

# 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="Mr"/>	<input type="text"/>
Full Name	<input type="text" value="David Bermingham"/>	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation (where relevant)	<input type="text"/>	<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"/>	<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:

STRAT 1

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.

The Local Plan does not comply with para 31 NPPF, because the starting point for the Spatial Strategy is the assumption that the 'objectively assessed need' can be taken directly from the 2014 SHMA. The data underpinning that document are horribly out of date, as acknowledged in the Local Plan document (the baseline figures were taken from CLG2011 interim data, which only went out to 2021. Since then, there have been no fewer than three full sets of CLG data, the most recently published being the 2016 data published in Sept 2018, and attached hereto).

Para 31 NPPF, and NPPG require that the local authority use the most up to date data. The revised forecasts on population growth, and indeed more reasonable assumptions on net migration post-Brexit which have an enormous impact on projected household growth, should have been used to produce up to date figures for objectively assessed need.

Re-running the models from the original SHMA using the up to date figures would have been very simple, and I advised that this should be done in the last consultation. Not to have done so during the last year is lazy, negligent, and undermines the whole document, as it produces a figure for objectively assessed need which is many thousands of units higher than it ought to be if the up to date data were used.

(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:

Para 5.32 LP2034

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.

Mandating target numbers for allocations of housing in the towns and larger villages within the AONB is probably unlawful. Para 172 NPPF says that major development in the AONB should be refused other than in exceptional circumstances. The significant overprovision of housing in the Plan relative to even the falsely large (see point 1 above) 'objectively assessed need' for the district makes it clear that there are no exceptional circumstances, as a zero allocation for the towns and larger villages within the AONB would still allow the total housing target to be met with a significant margin on top.

Likewise, there is plenty of space for major development outside of the AONB. Towns and larger villages in the AONB should be required to calculate their own specific local needs, and provide housing commensurate to that locally identified need through neighbourhood plans, but should NOT have targets for allocations arbitrarily forced on them. Where solid evidence exists of significant historic rates of infill construction, this should be taken into account in neighbourhood planning, so that overprovision of housing in the AONB through allocations (which will inevitably be quickly built) can be avoided.

The relatively recent examination reports on both West Oxfordshire District Council and Vale of White Horse Local Plans both made the point that there should not be allocations made within the AONB, and SODC should follow this clear precedent.

(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.

1. SODC should re-run the underlying models for the SHMA using up to date CLG forecasts for household growth, and a more realistic assumption on net migration post Brexit, to produce a new objectively assessed need for housing, which is likely to be many thousands of units less than the one published. This would be a very simple exercise, given that the models already exist.
2. There should be no specific allocations for housing in the larger villages in the AONB. Instead, those villages should be required to produce evidence-based assessments of local needs, in compliance with NPPG, and neighbourhood plans to meet those needs across the Plan period.
3. The Local Plan should make clear that flood risk and Sequential Testing must be done on a District-wide basis, not within a neighbourhood planning area, so as to avoid the clear danger of siting major development on or adjacent to flood plain.

(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: 31 Jan 2019  
*(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.**

**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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