

South Oxfordshire Local Plan 2034

Page 3: Part A - contact details

Q1. Are you responding as an:

Business / Organisation

Page 6: Business / organisation contact details

Q4. Due to the plan-making process including an independent examination, a name and means of contact is required for your comments to be considered:

Business / organisation name Berrick Salome Parish Council

Contact name Chris Cussens

Address line 1 [REDACTED]

Address line 2 [REDACTED]

Address line 3 -

Postal town [REDACTED]

Postcode [REDACTED]

Telephone number [REDACTED]

Email address [REDACTED]

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: STRAT6

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.

While we are aware of the importance placed on the protection of the Green Belt we are pleased that STRAT6 of the Plan adopts a pragmatic approach to its absolute sanctity in the context that :

1) The unmet housing needs for Oxford City should properly be provided within a sensible range of the City itself which, necessarily, implies a certain intrusion in to the Green Belt.

2) Alternative large-scale housing Allocation sites (Chalgrove particularly) would involve the destruction of glorious countryside in order to provide the Allocation itself and in order to provide its supporting infrastructure. The protection of that glorious countryside is, in our view, just as important as the protection of the Green Belt itself. By definition the further the Allocation site is from Oxford City the more damage is done to the countryside by the supporting transport infrastructure required.

3) The inclusion of Culham, Berinsfield, Grenoble Road, Northfield, Wheatley and Bayswater Brook as Allocated sites alongside the ongoing development of Didcot creates logical links on the periphery of Oxford for the Plan's aspiration to build on the success of Didcot and Science Vale as expressed in 4.40 to 4.51 of the Plan. The inclusion of those Allocation sites also provides a connection to and links with established Industrial activity and Hospitals - thereby supporting their welfare.

So we agree with the Plan in terms that there are "very special circumstances" supporting the alteration of the Green Belt as proposed in the Plan.

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.

None

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

Yes

Q11. Would you like to comment on another policy or paragraph?

Yes

Page 9: Part B - your comments

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: STRAT7

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.

We believe that STRAT7 is inappropriate for the following reasons.

- 1) To the extent that Chalgrove Airfield as an Allocated site is designed to accommodate the unmet housing need for Oxford City it is in totally the wrong place. Not only is it a considerable distance from the City, but it has no existing transport infrastructure to link it to the City. To provide the transport connection will necessarily involve very significant and substantial collateral damage to the environment around it and at considerable financial cost.
- 2) The road network around Chalgrove suffers from severe pinch points in all directions at Watlington, Stadhampton, Little Milton, and Benson. While edge roads have been proposed in the Neighbourhood Plans at Benson and Watlington the other pinch points and the local country lanes surrounding Chalgrove will suffer unacceptable increases in traffic volumes destroying the rural nature of the communities in the area and those very edge roads will soon reach their capacities.
- 3) There is no rail connection in or near Chalgrove and no prospect of creating one. Transport to and from Chalgrove will be entirely dependent on cars and busses on the road network.
- 4) The Allocation of Chalgrove Airfield, therefore, contradicts and defies para 6/2 in STRAT4 which demands that "each Allocated development will be expected to provide quality public transport facilities and connections".
- 5) The Allocation of Chalgrove also contradicts Obj 1.2 (support rural communities and their way of life) and flies in the face of Obj 1.4 (focusing growth in the Science Vale), Obj 4.2 (promote sustainable transport), Obj 5.2 (respecting the scale and character of towns and village) Obj 6.2 (respecting Neighbourhood Plans) and Obj 8.2 (minimum carbon emission).
- 6) It may well be undeliverable because the incumbent tenant (Martin Baker organisation - itself an important defence contractor) is refusing to surrender their long leasehold interest on the site. The proposal that the ongoing activities of Martin Baker could sit comfortably beside a town of the size proposed seems to us to be a suggestion of pure fantasy.
- 7) In that context we are comforted by para 4.65 which recognises that the Allocation relies on a successful CPO which may well fail and, consequently, the" Allocation can be revisited through the first review of the Plan".
- 8) With regard to the possibility of such a review we are also comforted that the number of new homes proposed by the Allocations in the Plan significantly exceeds the required number of new homes (by over 100%) and we feel , consequently, that the possibility of Chalgrove not being deliverable has been accepted by the authors of the Plan If that is the case we believe that all the other Allocated sites must remain in the Plan to make the Plan itself achievable in those circumstances.
- 9) We cannot understand the logic of abandoning the existing B480 Chalgrove by pass and expecting the considerable volume of traffic that currently use that facility to drive through the middle of the New Town proposed in the Allocated site. This seems to be entirely inconsistent with maximising the advantage of current infrastructure and minimising the debilitating effect of traffic growth on existing roads and neighbouring lanes and also on the residents in the new homes on the Allocated site.

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.

None

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

Yes

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

Yes

Page 11: Part B - your comments

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: STRAT11

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.

We particularly welcome the inclusion of Grenoble Rd as an Allocated site. Apart from the issue of its current inclusion in the Green Belt (which issue is addressed under STRAT6) we see it as the obvious site for development in order to accommodate the unmet housing need for Oxford City.

Not only is it close to the City itself but the transport infrastructure in terms of road and rail is substantially in place. We readily accept and commend to you the "exceptional circumstance" that exists to remove this site from the Green Belt.

We also welcome the increased density proposed for this site which seems to us to be ideal to satisfy the housing needs that it is intended to satisfy

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.

None

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

Yes

Q25. 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