

# South Oxfordshire Local Plan 2034

## Publication Version

## Representation Form

**Please return by 5pm on Monday 18 February 2019 to:** Planning Policy, South Oxfordshire District Council, 135 Eastern Avenue, Milton Park, Milton, Abingdon, OX14 4SB or email it to [planning.policy@southoxon.gov.uk](mailto:planning.policy@southoxon.gov.uk)

This form has two parts:

**Part A** – contact details

**Part B** – your comments / participation at oral examination

### Part A

Are you responding as an: (please tick)

Agent

Business or organisation

Individual

Due to the plan-making process including an independent examination, a name and contact details are required for your comments to be considered. If you are acting on behalf of another organisation, please provide their details in column one and your company name and contact details in column two.

	1. Personal Details	2. Agent Details (if applicable)
Title	<input type="text" value="Dr"/>	<input type="text"/>
Full Name	<input type="text" value="Peter Agulnik"/>	<input type="text"/>
Job Title (where relevant)	<input type="text" value="NA"/>	<input type="text"/>
Organisation (where relevant)	<input type="text" value="NA"/>	<input type="text"/>
Address Line 1	<input type="text" value="██████████"/>	<input type="text"/>
Address Line 2	<input type="text" value="██████████"/>	<input type="text"/>
Address Line 3	<input type="text" value="██████████████████"/>	<input type="text"/>
Postal Town	<input type="text" value="██████"/>	<input type="text"/>
Postcode	<input type="text" value="██████"/>	<input type="text"/>
Telephone Number	<input type="text" value="██████████"/>	<input type="text"/>
Email Address	<input type="text" value="██████████████████"/>	<input type="text"/>

## Part B – Please use a separate sheet for each representation

For comments on the Local Plan, please provide the paragraph or policy to which your comments relates.

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:

STRAT1 Overall Strategy

Do you consider the Local Plan and supporting documents:

(1) are legally compliant

Yes

No

Don't know

(2) are sound

Yes

No

Don't know

(3) comply with the Duty to Cooperate

Yes

No

Don't know

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.

Under Regulation 18 of the Planning Act there is a requirement for local consultation. Whereas in the previous agreed Draft Plan, which has been withdrawn there was wide consultation. In this new version, which is totally different from its predecessor and includes the removal of very large areas of the Green Belt there has been only a local demonstration on one afternoon and , but very little time for effective consultation. The scale of the new proposals are very extensive and introduce a complex web of measures which will have an adverse impact not only locally , but have profound implications for people living in the immediate surroundings, and have a the knock on effect on the city of Oxford. For example there will be increased volumes of traffic in a city which already has significant problems in this respect. This aspect, and there are many linked others have not been sufficiently considered, in presentation of the proposed plan. Reasons for rejecting the previously agreed draft plan have not been put forward as far as I can see.

(Continue on page 4 if necessary)

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.

The proposals should be rejected and the existing plan reinstated

(Continue on page 4 if necessary)

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For comments on the Local Plan, please provide the paragraph or policy to which your comments relates.

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:

STRAT5: Residential Densities

Do you consider the Local Plan and supporting documents:

(1) are legally compliant

Yes

No

Don't know

(2) are sound

Yes

No

Don't know

(3) comply with the Duty to Cooperate

Yes

No

Don't know

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.

Objection to numbers and residential densities proposed.  
For details see Individual Response appended pp7&8

(Continue on page 4 if necessary)

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.

The Overall Strategy should revert to the already agreed Plan which went through thorough consultation and which met the effective housing needs of South Oxfordshire.

(Continue on page 4 if necessary)

## Part B – Please use a separate sheet for each representation

For comments on the Local Plan, please provide the paragraph or policy to which your comments relates.

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:

STRAT6: Green Belt

Do you consider the Local Plan and supporting documents:

(1) are legally compliant

Yes

No

Don't know

(2) are sound

Yes

No

Don't know

(3) comply with the Duty to Cooperate

Yes

No

Don't know

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.

Objection to removal of substantial areas of the Oxford Green Belt.  
For details see Individual Response appended. pp7&8

(Continue on page 4 if necessary)

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.

The Overall Strategy should revert to the already agreed Plan which went through thorough consultation and which met the effective housing needs of South Oxfordshire.

(Continue on page 4 if necessary)

## Part B – Please use a separate sheet for each representation

For comments on the Local Plan, please provide the paragraph or policy to which your comments relates.

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:

STRAT11: Grenoble Road

Do you consider the Local Plan and supporting documents:

(1) are legally compliant

Yes

No

Don't know

(2) are sound

Yes

No

Don't know

(3) comply with the Duty to Cooperate

Yes

No

Don't know

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.

Objection to the proposal to develop strategic site STRAT11 and remove it from the Oxford Green Belt.

For details see Individual Response appended pp7&8

(Continue on page 4 if necessary)

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.

The Overall Strategy should revert to the already agreed Plan which went through thorough consultation and which met the effective housing needs of South Oxfordshire.

(Continue on page 4 if necessary)

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

Yes  No /

\* **Please note:** the inspector will determine the most appropriate procedure to hear those who have indicated that they wish to participate at the public hearing.

Signature:  Date:   
(this can be electronic)

### Sharing your personal details

All comments will be submitted in full to the Secretary of State alongside a submission version of the Local Plan. The Secretary of State will appoint an independent planning inspector, who will carry out an examination of the plan.

Your name, contact details and comments will also be shared with the planning inspector and a programme officer, who will act as a point of contact between the council, inspector and respondents. This means that you will be contacted by the programme officer (and where necessary the council) with updates on the Local Plan. This is required by Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and Section 20 of the Planning and Compulsory Purchase Act 2004.

