

# 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:

<b>Title</b>	Mrs
<b>Full name</b>	Helen Decardi-Nelson
<b>Business / Organisation name (if relevant)</b>	-
<b>Job title (if relevant)</b>	-
<b>Address line 1</b>	██████████
<b>Address line 2</b>	██████████
<b>Address line 3</b>	-
<b>Postal town</b>	██████████
<b>Postcode</b>	██████████
<b>Telephone number</b>	██████████
<b>Email address</b>	██████████

## 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: H5

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.

Regarding plans to build to the land West of Priest Close, Nettlebed - HA5 - NET1

There is much evidence within your own publications that show that building on NET 1 - Priest Close is not legally compliant or sound -

From the SODC Feb 2015 Refined Options –

The landscape study found that development on site NET1 had potential for harm to the landscape setting of the village and AONB; and would result in settlement expansion into the wider landscape.

From the SODC Sustainability appraisal report - July 2015 p.81

SA Objective 8 - NET 1 lies within the within the Chilterns AONB, any development may result in harm to the AONB, resulting in MAJOR NEGATIVE EFFECT.

SA objective 5, 8 NET 1, is greenfield land and in the long term, this may result in pollution from surface run-off, leading to a minor negative effect

SA objective 9 NET 1 is on the edge of Nettlebed village Conservation Area, any development has the potential to have a MAJOR NEGATIVE EFFECT

From the Landscape Capacity Assessment- Main report 2015 Prepared on behalf of SODC by Kirkham Landscape Planning Ltd and Terra Firma Consultancy - NET1 was stated to have "potential for harm to landscape setting of Nettlebed and AONB as a result of settlement expansion into wider landscape." The conclusion of this was the site should NOT proceed to Phase 2. There is no detailed landscape capacity assessment or layout advice for this site. (See attached 2014.2.17 Site Assessment table for consultation doc) The site was therefore not included in the Landscape Capacity Assessment for Sites on the Edge of the Larger Villages in South Oxfordshire 2014.

The HELAA 2016 states that the site does not sit "within/adjoining common land" and that the site has 0% AONB - this is incorrect information that may have influenced the suitability of the site.

The site is not suitable as dormice are present (protected under Schedule 5 of the Wildlife and Countryside Act 1981) and a pond which could be inhabited by the protected species Great Crested Newts (a European Protected Species).

Local opinions have not been taken into account -

From Report of Engagement and Participation - July 2013 - The site was the least favoured at the Public Exhibition.

From the 'Refined Options Consultation - June 2015' it states "Of the comments left on the day, NET1 received the majority of comments with most people objecting to this site. The reasons given were: that it would create a 'ghetto'; it is distant from village; access would have to go across common land; the impact on wildlife."

NET1 is too far from the town facilities - it is a 10-15 minute walk to local amenities, this walk is also along an extremely narrow and dangerous pavement.

Access to the site is dangerous, if it is accessed from the B481. Cars speed over the brow of the hill by the national speed limit sign, making this junction dangerous.

Any access (easement) across common land would interfere with the villagers' rights to enjoy the land. At present the land is a safe space for children to play and is used by many dog walkers (amongst other walkers). If access is built across common land this could have a devastating effect on the enjoyment of this common land as cars from 11 homes would drive across it on a daily basis.

I support the view of Dr Lucy Murfett ( Chilterns Conservation Board) -comment ID 741 and attached to this response.

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.

HA5 should be removed as an option from the Local Plan 2034.

Q9. Please upload any supporting documents below:

- File: 2014.2.17 Site Assessment table for consultation doc.xls - [Download](#)
- File: vps\_2556620072439121133.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?

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