

# 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	-
Full name	P. Bianchi
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	████████████████████

## 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: LP2034

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.

LP 2034 is supported by a range of "evidence and topic papers", one of which is the Settlement Assessment Background Paper (SABP) 2018 which SODC say has "no connection with Neighbourhood Planning". This is astounding based on the work that has gone into the WNDP.

SODC are indicating that they are interpreting the WNDP and its policies differently to the reality of what has been established.

All three settlements are within 5km of Watlington and Howe Hill and Greenfield are around 5 km from Nettlebed. The SABP awards 5 points to Christmas Common and Howe Hill but omits Greenfield. Christmas Common scores 2 points for its pub which is doubled to 4 points giving it a total of 9 points and making the "Other Village" category. Watlington scores 1 point for its allotments but the settlements score no points for having potential use of those allotments.

The WNDP treats all three settlements in the same way but the SABP does not and this is a fundamental issue which I hope you can raise through a response to the current consultation

The issues with the SABP and the conflict with the WNDP can be clearly seen in Pages 11-13 and 23-24 with the latter creating a restrictive blanket policy at a time of housing shortfall and the drive for thousands of new homes in Oxfordshire

Howe Hill and Greenfield are in close proximity to Watlington and in the case of Howe Hill, this is now recognised in Appendix 7. However, without any published evidence as to why they are "inappropriate" (and in contradiction to the WNDP), Howe Hill and Greenfield are excluded from small scale growth against national policy which gives Neighbourhood Plans the power to specify the much needed local context.

I would welcome your support on these points by making a consultation response and also stating that the SABP completely ignores the value of super-fast broadband which in itself is a major contributor to sustainability with less car travel through greater connectivity online. We have fought for several years to achieve the broadband we now have (via Connect8) and we hope to take this further with FTTP (Fibre to the Premises) increasing speeds for the future

You can read the Watlington Neighbourhood Development Plan (WNDP) documents here:

[http://www.watlingtonnp.org.uk/Watlington-Neighbourhood-Plan/examination\\_documents-15290.aspx](http://www.watlingtonnp.org.uk/Watlington-Neighbourhood-Plan/examination_documents-15290.aspx)  
Our WNDP took many hours of research, evidence gathering and passed through multiple consultations before being approved by 81% of the Parish residents who voted. The WNDP was subsequently adopted by SODC as an up to date document and is a key part of the Development Plan. This is in accordance with Paragraphs 28 – 30 of the National Planning Policy Framework

[www.gov.uk/government/collections/revised-national-planning-policy-framework](http://www.gov.uk/government/collections/revised-national-planning-policy-framework)

At the heart of the WNDP is the relationship between the town and the surrounding communities and specifically Christmas Common, Greenfield and Howe Hill – the three complete recognised settlements within the Parish and the WNDP designated area. That relationship is based on economic and social interdependence, two of the three elements in deciding what is a "sustainable location" and one suitable for small scale new development. The third element relates to environmental considerations which are mostly connected with the conservation and enhancement of the AONB.

The WNDP itself, the Basic Conditions and the Sustainability Appraisal define the relationship between the town and the three settlements and conclude that the complete WNDP area is sustainable. The "more restrictive approach" to new development outside the town relates purely to scale and the potential impact on the AONB

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?

No