

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	Bakesef
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	██████████

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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: STRAT1

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.

I'm pleased to read that SODC has now accepted my previous argument regarding the necessity to meet all unmet housing needs of Oxford City near to where that need arises on strategic allocations adjacent to the boundary of Oxford, even if this means removing part of the city's green belt. This is imperative if this Local Plan is to be considered sound.

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?

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: STRAT2

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 South Oxfordshire housing requirement has been largely determined by the Oxfordshire Housing & Growth Deal and the extra Government funding this will bring, rather than by the needs of our residents & businesses, the protection of our historic towns & villages, and the limitations of our inadequate infrastructure. Both the Growth Deal and Oxford city's unmet needs derive their aspirational housing target of 100,000 new homes between 2011 & 2031 from the Oxfordshire SHMA. Based on 2011 'interim' household projections, this assessment is now out of date and beyond the 5-year lifespan of planning documents. The SHMA used outdated methodology and the base data on which it is grounded is now questionable. Despite standard methods showing South Oxfordshire's housing requirement being 556 homes/year, and previous Local Plans (to 2031 & 2032) planning for 750 dwellings/year, this Plan inexplicably provides for 775 new homes/year. In addition to this, Oxford city's unmet housing needs has increased from 3750 to 4950 since the previous Local Plan consultation documents, meaning that not all of the city's unmet needs can be provided on the strategic sites on the edge of Oxford within this plan period, contrary to the STRAT1 policy. A total housing requirement of 22775 dwellings now corresponds to a mammoth 990 new homes/year - an unachievable & unsustainable level.

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.

This policy needs to be modified to plan for no more than 750 homes/year, and the maximum to meet Oxford's unmet needs reduced to 4600 (the maximum deliverable on the strategic sites within the plan period).

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

No

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

Yes

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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: STRAT5

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.

A net density of 50 dwellings per hectare for major residential developments in our historic market towns is far too high, and an irresponsible figure for such large developments to be considered sustainable. This ridiculous figure appears to have been determined by the council's irrational desire to provide more homes than the district actually requires, and by major developers keen to make excess profits from their plots rather than the needs of these new communities. The historic town of Wallingford will be particularly impacted by this negligent policy. Over-development on this scale with a lack of off-road parking will cause major congestion and pollution in the towns ancient, narrow streets. It will also be unsympathetic to the town's historic development and out of character with the town's landscape.

Q22. 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.

A net density of no more than 40 dwellings per hectare for major residential developments for all of our market towns and villages would seem more appropriate.

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

No

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: Policy H3

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.

I'm pleased to read that Wallingford is not going to be burdened with even more new housing. This small market town has already provided 34% more completions and commitments than was even recommended by the Core Strategy +15% growth requirement figure. From the distant council offices, Wallingford may have appeared to be a logical location for building so many new homes. But the permissions recently granted for over 1431 new dwellings (including two huge developments of over 500 homes on the edge of the town) have ruined the character of this jewel in the South Oxfordshire countryside. These new developments, built on land prone to flooding, are endangering existing properties, and have now extended the built environment right up to the parish boundary, despite residents' objections. Sadly, there is now no more green space left on Wallingford's perimeter on which to build any more new houses. Please bear this in mind when you consider any future allocations of new homes in our district. It is unacceptable to keep allocating new homes to similarly-classified settlements on the same basis and at exactly the same levels. There must naturally come a time when some of these settlements simply can not accommodate any further development without losing their special identity or precious green spaces. Wallingford is now dangerously close to this limit.

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

No

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

No