

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	Mr.
Full name	Peter Cave
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	██████████

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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: STRAT 1

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.

What is of great concern is the overwhelming scale of the Plan housing proposals. The scale of development appears to be unprecedented, unnecessary, unsupported, and unjustified. The scale of development and the timescales for delivery of the housing would undoubtedly have a hugely deleterious affect on the character of the rural settlements that we live in in SODC. The appearance, built form and relationship to the surrounding countryside of our villages would be changed forever: based on justifications and assumptions that are neither understood nor accepted. Our own (Baldons) Neighbourhood Plan sets out clearly the critical importance of the village's relationship with its surrounding pastoral landscape. All of this, and the way of life we enjoy here, would be put at grave risk by the far-reaching proposed housing developments that are proposed right on our doorstep. This should not be allowed to happen.

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.

The housing strategy numbers need to be reconsidered in the light of the official Government forecasts. Due consideration needs to be taken of (a) the likely upheaval arising from a grossly overburdened infrastructure, and (b) the resulting harm to SODC residents living in those rural communities that are going to be so badly affected. These policies affect whole neighbourhoods in such a damaging way. Only when the housing numbers are made to be more realistic and deliverable can suggestions be put forward for policy wording. Please stick to the adopted 2026 Local Plan, which appears to meet the realistic housing needs of this area!

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

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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: STRAT 2

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.

I completely reject the claim that Oxford's housing needs cannot be met within Oxford city itself. I am an architect who has lived and worked here since the mid 1980's. It is clear to me that there is an abundance of sites suitable for housing development already in existence, and within the current city limits. There are many, many brownfield sites or poorly used sites that could be redeveloped beneficially for medium and high density housing. Perhaps some land has to be re-designated to allow for the housing need. Has a thorough and realistic survey of what is actually out there been done? Again, the numbers quoted in the policy are highly questionable. What are all the houses (over and beyond the 15,000 calculated by MP John Howell and others) required for? There is no clear or justified need for such high numbers. Why are we having to consider such over-estimated housing numbers?

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.

I support the suggestion that Oxford's "unmet need" should be removed from the plan.

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

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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: STRAT 5

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.

Low-cost, smaller homes is what this district requires. It is overstocked with larger low-density properties. High density housing can be provided in well-designed low rise developments making best use of brownfield and other sites that are currently (or have been previously) developed. Clusters and courtyard developments can be used towards achieving this goal. There should be no new housing allocated on Green Belt land, which should remain protected.

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.

The principle of this policy can be made acceptable but other policies need to be made consistent with what STRAT 5 says.

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?

Yes

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Q26. 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: STRAT 6

Q27. 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	

Q28. 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.

Green Belt land should be protected and not simply used to make life easy in trying to reconcile unrealistic and over-estimated housing need numbers. It is such a soft, easy option to take our valuable and desperately-needed Green Belt land as is indicated in the PLAN by allocating 30% of the housing numbers to be built on the Green Belt. This proposal is against national policy guidelines as other options have been inadequately explored; eg: the likelihood that Oxford City can, in fact, meet its own realistic housing needs within the city boundaries. Even if it means doing a lot of careful and well-supported research, getting the most we can from existing brownfield and otherwise developed sites should always come first. It is just too easy to swipe a bit of Green Belt land here and there because it is convenient and gets the housing numbers to stack up nicely.

Q29. 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 justification simply does not exist to legitimise any "exceptional circumstances" in taking Green Belt land. All such suggestions should be removed from the PLAN.

Q31. Would you like to participate at the oral part of the examination, which takes place as part of the examination process?

Yes

Q32. Would you like to comment on another policy or paragraph?

Yes

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Q33. 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: TRANS 1

Q34. 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	

Q35. 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.

The numbers and statistics quoted for the Oxford-Cambridge Expressway are utterly incomprehensible. It would add a truly massive extra burden on all the already over-estimated housing numbers. The expressway itself would almost certainly encroach on Green Belt land and that would be unacceptable. The Green Belt south of Oxford [REDACTED] would be very likely to be devastated and changed forever.

Q36. 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.

More information, detail and coordination with the Local Plan - are all desperately needed here.

Q38. Would you like to participate at the oral part of the examination, which takes place as part of the examination process?

Yes

Q39. Would you like to comment on another policy or paragraph?

Yes

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Q40. 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: H4 & Table 5f

Q41. 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	

Q42. 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.

The allocation of housing numbers here appears to be quite arbitrary in terms of these larger villages. Just dividing up 'the cake' to fit, and not based on particular needs. Local needs are critical and they should form the basis of any housing allocations for those settlements.

Q43. 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 constraints of the AONB appear to be lacking in the text here. As with all developments, benefit needs to outweigh the harm any development might do.

Q45. Would you like to participate at the oral part of the examination, which takes place as part of the examination process?

Yes

Q46. Would you like to comment on another policy or paragraph?

Yes

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Q47. 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: H16

Q48. 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	

Q49. 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.

The prevention of urban sprawl and the unchecked spread of ribbon development were key factors in our Baldons Neighbourhood Plan. Infill sites need to be handled with care to preserve the character of our villages. Each village should be looked at individually and realistic numbers allocated and capped accordingly.

Q50. 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.

I agree with the suggestion that has been made that there should be a 5% cap on the housing stock increase in any one village settlement. This should be drafted into the PLAN text. Neighbourhood Plan policies (where they exist) should certainly be taken into account - or what was the point of doing all the work and having them?

Q52. Would you like to participate at the oral part of the examination, which takes place as part of the examination process?

Yes

Q53. 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