

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	Mrs	
Full Name	Helen	
Job Title (where relevant)	Marshall	
Organisation (where relevant)	CPRE OXFORDSHIRE	
Address Line 1	20 High Street	
Address Line 2		
Address Line 3		
Postal Town	Watlington	
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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:

STRAT 7 CHALGROVE

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.

A major strategic site is planned at Chalgrove because it was unlucky enough to be chosen for a wartime airfield and is therefore partly previously developed. This does not mean that this countryside site is suitable for a major housing development, swamping the present village. STRAT7 recognises that this site has poor accessibility and as set out in STRAT 7 ix)b this development will require a huge number of infrastructure improvements to mitigate the damaging transport and environmental impacts this development will cause. This must surely put the question of viability of the site in doubt.

Policy STRAT4 states that proposals must ensure that necessary supporting infrastructure is provided. However, The National Audit Office report – Planning for New Homes¹ - 8 Feb 2019, paragraphs 16, 18 – 20 make it clear that “The way infrastructure is funded is complex, involves several government departments and private developers and lacks cohesion and certainty.”, “The system to get contributions from developers towards the cost of infrastructure is not working effectively.”, “Developers can use the planning system to pay less in contributions than agreed.” and “Contributions to the cost of infrastructure and affordable housing agreed with developers are not keeping pace with increases in house prices. It is clear from reports of meetings held by Carter Jonas with local organisations² that there are considerable problems with finding suitable and available land for the bypasses & edge-roads. We understand that in some cases further Compulsory Purchase Orders may be required to acquire the land needed to provide such schemes.

The District Council’s own criteria for Deliverability states that “To be considered deliverable sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and, in particular, that the site is viable.”. Under this definition, Chalgrove should not be included in the Local Plan at all, as the site is not available now, and does not offer a suitable location for development now, as there

¹<https://www.nao.org.uk/report/planning-for-new-homes/>

²<https://www.chalgroveairfield.com/en/homepage.php>

is no agreement in place with Martin Baker, despite the assurances of the HCA.

Furthermore, with the question of delivery in required and necessary infrastructure in doubt, we therefore contend this proposal is unsound.

(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 housing projections on which the so-called need for this development is based are unsound (see CPRE comments on STRAT 2). CPRE therefore contends there is no need or justification for a housing development of this scale at this site. If any substantial development were to be planned for this site there needs to be a comprehensive analysis of the impacts of the development on local access routes and a firm commitment to provide any transport infrastructure required.

(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:

15.2.19

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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