

## South Oxfordshire Local Plan 2033

Event Name	South Oxfordshire Local Plan 2033
Comment by	Mr Rod Morgan (1146430)
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**Q1 To which part of the Local Plan does this representation relate? Please state the paragraph or policy number or the policies map.** Policy: H4

**Q2 Do you consider the Local Plan is Legally Compliant?** Yes

**Q3 Do you consider the Local Plan is Sound?** No

**Q4 Do you consider the Local Plan complies with the Duty to Cooperate?** Yes

**Q5 Please provide details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to cooperate, please also use this box to set out your comments.**

The settlement of Nettlebed is identified as a large village in the emerging Local Plan. As such paragraph 5.15 15% growth in the larger villages to ensure these places continue to "grow and support the services and facilities that sustain them". Table 5f: 'Provision of homes at larger villages' identifies a requirement of 70 dwellings for Nettlebed on the basis of 15% growth. Taking into account completions and commitments, the requirement over the Plan period is identified as 59 dwellings.

However, the local Plan does not seek to meet the housing requirements established for Nettlebed but instead proposes three sites for development which cumulatively total just 46 units. These three sites are approximately 20 units at Joyce Grove (Policy H6), 11 units at priest close (Policy H5) and 15 units at land south west of the serives station (Policy H7). The Plan should identify sufficient land to meet the requirements and we do not therefore consider that the plan is sound as it has not been positively prepared contrary to paragraph 182 of the National Planning Policy Framework (NPPF).

Joyce Grove is set within grounds of 11.27ha, much of it heavily wooded and concealed from views to the wider countryside. Land, in particular in the north-west corner of the site, is well related to the settlement, sitting just to the rear of the primary school, well contained by mature and extensive tree coverage and benefits from existing vehicular access from the A4130 along an existing access on the site's northern boundary. This area of land is broadly flat, is well located close to the village's amenities

and services, in a sustainable location, and will not adversely impact on the Grade II Listed House or Gates or their setting. It is of sufficient size to comfortably accommodate an additional 13 dwellings to meet the settlement's growth requirements. It represents a suitable, available and deliverable site.

**Would you like to hear from us in the future?**