

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

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)

Agent

Business or organisation

Individual

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"/>	<input type="text" value="MR"/>
Full Name	<input type="text" value="MR JON ALLEN (CEG)"/> <input type="text" value="MR LORNA JUAREZ (TAYLOR WIMPEY)"/>	<input type="text" value="DOMINICK VEASEY"/>
Job Title (where relevant)	<input type="text"/>	<input type="text" value="DIRECTOR"/>
Organisation (where relevant)	<input type="text"/>	<input type="text" value="NEXUS PLANNING LTD"/>
Address Line 1	<input type="text"/>	<input type="text" value="5<sup>TH</sup> FLOOR"/>
Address Line 2	<input type="text"/>	<input type="text" value="THAMES TOWER"/>
Address Line 3	<input type="text"/>	<input type="text" value="STATION ROAD"/>
Postal Town	<input type="text"/>	<input type="text" value="READING"/>
Postcode	<input type="text"/>	<input type="text" value="RG1 1LX"/>
Telephone Number	<input type="text"/>	<input type="text" value="REDACTED"/>

Email Address

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:

POLICY H3

Do you consider the Local Plan and supporting documents:

(1) are legally compliant

Yes

No

Don't know

(2) are sound

Yes

No

Don't know

(3) comply with the Duty to Cooperate

Yes

No

Don't know

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.

Policy H3 of the Plan allocates a housing requirement of 3,873 homes to be collectively delivered in the towns of Henley-on-Thames, Thame and Wallingford as follows:

- 1,285 homes at Henley-on-Thames (156 remain to be allocated through a Neighbourhood Development Plan);
- 1,518 homes at Thame (363 remain to be allocated through a Neighbourhood Development Plan).

Should a Neighbourhood Development Plan not reach submission stage and not allocate sufficient housing sites within 12 months of the Plan being adopted, planning applications for housing in these towns will be supported if they comply with the distribution strategy set out in Policy STRAT1.

In view of the excellent and active neighbourhood planning processes within the market towns, we fully support the Policy H3 requirement for future housing land to be identified and allocated via reviews to the respective market town neighbourhood plans.

The Settlement Assessment Background Paper (December 2018) and the Settlement Assessment Matrix (June 2016) demonstrates that Thame, Wallingford and Henley-on-Thames achieve high scores across all categories assessed and, in addition to Didcot, are the most sustainable settlements in the District. Therefore the level of growth allocated to these properties by Policy H3 is justified.

In terms of specific breakdown, Thame achieves an overall score of 768 within the December 2018 Background Paper. In comparison, Wallingford and Henley-on-Thames score 704 and 978 respectively. Therefore, of the three settlements subject to Policy H3, Henley-on-Thames achieves the best score.

Nevertheless, it is evident from the South Oxfordshire Housing Land Analysis that there is very limited potential supply of land at Henley that is outside the AONB or land not at risk from of flooding. Therefore, although it is the most sustainable of the three tier two settlements, its development capacity is limited by environmental constraints. Thame is the next most sustainable settlement, and is generally free from environmental constraints.

In light of the above, the apportionment of a higher amount of growth in Thame than Henley-on-Thames and Wallingford, set out within draft Policy H3, is consistent with the NPPF, which seeks to focus significant development in locations that are sustainable (Paragraph 103), and beyond constraints such as AONB and locations at risk of flooding (Footnote 6 to paragraph 11).

In view of the above, we broadly welcome and support Policy H3.

(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.

(Continue on page 4 if necessary)

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

Yes

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:

(this can be electronic)

Date:

18/02/2019

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

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.**

Alternative formats of this form are available on request. Please email planning.policy@southoxon.gov.uk or call 01235 422600 (Text phone users add 18001 before you dial).

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