

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	Allan East
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 Strategies 1 and 14

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 Local Plan 2034 is significantly altered from previous versions. This amounts to more than amendments. In particular the overall housing numbers have increased by over 6,000 from the previous version; the number of strategic development sites has risen from 3 to 7. The newly introduced strategic sites have not undergone the comprehensive evaluation afforded the original sites. There is a lack of rationale for the significant changes to the increase in housing numbers and sites.

This Plan should undergo a full Section 18 consultation before proceeding to a Section 19 consultation. As such it is not compliant with the South Oxfordshire Statement of Community Involvement Planning Service – June 2017 Paragraph 4.

STRAT 1 Overall Strategy

The housing figure (4,950) given for Oxford City's unmet need is incorrect and does not align with the new government formula.

The methodology for assessing the sites is flawed. The need to support Oxford's unmet housing needs has resulted in 6 of the 7 strategic sites being within a 5 mile radius of Oxford (Para 4.29 'need should be met within Oxford or very close to its boundaries'). This impacts significantly on the Green Belt (NPPF 135). The plan does not comply with NPPF 137 as other sites have not been fully examined and the included sites were only presented in version 19 of the plan. these were not subject to consultation before inclusion and background documents were not available to local councillors prior to scrutiny.

STRAT 14 Brookes Campus, Holton

The inclusion of the Brookes Campus as a strategic site is inconsistent with the plan's definition of such (Appendix 1 "In the context of the emerging SODC Local Plan, it refers to sites of 500+ dwellings."). This site is judged suitable for 'at least 300 dwellings.' Including it as a strategic site effectively excludes this from being considered as part of the Wheatley Neighbourhood Plan.

The site is a Brownfield site and does not need to be inset from the Green Belt as it can be redeveloped without doing so. The site also has known unique and special considerations which set it apart from other sites within the Local Plan.

The phrase 'at least 300 homes' is at best ambiguous and open to in interpretation. There is no reason for this opacity given the area of land is known (eastern side development) and density is defined.

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 phrase 'at least 300' should be more clearly defined such as 'approximately 300'.

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

