

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	Mrs
Full name	Joanna Dennison
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: LP2034

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.

Strat 1 & 2

I do not consider the LP2034 to be sound - I can't comment on its legal viability.

SODC has been unclear about its plans, so that this appears to be a second publication version (of LP 2033), but is in fact a whole new agenda. This is not transparent. I have not had time to read or absorb this plan, which should have been subject to a Regulation 18 consultation, lasting several months, rather than a Regulation 19 consultation of 6 weeks.

The plan is a great deal more extensive and promises 20% more housing than LP2033 - possibly 6,000 more homes than SODC needs. The new update for the City suggests that Oxford's needs have been substantially over-estimated. There is a lack of evidence that this number of houses are required (NPPF para 16b & 30). Oxford's own LP has not yet been examined by a Planning Inspector, so there is no sound and agreed figure.

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.

The LP2034 replaces LP2033. Government guidelines are seeking to hugely expand the population of Oxfordshire and SODC's commitment to the Oxfordshire Growth Deal has resulted in much higher housing targets. This will, in turn change the borders of Green Belt land around Oxford city.

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: LP2034

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.

Strat 13: Land North of Bayswater Brook (LNBB) site is marked to have 1100 new houses, together with supporting services and facilities, including a school. This area is in close proximity to two SSSIs - Sidlings Copse and College Pond, where the biodiversity is already considered to be fragile. SODC and the Growth Board are not following NPPF guidelines re estimating 'objectively assessed housing need'. Their estimate is far greater than it needs to be and encroaches on Green Belt land. There are no apparent or clear sustainable transport plans and the area is relatively isolated. Cycling and walking would be dangerous without a completely new road system which would be extremely costly. A rigorous transport assessment, offering high quality pedestrian, cycle and public transport to the city centre and other major employment locations would be needed before any further plans are considered. SODC has not demonstrated that the road projects to do with LNBB are in any way adequate. SODC's proposal for more housing in the Green Belt, close to Oxford city will increase vehicle traffic on the ring road. Access to bus and rail do not appear to have been considered. Proper and formal assessments, including transport and air quality risk should be made and the public given the correct amount of time to be consulted.

The suggested plan of building a road between the site and the A40 would harm Barton, Marston, Sandhills and the new Barton Park development and would, inevitably become a cut through route, allowing for increased pollution in residential areas.

Any additional housing will also impact on the conservation village of Old Marston, which already has a traffic problem and is used as a rat run at peak times. This will shortly be made worse by the new Swan Academy.

The two areas of Wick Farm and the land below Elsfield appear to have become one site, although I am unaware of any formal consultation.

SODC has not offered justification for making in-roads to the Green Belt for development. National policy requires councils to release Green Belt land for housing only after all other options have been considered. Given that there is a smaller housing need than portrayed, and that it will harm both the Green Belt and existing road networks and nearby communities, the plan to develop Green Belt sites is unsound. The vast majority of people in Oxford would like to have the Green Belt preserved.

It is government policy for local authorities to protect the Green Belt and explore every option before destroying it. (James Brokenshire, Minister of Housing was quoted as saying in January 2018 that the Green Belt should be absolutely safeguarded.) Any inroads to the Green Belt will - inevitably - result in a further pushing of the boundary for more development in the future. The result would be an extended urban sprawl, in which the Green Belt boundary definition will be blurred. Oxford city would start to merge with the surrounding villages, removing a strong countryside edge.

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 Land north of Bayswater Brook should be given total protection, especially given the fragility of the SSSIs. The Council should be aware of its obligation to avoid development that causes significant harm to bio-diversity and SSSIs.

No development should be considered. It should be removed from SODC LP 2033.

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