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SOUTH OXFORDSHIRE LOCAL PLAN 2011-2034 FINAL PUBLICATION VERSION 2ND

LAND AT NORTHFIELD, SOUTH EAST OXFORD

We write on behalf of our Client's, Brasenose College and L&Q Estates, in response to the South Oxfordshire Local Plan 2011-2034 Final Publication Version 2nd (January 2019), and are pleased to enclose our Response Document and supporting evidence with this letter. Our interests relate to the Plan and in particular, the land at Northfield, South East Oxford.

We support the allocation of the land at Northfield in the Draft Plan for approximately 1,800 new homes. The delivery of this allocation can contribute to addressing some of the unmet housing need arising from Oxford City and is also well placed to meet the District's own housing needs. This Plan has also been prepared in the context of the Oxfordshire Housing and Growth Deal and the commitment of all the Oxfordshire authorities to deliver 100,000 new homes by 2031. The Oxfordshire Growth Board at their meeting in May 2018 recommended that South Oxfordshire District Council consider sites to address Oxfordshire's housing need, including the need for housing in sustainable locations and in support of people who work or use services in Oxford City. The land at Northfield is precisely located where the Oxfordshire Growth Board had in mind when agreeing to this recommendation. South Oxfordshire District Council have assessed the land at Northfield alongside alternatives in preparation of their Plan, and concluded it is deliverable in the Plan period. We would agree.

The land at Northfield is owned freehold by Brasenose College and Oxfordshire County Council Capital Investment and Delivery. Brasenose College is the majority landowner. Both landowners are working collaboratively with L&Q Estates to bring the site forward for residential led development, with L&Q Estates having a legal agreement with Brasenose College in respect of its landholding. Oxfordshire County Council Capital Investment and Delivery are supportive of sustainable development of the land



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at Northfield, including their land, which will help to address the identified housing needs. At this stage, Oxfordshire County Council Capital Investment and Delivery Team are submitting their own response to the Draft Plan in respect of all their land interests in South Oxfordshire.

Our Client's wish to continue to work with the Council and County Council to ensure the delivery of a high-quality sustainable on the site. We agree to the preparation of a Statement of Common Ground with South Oxfordshire District Council, and Oxfordshire County Council in relation to Highway and Education matters.

The enclosed Response Document assesses whether the Draft Plan and its' evidence base are sound, legally compliant and comply with the duty to cooperate.

We have provided detailed comments in our Response Document to the following.

- The Duty to Cooperate
- The Sustainability Appraisal
- The Vision, Objectives and Spatial Strategy
- South Oxfordshire's Housing Requirement
- Policy STRAT12 – Land at Northfield and concept plan
- The delivery and trajectory of the land at Northfield
- The Green Belt Assessment
- Development Management Policies in the Draft Plan including Policy STRAT5: Residential Density's, Policy H9: Affordable Housing and Policy H11: Housing Mix.

In our Response Document we have proposed changes to the Draft Plan and its policies, which we consider will enable the Inspector to find the Plan sound and therefore lead to the adoption of a Local Plan for South Oxfordshire District.

We trust the enclosed submission is clear and helpful. If you require any further information or wish to discuss the enclosed submission in greater detail, please do not hesitate to contact Mark Sitch or myself.

Yours sincerely



LUCY YATES
Senior Planner