

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" value="MR"/>	<input type="text"/>
Full Name	<input type="text" value="CHRISTOPHER"/>	<input type="text"/>
Job Title (where relevant)	<input type="text" value="REDACTED"/>	<input type="text"/>
Organisation (where relevant)	<input type="text"/>	<input type="text"/>
Address Line 1	<input type="text" value="REDACTED"/>	<input type="text"/>
Address Line 2	<input type="text" value="REDACTED"/>	<input type="text"/>
Address Line 3	<input type="text" value="REDACTED"/>	<input type="text"/>
Postal Town	<input type="text" value="REDACTED"/>	<input type="text"/>
Postcode	<input type="text" value="REDACTED"/>	<input type="text"/>
Telephone Number	<input type="text" value="REDACTED"/>	<input type="text"/>
Email Address	<input type="text" value="REDACTED"/>	<input type="text"/>

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 STRAT6: Green Belt

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.

I agree that that exceptional circumstances do exist to justify altering the Green Belt Boundary to accommodate developments at Culham Science Centre, Adjacent to Culham Science Centre, Berinsfield, Grenoble Road, Northfield, North of Bayswater Brook and Wheatley.

(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.

None

(Continue on page 4 if necessary)

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 STRAT8 (Culham Science Centre)
Policy STRAT9 (Land adjacent to Culham Science Centre)
Policy STRAT10 (Land at Berinsfield)

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.

I agree with the first element of Policy STRAT1 (The Overall Strategy) which states "Focusing major new development in Science Vale including Didcot Garden Town and Culham so that this area can play an enhanced role in providing homes, jobs and services with improved transport connectivity". The strategic developments at Culham Science Centre, the land adjacent to Culham Science Centre and on the land at Berinsfield will very much support this strategy, providing homes in or close to the centre of the Science Vale with excellent transportation links.

(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.

None

(Continue on page 4 if necessary)

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 STRAT11 (Land South of Grenoble Road)
Policy STRAT12 (Land at Northfield)
Policy STRAT13 (Land North of Bayswater Brook)

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.

Previous drafts of the Local Plan (2017) had a fundamental inadequacy in that it failed to adequately satisfy the Oxford City Unmet Need. The Strategic Developments in that version of the Plan (at Culham, Berinsfield, Chalgrove Airfield and Wheatley) are all some distance away from the city and therefore would not adequately satisfy the needs of people working in the city – particularly people on low incomes who ideally would be looking for accommodation within walking / cycling / short bus ride from their places of employment.

I am pleased to see that this version of the plan states that, because of this situation 'exceptional circumstances' exist that warrant the modification of the Green Belt boundary. Agree that all three sites represent good locations for housing for people working in Oxford, with good proximity to the main areas of employment (particularly the BMW Mini plant and Hospitals) with good or potentially good public transportation links.

I am delighted that developments at these locations will have a higher density and high percentage affordable homes, helping to satisfy the needs of people on low-incomes.

(Continue on page 4 if necessary)

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

None

(Continue on page 4 if necessary)

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 STRAT7 (Land at Chalgrove Airfield)

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.

I believe that STRAT7 fundamentally fails to support a significant number of SODC's Strategic Objectives stated in Chapter 3 of the plan:

- OBJ 1.2: SODC have stated a clear objective that it must "support rural communities and "their way of life", recognising that this is what attracts people to the district" – yet this development would more than triple the size of the Chalgrove community and totally destroy the rural community in that village today.
- OBJ 1.4: SODC have stated an objective to "focus growth in the Science Vale" – yet this development would be some distance from the Science Vale with very poor transportation links, making it unsuitable for people working in the Science Vale.

CONTINUED ON PAGE 7

(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.

Policy STRAT7 should be removed from the plan. This has no further implications to the overall Plan as other developments proposed by SODC meet the stated actual housing requirement.

(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:

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.**

(EXTENSION TO COMMENT ON POLICY STRAT7 ON PAGE 5)

- OBJ 4.2: SODC have stated an objective to “make sustainable transport, walking and cycling an attractive and viable choice for people” – yet, even with some growth of employment opportunities in Chalgrove, the vast majority of people living in this new town would be forced to drive to work, due both to the remoteness from the main centres of employment (Science Vale, Oxford, Reading) and poor public transportation facilities. With regards the public transportation, it is very unlikely that this could ever become a practical proposition for people at this location.
- OBJ 5.2: SODC have stated an objective to “support development that respects the scale and character of our towns and villages, enhancing the special character of our historical settlements and surrounding countryside” – yet this development would more than triple the size of the community, will create an environment that is fundamentally different to the current environment and attract people whose motivation for living there would be fundamentally different to the people currently living in this quiet rural community.
- OBJ 6.1: SODC have stated an objective to “champion neighbourhood planning, empowering local communities to direct development within their area and provide support to ensure Neighbourhood Development Plans are deliverable, achievable and sustainable” – yet this development contradicts the Chalgrove Neighbourhood Plan. Furthermore the site is not supported by Martin Baker, the current leaseholders at Chalgrove airfield (the main employer at the site, a strategically important Defence business) and the development is therefore likely to be non-deliverable.
- OBJ 8.2: SODC have stated an objective to “minimise carbon emissions and other pollution such as water, air, noise and light, and increase our resilience to the likely impact of climate change, especially flooding:
- yet this this development would create significantly more carbon emissions than the developments closer to the main areas of employment due to increased road traffic, and is likely to exacerbate and already difficult flooding issue in Chalgrove today.

Finally, In addition to the all of the above negatives, in the event that a Compulsory Purchase Order was placed on the Martin Baker Organisation and was successful, the proposed development at Chalgrove airfield would incur huge costs that would make it uneconomic compared with the other strategic developments: These would include:

- The cost of moving the main runway;
- The costs of major changes to the road-transport infrastructure in and around the area including bypasses at Stadhampton, Little Milton, Cuxham;
- The cost of massive works to resolve the flooding issues

(CONTD OVER PAGE)

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).

Please return this form 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.

We have been residents of South Oxfordshire for over 30 years. We experience daily the problem of road congestion as we have a traffic jam outside our house awaiting to turn off Newington Road. Such problems will be worsened by a huge new housing development that would have a huge impact on local amenities, infrastructure and residents changing the area beyond recognition. Without the industry or business demand locally for new jobs creating a dormitory for Oxford or Reading with no reason for placing it so far from such urban areas.