

# 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)

<input type="checkbox"/> Agent	<input type="checkbox"/> Business or organisation	<input checked="" type="checkbox"/>	Individual
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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="Ms"/>	<input type="text"/>
Full Name	<input type="text" value="Nicky Brodie"/>	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation	<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"/>

For information on **sharing your details**: please see page 3

## 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:

Individual Response to SODC Local Plan 2034  
Policy STRATEGY 11: Land south of Grenoble Road

Do you consider the Local Plan and supporting documents:

- |                                       |                              |                             |                                     |
|---------------------------------------|------------------------------|-----------------------------|-------------------------------------|
| (1) are legally compliant             | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Don't know <input type="checkbox"/> |
| (2) are sound                         | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Don't know <input type="checkbox"/> |
| (3) comply with the Duty to Cooperate | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Don't know <input type="checkbox"/> |

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.

### (1) legally compliant

There has not been a Reg 18 consultation on this plan, which is significantly and materially different from the 2017 SODC Local Plan. Many residents in Sandford were actively involved in contributing to the 2017 Local Plan which has now been disregarded. Grenoble Road was rejected as a development site within the 2017 Plan due to impact on the Green Belt.

### (2) sound

It is not sustainable to reduce the provision of Green Belt around Oxford, not only for the Grenoble Road site, but for the other 5 sites that will change the Green Belt within this plan. Due regard is not being given to the preservation of Oxfordshire countryside/Green Belt. National Policy is to safeguard the Green Belt.

The Plan exceeds the identified Housing Need for SODC. We do not need this level of housing development on the edge of the City, or within SODC as a whole, in order to meet housing need and to support the regional economy. I understand that the calculation that was used to establish the identified housing need has now been scraped. In addition, residents of SODC were not fully consulted on the expansion deal that SODC did with central government.

### (3) compliant with the Duty to Cooperate

This Plan has not been devised in full consultation with other authorities – Highways, Utilities, and the Oxford to Cambridge Expressway.

(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.

The 2017 Plan was developed in full consultation with local residents and met the requirements that were identified at the time for housing need. SODC should not have revisited the strategic development sites in May 2018. SODC should return to the Plan that was developed in 2017.

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

**Please see accompanying notes**

(Continue on page 4 if necessary)

Yes

No

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:

**Nicky Brodie**

(this can be electronic)

Date:

**10/02/2019**

**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.**

Oxfordshire needs to increase the amount of housing available across the county to meet identified housing need and to support the local economy. All districts in the county should help with the unmet housing need in the City. I am not opposed to cross boarder working and I understand that there must be some additional building in the district. I contributed to the 2017 Local Plan and advocated for appropriate expansion of the housing stock to meet identified housing need. This response is to oppose the specific development on the Grenoble Road site, however in my view the Grenoble Road site needs to be seen alongside all of the other proposed developments which will similarly impact on the countryside and traffic in SODC.

I am strongly opposed to the proposal to develop 3000 housing on Grenoble Road site by 2034, and to the scale of the other developments which are skewed to the south east part of the

district. THE SCALE OF DEVELOPMENT, AND THE DESTRUCTION OF THE LOCAL COUNTRYSIDE ARE UNNECESSARY. I was not aware until recently that SODC had entered into the expansion deal with central government regarding increased housing stock. I do not support this, and it seems to me that the financial gains that the district will receive as a result are unsubstantial in relation to the permanent damage that will be done to the district and the county as a result. I am sceptical in relation to all the sites, that the district will manage the developments to enable the required proportion of affordable housing.

It is unacceptable for the District to make this proposal when there is no clarity at this stage about the Oxford to Cambridge expressway. This simply does not make sense. I am greatly concerned that the District chose to revisit the 2017 Plan which had been developed in full consultation with its residents, and at short notice undertake further evaluation of potential housing development sites that now include the proposal for Grenoble Road.

We should NOT be building on the Green Belt under any circumstances and the proposed development at Grenoble Road does not satisfy the "exceptional circumstances" to do this. I am really surprised that the district councillors are prepared to accept such extensive destruction to this part of the county. The proposed site at Grenoble Road will cut off access for local people to a critical and very well used part of the Green Belt. Where is the health impact analysis in relation to this? Reduced access to the countryside for all will result. Greater Leys is overcrowded already, the density of the site that is proposed is inappropriate and does not promote a positive quality of life. The proposal is to ruin the countryside to develop a dense and overcrowded housing estate on protected countryside. This can not be right.

The infrastructure needed to support this extensive development will create further destruction. All local residents are aware that the A4074 is already overcrowded and that there are tailbacks on this road during the rush hour. The impact of creating a new park and ride in the area has not been fully explored or explained in the proposed Plan. There is reference to reinstating the Cowley branch line, but proposals for this have not been fully worked and there are concerns about the workability of this and the environmental impact.

Sandford on Thames is a unique village that retains its character as a village without being far from the City. Sandford is a first port of call to the countryside (and the river) not only for its own residents but for people who live on the Leys and Littlemore. It works as a "centre" within the countryside that attracts residents from other local settlements. It is a village that is busy because of these visitors, and this adds to its unique status as an edge of city village. Sandford will lose its character, and will cease to provide this unique access to the countryside for all, if it is entirely surrounded by additional development with the associated light and air pollution and congestion.

Sandford will lose its essential village characteristics if the number of cars and through traffic is further increased. It is already used as a cut-through where cars avoid the A 4074 delays at Heyford Hill roundabout. This problem will inevitably increase if the development continues.

I am entirely opposed to this development

Necessary Modifications to make the Local Plan legally compliant or sound

It will be helpful if you could put forward your suggested wording of any policy or text as precisely as possible.

**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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