

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	-
Full name	Steve Dawe
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: Policy STRAT2

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.

This Plan is not legally compliant. It does not meet the consultation requirements as it is a completely new plan from those previously consulted upon. It has higher housing numbers. Furthermore it is not sound as it is not internally consistent. STRAT2 says that 23,000 homes will be planned for. And yet, Table 5c shows that 28,500 are planned.

No recognition is made of the acute shortage of construction labour in the UK, being worsened by Brexit as skilled workers have begun leaving the UK. Building industry figures show a recruitment-retention-retirement crisis in which too few starters, too many leavers of working age and too many retiring make the construction industry liable to slowdowns due to non-availability of labour. No recognition is made of developers deliberately slowing building when home prices flatline or fall. No recognition is made of the need for very low cost housing rather than market housing for sale, or of the legal option of the Council to buy homes on sale for social housing. All of this makes Plan references to housing unsound.,

This Plan does not fulfill the Duty to Cooperate – that duty is to supply land for Oxford’s unmet need. Oxford has updated its Objectively Assessed Need and needs half the number of homes compared with the previous target; there is no longer an unmet need for Oxford.

This Plan is not sound. The homes are not deliverable as indicated above since the Council does not determine building rates. You would need to build 1,600 homes per year which cannot be achieved. Since 2011, we have been building 600 a year.

Vitaly, the plan is seriously out-of-date. It does not acknowledge the current method for assessing Objectively Assessed Need. Our new OAN is for 10,000 homes. This plan has a target for three times as many homes as we need.

Housing proposed for land at Grenoble Road is in direct breach of the Local Transport Plan LTP 4 which commits all councils in Oxfordshire to ensure car commuting into Oxford is reduced. Clearly, at an average of two cars in new households, building at Grenoble Road would cause a massive traffic increase into Oxford, with attendant air pollution, noise and traffic congestion.

Modification:

The existing Core Strategy Local Plan made in 2011 should be re-ratified and kept as our Plan. It plans for sufficient homes to meet our objectively assessed need.

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.

Modification:

The existing Core Strategy Local Plan made in 2011 should be re-ratified and kept as our Plan. It plans for sufficient homes to meet our objectively assessed need.

And

All policies in this Plan must be consistent with a carbon neutral South Oxfordshire by 2030, given the latest UN Climate report indicating a 12 year period 2018-2030 during which fundamental changes to patterns of emissions globally must take place. For housing, this means only Zero Carbon housing should be permitted and sustainable retrofitting must reduce the emissions impact of refurbished homes or other building to zero carbon as well.

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: STRAT 6

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.

STRAT6 has opened up huge swathes of Green Belt land that did not appear in earlier plans. This is in contravention of the National Planning Policy Framework which accords very high protection to Green Belt land. This new plan with its high housing numbers and completely new allocations of strategic sites should go to full consultation on its substance for reconsideration by Councillors.

Apart from conflict with the NPPF, the Council is obliged to consider the full range of potential priority uses of greenfield sites in its Plan. People in SODC area need: land for food, pasture, recreation, forestry, protected sites, allotments, increasing horticulture, drainage and flood plain, biodiversity enhancement and re-creating wildlife corridors, new parks and assisting in air quality. This means in practice development must take place within existing settlements, be of greater heights and must include building around and above the surface level of private and public car parks. Clearly, priority must go to very low cost housing meaning social and keyworker homes in refurbishment, re-use of brownfield sites and new build.

The plan is for three times as many homes as we need, according to the up-to-date objectively assessed need.

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.

Modification: "There should be no development in the Green Belt, in accordance with Government policy. Our objectively assessed need has already been met with completed and committed housing developments.

There should be no development of greenfield sites.

The Council recognises and will ensure the full range of potential priority uses of greenfield sites in its Plan, other than development. People in SODC area need: land for food, pasture, recreation, forestry, protected sites, allotments, increasing horticulture, drainage and flood plain, biodiversity enhancement and re-creating wildlife corridors, new parks and assisting in air quality. This means in practice development must take place within existing settlements, be of greater heights and must include building around and above the surface level of private and public car parks. Clearly, priority must go to very low cost housing meaning social and keyworker homes in refurbishment, re-use of brownfield sites and new build.

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?

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