

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 | Paul Quentin Adams |
| Business / Organisation name (if relevant) | - |
| Job title (if relevant) | - |
| Address line 1 | ██████████ |
| Address line 2 | ██████ |
| Address line 3 | - |
| Postal town | ████████ |
| Postcode | ████████ |
| Telephone number | ██████████ |
| Email address | ████████████████████ |

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: STRAT 9

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.

There are no exceptional circumstances to justify removing the land from Green Belt.

The land serves all five purposes of Green Belt. The proposed development:

- would create urban sprawl by merging Abingdon with the villages of Culham and Clifton Hampden;
- would lead to encroachment on the countryside and taking high quality farmland out of use;
- disrupt the setting and special character of the historic town and villages;
- does not lead to the recycling of derelict and other urban land.

There are no exceptional circumstances justifying taking the land out of green belt. The only "exceptional circumstances" claimed in the Plan are:

- The additional land provides an opportunity to deliver housing adjacent to one of the major employers in southern Oxfordshire
- Development in this location is at the heart of Science Vale and supports the delivery of much needed significant strategic infrastructure.

The Culham Science Centre has never been "one of the major employers in southern Oxfordshire". It is not growing but is shrinking. The UK Atomic Energy Authority site at Culham is centred on the EU funded JET project. This is now winding down as the next stage is starting up in France. Furthermore, its existence is at risk as the future of European funded research and European cooperation is put in doubt following Brexit and the UK leaving EURATOM.

Development is not at the heart of Science vale. The scientific facilities are centred around Harwell and Diamond Light, and business at Milton Park. These are both on the opposite side of the Thames.

Rather than the housing being for employees in adjacent businesses, much of it, if built, would be sold to commuters aiming to travel to London from Didcot Parkway. This is not an exceptional circumstance justifying building on green belt.

Culham railway station does not provide a reason for development. Network Rail has no plans to upgrade the line, and doing so would be difficult given the Grade 2 listed station building and the short platform. Only a handful of trains per day stop at Culham.

The development will greatly increase the traffic on the A415. Published reports show that this road is already over capacity and there are regular tail backs into Abingdon. Access to the new housing and employment space will block, and access into and out of Abingdon will worsen.

The land is enclosed by a loop of the Thames. This stretch of the river regularly floods. Concreting over this land will increase run-off to the Thames and worsen flooding.

The development is based on an unsubstantiated need. The Plan includes 28,465 new houses which is 5,700 (25%) more than the 22,775 needed (Plan para 4.33). Furthermore the 22,775 is based on a 2014 Strategic Housing Market Assessment that is now five years old and was developed pre-Brexit. The underlying assumptions on population and economic growth are unlikely to now still hold. The estimated "need" of 22,775 also includes an allocation of 4,950 extra houses from Oxford's need, but the Plan itself states that there is "significant uncertainty" regarding the level of Oxford's unmet need. The housing need seems to be based on an Oxfordshire Growth Deal commitment to build 100,000 new homes but this figure appears to be largely unsupported.

In short, the Plan is to build more houses than they think is needed, and what they think is needed is based on inflated out of date projections. This does not provide a compelling reason to take land out of green belt.

Q8. 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.

STRAT9 should be removed from the Local Plan as it is not necessary and not sustainable. The land should remain Green Belt as there are no exceptional circumstances to warrant its development.

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

No

Q11. 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