

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.

Smaller Villages have not been allocated any housing targets- a reduction of 500 on the previous version of the plan. The only expectation is from a contribution to the windfall figure of 1300 over the plan period. This is quite frankly ridiculous. Smaller villages constitute 27.5 per cent of SODC Housing Stock and have been producing 90 homes a year by themselves in windfall contributions. AVDC have a category of medium size villages that SODC does not use. Surely, whilst acknowledging that villages of a very small size must be exempted, such a category would relieve demands on the towns and larger villages.

Density requirements have been demanded that are far in excess of those previously required. These demands have not been fully justified and represent an attempt to impose an unacceptable standard on future neighbourhood plans. In Thame's case the density standard has been more than doubled from 25 gross to 50 net dwellings per hectare- irrespective of where the development is. The prospect of the entrances to the town, or indeed peripheral neighbourhood areas, being dominated by apartment blocks is a real threat. It is difficult to imagine crowded development being other than a benefit to developers' profits. In Thame's case this bizarre decision has a double impact since, because it has managed its housing development well through its neighbourhood plan, it has not been subject to additional speculative development and as such does not receive an exemption from housing allocations. The consequence of this is that it could now suffer density increases that others will have escaped by virtue of lack of good management

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.

Define and create a category of medium villages in line with the logical approach adopted by a neighbouring authority.
Devise a density policy that is both reasonable and justified and does not reflect a 'one size fits all approach' irrespective of the position a development is situated within or approaching a town.

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

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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