

# 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](mailto: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"/>	<input type="text" value="Brian Flynn"/>
Job Title (where relevant)	<input type="text"/>	<input type="text" value="Associate"/>
Organisation (where relevant)	<input type="text" value="Croudace Homes Ltd"/>	<input type="text" value="Carter Jonas LLP"/>
Address Line 1	<input type="text" value="c/o Agent"/>	<input type="text" value="One Station Square"/>
Address Line 2	<input type="text" value="The Spirella Building"/>	<input type="text"/>
Address Line 3	<input type="text" value="Bridge Road"/>	<input type="text"/>
Postal Town	<input type="text" value="Letchworth, Hertfordshire"/>	<input type="text" value="Cambridge"/>
Postcode	<input type="text" value="SG6 4ET"/>	<input type="text" value="CB1 2GA"/>
Telephone Number	<input type="text"/>	<input type="text" value="██████████"/>
Email Address	<input type="text"/>	<input type="text" value="████████████████████"/>

## 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 STRAT 1

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 STRAT 1 of the Final Publication version of South Oxfordshire Local Plan 2034 (FPSOLP2034) sets out the overall strategy, including the focus of development at the Science Vale, Chalgrove Airfield and Berinsfield and support for the roles of the market towns and larger villages.

The overall development strategy is focussed on strategic allocations most of which involve the release of land from the Green Belt, the delivery of existing strategic developments, and the delivery of development through the neighbourhood plan process. The market towns, and Wallingford in particular, have a limited role in the development strategy despite being the most sustainable settlements in South Oxfordshire. Croudace Homes object to the limited role for Wallingford anticipated in the overall development strategy.

Croudace Homes supports the part of the strategy that seeks to support the role of Wallingford by maintaining and improving the attractiveness of the town centre and by providing new homes in the town amongst other matters. The strategy for Wallingford represents a continuation of the existing planning strategy, and reflects the existing role and function of the town, the good range of services and facilities it provides, its accessibility by a range of modes of transport, and the good connections to larger settlements and key employment areas including Oxford and Culham Science Park. The proposed strategy also indicates that Wallingford is expected to accommodate further growth, which reflects the fact that there are no constraints to additional development at the town, but it is noted that no strategic allocations are made in Wallingford through FPSOLP2034. As set out in the representations to Policy WAL1, an additional or alternative strategic allocation should be made at land at Wantage Road in Wallingford which is promoted by Croudace Homes.

As set out in the representations to Policy STRAT10, Croudace Homes objects to the proposed strategic allocation at land at Berinsfield. In summary, this site is currently within the Green Belt, and reasonable alternative non-Green Belt sites have not been assessed despite being available e.g. land at Wantage Road in Wallingford.

As set out in the representations to Policies H1, H3 and WAL1, it is considered that there is an over-reliance on the neighbourhood plan process to deliver sufficient levels of housing development.

As set out in the representations to Table 5c, it is considered that a robust assessment is undertaken of the timing and rate of housing delivery from all the strategic allocations in FPSOLP2034.

(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.

It is requested that the strategic allocation at land at Berinsfield (Policy STRAT10) is deleted.

It is requested that land at Wantage Road in Wallingford is allocated as an additional or alternative strategic allocation.

It is requested that a robust assessment of housing delivery at the strategic allocations is undertaken.

(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:

18/02/19

### 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](http://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](mailto:planning.policy@southoxon.gov.uk) or call 01235 422600 (Text phone users add 18001 before you dial).

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