

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 Mrs
Full name Sue Cooper
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



Page 7: Part B - your comments

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: Chapter 5 Delivering New Homes

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.

Not compliant with the NPPF
Does not bring forward enough affordable housing

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.

5.5 Windfalls are grossly underestimated at 100 per year.
Use at least 140 based on past and current year
Table 5b will need updating as more Neighbourhood Plans have and will be made.
Table 5c will need updating as more houses have and will be agreed before SOLP is made.
Table 5f Chalgrove should be moved from the bottom half to the top half of the table as Chalgrove is not suitable as a strategic site for the foreseeable future.
H4 will need correcting for Nettlebed dwelling numbers after H5 & H7 have been updated because of their very low densities which are not compliant with STRAT5
H5 Site area .76 @ 45 or 40 dwellings per hectare implies 34 or 32 new dwellings
H7 Site area 1.3 @ 45 or 40 dwellings per hectare implies 58 or 52 new dwellings
NB Shouldn't policies within the plan be internally consistent?
H9 Edit 1, first two bullet point and 2 i) & iii) as follows:
1. Replace with
. 50% affordable on all sites with a net gain of 4 or more dwellings
(Because the great need in S.Oxfordshire is for affordable housing, especially in smaller villages where sites of 10 or more rarely occur, many of their original council houses have been sold off and getting exceptions sites is difficult and not really fair to landowners. We should follow the NPPF and allow more small mixed developments of affordable & market housing.)
2nd bullet point leave out "For proposals of less than 10 homes in the AONB, this will be sought as a financial contribution.
(I don't understand the rationale for this. These are precisely the areas which are desperately short of affordable housing.)
2. Omit i)
If the development isn't viable with the full quota of affordable housing, don't build it! Far too much wriggle room has been left for developers to play viability cards to reduce their affordable housing allocations. This needs to stop.
The over-riding need here is not for market housing which ceases to come on stream when the market isn't buoyant!
I am concerned about iii). Do we really need to be this prescriptive?
Shouldn't we have flexibility for the location and the future?
Maybe replace iii) with "tenure mix to be agreed with housing need in that area".
I agree very much with H11 point 6 and hope that more up to date data will soon be available for areas not covered by current Neighbourhood Plans.
H13 Leave out "and the viability of individual sites." from 2.

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?

No