statements in practise SODC has a track record of simply allowing huge national developers to impose their standard national designs.

SODC should undertake a simple market research project to ask the people who live nearby what designs they would prefer. It is likely to show a preference for traditional designs and materials. Architects are often out of touch with real people in favouring modern minimalist concrete constructions.

Q52. Would you like to participate at the oral part of the examination, which takes place as part of the examination process?

Yes

Q53. Would you like to comment on another policy or paragraph?

No

Page 106: Future contact preferences

Q354. As explained in our data protection statement, in line with statutory regulations you will be contacted by the programme officer (and where necessary the council) with relevant updates on the Local Plan. South Oxfordshire and Vale of White Horse District Councils have a shared planning policy database. If you would like to be added to our database to receive updates on other planning policy consultations, please tick the relevant district box(es) below:

I would like to be added to the database to receive planning policy updates for South Oxfordshire