We have received assurance that the data passed to the planning inspector and programme officer will be kept securely and not used for any other purpose. The inspector and programme officer will retain the data up to six months after the plan has been adopted. South Oxfordshire District Council will hold the data for six years after the plan has been adopted.

Comments submitted by individuals will be published on our website alongside their name only. No other contact details will be published. Comments submitted by businesses and/or organisations will be published on our website including contact details. If you would like to know more about how we use and store your data, please visit [www.southoxon.gov.uk/dataprotection](http://www.southoxon.gov.uk/dataprotection)

### Future contact preferences

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):

- I would like to be added to the database to receive planning policy updates for South Oxfordshire
- I would also like to be added to the database to receive planning policy updates for Vale of White Horse

**Further comment:** Please use this space to provide further comment on the relevant questions in this form. **You must state which question your comment relates to.**

### **Individual response to SODC Planning about the Local Plan 2034**

#### Policy STRA5: Residential Densities

My wife and I have consulted with local neighbours in Sandford and fully endorse the following comments which have been submitted elsewhere.

1. We object to the proposed numbers of dwelling units to be developed and the allocation of strategic housing sites. SODC is volunteering to provide many more dwellings in South Oxfordshire than the total calculated by the Objectively Assessed Need process for the District. The figures are based on accommodating projected overspill from Oxford City. This cannot be classed as an 'exceptional circumstance' for removing sites from the Green Belt. The projected Oxford City need for housing cannot be known until the City Local Plan 2036 has been examined.

The Plan has radically changed from the pre May 2018 agreed draft. I think a further Public Consultation should have been undertaken

2. We are just beginning to appreciate the benefits of clean air and contact with the natural world for humanity. Development on this scale and the presence of the proposed Park and Ride will be bound to massively increase traffic movements with associated pollution by particulates and noise. There will be a new large increase in light pollution. Access to the open countryside will be considerably reduced thereby lowering the quality of life at present enjoyed by residents and wildlife.

#### Policy STRAT6: Green Belt

3. We object to the current draft of the Local Plan because of the intention to remove substantial areas of the Green Belt, In the document, OBJ 7.1 and 7.2 state the importance of and intention to "protect and enhance the natural environment...placing particular importance on the value of the Oxford Green Belt..." and to "Conserve and enhance our rich and varied historic assets and their settings..." The City of Oxford is now just such an asset, set in the beautiful Oxfordshire countryside.

4. The proposed identified housing sites in the Plan have been re-allocated and three of them are in the Oxford Green Belt immediately adjacent to the urban boundary. The Oxford Green Belt has been protected for many years and its status as a preventer of urban sprawl and environmental amenity for residents upheld strongly by SODC up to now. The presence of three very large, urban style developments with associated infrastructure will be detrimental both to Oxford's historic setting and to neighbouring existing residential areas and settlements.

#### Policy STRAT11: Grenoble Road

5. We object to the Proposal to remove strategic site STRAT11 (Grenoble Road) from the Green Belt and to develop it with 3,000 new dwellings, 10 hectares of employment land and a Park and Ride site for these reasons.

1. The site is wholly within the parish of Sandford on Thames which is presently classified as a 'smaller village'. (Appendix 7)

2. The village still maintains a rural appearance and a strong community feel despite the separating effect of the road through the village forming a speeding rat-run especially during the rush hours. There are at present in the region of 550 homes in the village. To build such a large development would totally unbalance the community.

3. The residents of Oxford Park Home are already isolated from the main part of the village by the fast flowing traffic on Grenoble Road. Many of them are elderly and do not drive and so find it difficult to leave the site. Even though so cut off physically from the core



of the village many of the residents regard themselves as part of the community and have moved here to enjoy the benefits of village life. By being completely surrounded by the new development they will be cut off from the surrounding countryside and its benefits of fresh air and greenery. Grenoble Road will become even busier and more dangerous.

4. Since the developments of the football Stadium and the Science Park and etc. were completed traffic movements through the village have increased substantially. There are two new housing developments already underway on land immediately adjacent to the village which will add considerably to the strain.

5. The present infrastructure of the district and approaches to Oxford are already inadequate, any increase can only add to the congestion and pollution experienced on a daily basis without providing any benefit. Henley Road through Sandford is used extensively as a short cut to the Eastern Bypass and Cowley area and as a 'rat run' when traffic flows on the A4074 are heavy.

6. Sandford is a singular Thameside village, which has grown sustainably in recent years. Since the closure of the paper mill it has developed its own sense of identity as a purely residential community which is well balanced with local resources. The building of, and recent expansion of its village hall, housing a variety of services on a scale compatible with its residential mix, has been an outstanding success in fostering community spirit and mobilising considerable voluntary involvement. "Talking Shop" has won local and national recognition through the award of a number of prizes. It is a real "Village Community". The proposed growth of the Grenoble Road site, which will be a very different urban community immediately abutting its borders will threaten the sense of a distinctive village in which residents take pride and pleasure in what they have jointly achieved. This social environment must be preserved at all costs.

7.. Access to the river is provided by the narrow winding Church Road which public use terminates at the The Kings Arms, where there is limited private parking for which payment is required. Those people who do not want to recoup payment by parking in its car park, will continue to park in the road. As a consequence, the road already suffers congestion, - very noticeable on fine summer days and evenings, and when Oxford United play at home. The impact of a large increase in local population will cause all manner of problems in the road, as people from the proposed Grenoble Road site will undoubtedly use cars to gain access to the river. Apart from the increased volume, poor parking and facilities for turning, the character of a quiet village will be destroyed. This is but one of a number of unforeseen social consequences of the proposal.



**Alternative formats of this form are available on request.** Please email [planning.policy@southoxon.gov.uk](mailto:planning.policy@southoxon.gov.uk) or call 01235 422600 (Text phone users add 18001 before you dial).

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