

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

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	Mr	Mr
Full Name	Grant Westall-Reece	Arron Twamley
Job Title (where relevant)		Senior Associate Planner
Organisation (where relevant)	Avant Homes Ltd.	Peter Brett Associates, part of Stantec
Address Line 1	C/O Agent	Caversham Bridge House
Address Line 2		Waterman Place
Address Line 3		
Postal Town		Reading
Postcode		RG1 8DN
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Email Address		

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, H1, H4, STRAT 5, H9, H11, H12, ENV1

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.

We write in relation to land at Newnham Manor, Crowmarsh Gifford which has a resolution to grant under planning reference P16/S3852/FUL and is subject to section 106 agreement, for 100 new dwellings, as well as school land and public open space.

STRAT1: The Overall Strategy

The aim of this policy is to support and enhance the role of the larger villages within the district. In respect to Crowmarsh Gifford, which is defined as a larger village, we support its growth and recognise the provision of new housing, including affordable homes/starter homes, will improve village vitality/viability.

Within the previous consultation draft of the development plan, concerns were raised in relation to the deliverability of Chalgrove Airfield. Whilst we are pleased to see the inclusion of new strategic sites within the development plan and less reliance on Chalgrove Airfield, we are concerned these new sites are located within the Oxford Green Belt.

We consider development within the Green Belt should be kept to a minimum, and that towns and larger villages that lie outside the Green Belt are best placed to take the housing requirement within the district. In respect to Crowmarsh Gifford, the village is considered highly sustainable and is unique within the district because it is walkable from Wallingford, which is a large town comprising shops and services.

(Continued on page 4)

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.

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

We would like to see the development plan make specific reference to completions/commitments within the towns and larger villages on a site by site basis. Although South Oxfordshire Planning Policy Team have acknowledged that the Newnham Manor site at Crowmarsh Gifford is defined as a 'committed housing site' (as of 30 September 2018), we would like this 'specifically referenced' within the development plan to ensure there is no ambiguity.

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:

(this can be electronic)

Date:

13 February 2019

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

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.**

Continued: 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.

H1: Delivering New Homes

In cases where Neighbourhood Development Plans are not progressed, we support the policy requirement for planning applications to be considered against the housing targets for the towns and larger villages. As stated however, we consider the towns and villages that lie outside the Green Belt are best placed to take the identified housing requirements within the district.

H4: Housing in the Larger Villages

We consider the larger villages can play a vital role in delivering houses within the district and that their expansion will support and enhance their future vitality/viability. Allowing greater provision within the the larger villages will also increase the flexibility of the development plan to respond to delivery constraints at the proposed strategic sites.

In cases where Neighbourhood Development Plans are not progressed within 12 months of the adoption of the Local Plan, we support the policy requirement to allow planning applications for housing that comply with the overall distribution strategy (although this is subject to the revision/s detailed elsewhere within this representation).

Table 5f: "Provision of Homes at larger villages" (page 93) sets out that the completions/commitments within Crowmarsh Gifford amount to 570 dwellings. As detailed, we would like to see the development plan make specific reference to completions/commitments within the towns and larger villages on a site by site basis. We would like Newnham Manor site at Crowmarsh Gifford 'specifically referenced' within the development plan to ensure there is no ambiguity.

STRAT5: Residential Densities

This policy requires a minimum net density of 45 dwellings per hectare within the larger villages, except where there are either ecological, landscape, heritage or hydrology constraints. We support this policy in principle but emphasise that every development should be judged on its merits, including relevant site constraints and opportunities, as well as wider site context.

H9: Affordable Housing

We support the requirement for 40% affordable housing in principle, including criterion 1 and 2 (i – vii), but every development should be judged on its merits. We consider developments should not

have to meet fully all the criteria contained within policy H9 if there are special/overriding circumstances, or compelling evidence (e.g. viability evidence) which forms part of the planning submission. We consider the wording of the policy should be updated to reflect this.

H11: Housing Mix

We support the requirement for a mix of housing, including criterion 1 - 6, however every development should be judged on its merits. We consider the wording needs to be amended to ensure that the policy requirements of H11 will be revised/relaxed where there are special/overriding circumstances, and or compelling evidence. We consider the Oxfordshire SHMA 2014 to be out of date and that the Council's housing mix evidence should be updated more regularly.

H12: Self Build and Custom Housing

This policy should not apply to existing completions/commitment sites within the towns and larger villages. We consider this should be made clearer within the wording of the policy.

If applied to strategic and neighbourhood plan sites, we consider it necessary to specify further the need for design codes. This is particularly pertinent for sites within sensitive landscape locations or subject to other environmental and technical constraints.

ENV1: Landscape and Countryside

We support the requirement to protect the landscape of the Chilterns Area of Outstanding Natural Beauty (AONB) and criterion 1 – 4. We consider development should be approved only where there are exceptional circumstances and where it can be demonstrated to be in the public interest. We consider the provision of Landscape Visual Impact Assessments and management plans are also important considerations when determining planning applications.

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

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