

South Oxfordshire Local Plan 2034

Page 3: Part A - contact details

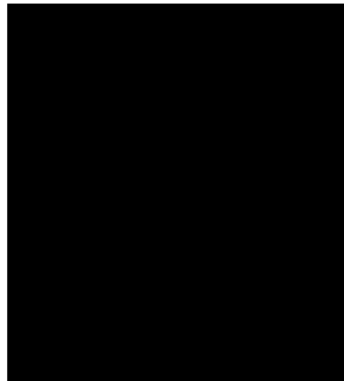
Q1. Are you responding as an:

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 Mr
Full name Victor Darnell
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



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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: Local Plan 2034/STRAT 2

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.

The Strategic Objectives of the Local Plan (Section 3.9) identify:

OBJ 2.3 'Support meeting the economic and housing needs of the county as a whole, reflecting the special character of South Oxfordshire'

Section 4.16 indicates that the Planning Practice Guidance, direct Local Planning authorities to use the "standard method" to establish the minimum local housing need figure. For South Oxfordshire this results in an annual housing need of 556 homes a year. This figure represents the minimum annual housing need for South Oxfordshire.

Section 4.22 of the SHMA is based on economic forecasts and considers a number of possible economic growth scenarios. In South Oxfordshire, the evidence considers that the provision of 750 dwellings a year would support economic growth.

However the SHMA employment figures listed in the Employment Topic Paper (which supports the Local Plan document) under section 3.10 indicate that employment growth will be 4,400 per year despite the employment growth for the period 2001 – 2011 only being 3000 per annum. This is an increase of 46.7% per year against the 2001 – 2011 figures and would appear to be excessive.

These dwelling needs are then increased still further to include an uplift for affordable housing (from 750 to 775 per year) and by a further 4,950 to account for Oxford City's lack of housing.

The Local Plan then provides for development that exceeds these requirements by a further 5,690. On this basis the proposed numbers of houses identified are also excessive.

Another concern with the SHMA is that it is now 5 years out of date.

The concern within the village of Sonning Common is that as the proposed dwelling numbers are far above local need it may cause a resumption of wildfire speculative development planning applications if South Oxfordshire are unable to deliver this high number of dwellings.

Q9. Please upload any supporting documents below:

- File: 2019-2-04 - Employment Topic Paper - Final.pdf - [Download](#)

Q10. Would you like to participate at the oral part of the examination, which takes place as part of the examination process?

No

Q11. Would you like to comment on another policy or paragraph?

Yes

Page 9: Part B - your comments

Q12. 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: Local Plan 2034/TRANS 2

Q13. 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	

Q14. 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.

The Strategic Objectives of the Local Plan (Section 3.9) identify:

OBJ 3.2 'Aim to reduce commuting distances by supporting business growth in locations close to existing business areas, transport connections and broadband provision'

OBJ 4.2 'Make sustainable transport, walking and cycling an attractive and viable choice for people...'

OBJ 8.2 'Minimise carbon emissions and other pollution...'

Sonning Common's closest town is Henley-on-Thames, some 5 miles away. The Local Plan identifies under section 6 – Employment and Economy (see section 6.15) 'The council aims to ensure that all residents have the skills and infrastructure needed to gain meaningful employment locally...' and section 6.16 'The council aims to support inclusive and sustainable development by planning new housing close to employment...' It is difficult to understand how the above objectives can be met by the strategy when there is no public bus service between Sonning Common and Henley-on-Thames on a daily basis.

This is of particular concern as Henley-on-Thames is identified in the Local Plan as an existing employment area with capacity for expansion.

The Local Plan should specifically reference Public Transport access to Henley-on-Thames from all the neighbouring larger villages.

Q15. 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 Local Plan should specifically reference Public Transport access to Henley-on-Thames from all the neighbouring larger villages.

Q17. Would you like to participate at the oral part of the examination, which takes place as part of the examination process?

No

Q18. Would you like to comment on another policy or paragraph?

Yes

Q19. 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: Local Plan 2034/STRAT 1

Q20. 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	

Q21. 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.

The Strategic Objectives of the Local Plan (Section 3.9) identify:
OBJ 5.2 'Support development that respects the scale and character of our towns and villages...'

Within the Local Plan there is no policy for settlement boundaries. Residents of larger and smaller villages have been adamant that they want to remain separate from other villages and towns. For example within Sonning Common residents have made it clear that they do not want the gap between the village and Reading to be eroded. As the Local Plan stands there is potential for developers to push to undermine this.

Q22. 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.

Gaps between settlements (specifically between villages and towns) should be maintained.

Q24. Would you like to participate at the oral part of the examination, which takes place as part of the examination process?

No

Q25. Would you like to comment on another policy or paragraph?

Yes

Q26. 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: Local Plan 2034/STRAT 5

Q27. 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	

Q28. 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.

The Strategic Objectives of the Local Plan (Section 3.9) identify:
OBJ 5.2 'Support development that respects the scale and character of our towns and villages...'

The change in dwellings per hectare from 25 under the current Core Strategy to 45 for the larger villages is almost a doubling of the dwelling density. This is considered high density. As this is a minimum figure the impact on these villages in terms of their look and feel will be significant. This seems to be at odds with the The Vision for 2034 in the Local Plan which is described in Section 3.3 'South Oxfordshire will remain a beautiful and prosperous place to live. It will be an attractive place for people to work and spend their leisure time'.

In addition this density level will also increase the level of on-street parking, much of which will be parked blocking pavements, making walking within the village considerably less attractive and increasingly difficult or impossible for individuals with disabilities in wheel chairs

There is concern within Sonning Common that this will totally change the character of the village towards that of a town and may encourage planning applications from developers with very high densities and even multi-storey blocks.

Q29. 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.

Change Larger Village dwelling density from 45 to 25 per hectare

Q31. Would you like to participate at the oral part of the examination, which takes place as part of the examination process?

No

Q32. Would you like to comment on another policy or paragraph?

No

Page 106: Future contact preferences

Q354. 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) below:

I would like to be added to the database to receive planning policy updates for South Oxfordshire