

South Oxfordshire Local Plan 2034

Respondent Details

Contact Details	
Name	Mr Freear
Email	[REDACTED]

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	Victoria Freear
Business / Organisation name (if relevant)	-
Job title (if relevant)	-
Address line 1	[REDACTED]
Address line 2	[REDACTED]
Address line 3	[REDACTED]
Postal town	[REDACTED]
Postcode	[REDACTED]
Telephone number	-
Email address	[REDACTED]

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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 STRAT6: Green Belt

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.

Referring to my previous responses to Local Plan docs, I agree that exceptional circumstances do exist to warrant adjusting the Green Belt to accommodate housing developments at Grenoble Road, Northfield, Culham Science Centre, alongside Culham Science Centre, Berinsfield, North of Bayswater Brook and Wheatley.

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

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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:

Policy STRAT8 (Culham Science Centre), Policy STRAT9 (Land adjacent to Culham Science Centre), Policy STRAT10 (Land at Berinsfield)

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.

I agree with the first element of Policy STRAT1 (The Overall Strategy) which states "Focusing major new development in Science Vale including Didcot Garden Town and Culham so that this area can play an enhanced role in providing homes, jobs and services with improved transport connectivity". The strategic developments at Culham Science Centre, the land adjacent to Culham Science Centre and on the land at Berinsfield will obviously support this strategy and will provide homes in or close to the centre of the Science Vale / Knowledge Spine and would have excellent transportation links.

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?

Yes

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Q19. 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 STRAT11 (Land South of Grenoble Road), Policy STRAT12 (Land at Northfield), Policy STRAT13 (Land North of Bayswater Brook)

Q20. 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			

Q21. 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 "Oxford Unmet Need" was not satisfied in the previous drafts of the Local Plan (2017) so previous drafts had a fundamental inadequacy. The Strategic Developments in that previous version of the Plan are all some distance away from the city (at Culham, Berinsfield, Chalgrove Airfield and Wheatley) and so would not adequately satisfy the needs of people working in the city – especially people on low incomes who in almost all cases would be looking for accommodation within walking / cycling / short bus ride distance from their place of employment.

I am pleased to see that this version of the plan states that, as a result of this situation, 'exceptional circumstances' exist that warrant the modification of the Green Belt boundary.

I agree that all three sites represent good locations for housing for people working in Oxford, with much improved proximity to the main areas of employment (such as the BMW Mini plant and Hospitals) with good or potentially good public transportation links which could be implemented at much lower cost than other locations.

It makes sense that developments at these locations will have a higher density and high percentage of affordable homes, helping to satisfy the needs of people on low-incomes and overcoming the problems referred to above.

Q24. Would you like to participate at the oral part of the examination, which takes place as part of the examination process?

No

Q25. Would you like to comment on another policy or paragraph?

Yes

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Q26. 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 STRAT7 (Land at Chalgrove Airfield)

Q27. 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			

Q28. 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.

I firmly believe that STRAT7 completely and fundamentally fails to support a significant number of SODC's Strategic Objectives as stated in Chapter 3 of the plan – as follows:

OBJECTIVE 1.2:

SODC have stated a clear objective that it must "support rural communities and "their way of life", recognizing that this is what attracts people to the district" – yet this development would more than triple the size of the Chalgrove community and completely destroy the rural community in that village and surrounding villages today. The re-routing of the B480 adds huge cost and still would ensure a huge divide exists. Watlington and Stadhampton are already extremely busy so adding this extra traffic burden would be catastrophic and smaller villages will become "rat-runs" to the M40, London and Birmingham.

OBJECTIVE 1.4:

SODC have stated an objective to "focus growth in the Science Vale" - yet this development would be a significant distance from the Science Vale with very poor transport links which would make it unsuitable for people working in the Science Vale. The proximity to the M40 will almost guarantee that people would live there to commute to London or Birmingham which is the polar opposite of the intention. It is a fallacy to think this would be contributing to Oxford's Unmet Need.

OBJECTIVE 4.2:

SODC have stated an objective to "make sustainable transport, walking and cycling an attractive and viable choice for people" – yet, even with some growth of employment opportunities in Chalgrove, the vast majority of people living in this new town would be forced to drive to work, due both to the distance and remoteness from the main centres of employment (Science Vale, Oxford, Reading) and poor public transportation facilities. With regards the public transportation, it is very unlikely that this could ever become a practical and realistic proposition for people at this location.

OBJECTIVE 5.2:

SODC have stated an objective to "support development that respects the scale and character of our towns and villages, enhancing the special character of our historical settlements and surrounding countryside".

However, this development would more than triple the size of the community, will create an environment that is fundamentally different to the current environment and attract people whose motivation for living there would be fundamentally different to the people currently living in this quiet rural community. It would also significantly impact the villages of Cuxham, Watlington and Stadhampton as well as smaller villages for the reasons mentioned above.

OBJECTIVE 6.1:

SODC have stated an objective to "champion neighbourhood planning, empowering local communities to direct development within their area and provide support to ensure Neighbourhood Development Plans are deliverable, achievable and sustainable", but this development completely contradicts the Chalgrove Neighbourhood Plan. Furthermore, the site is not supported by Martin Baker, the current lease holders at Chalgrove airfield (the main employer at the site, a strategically important defence business) and the development is therefore likely to be non-deliverable.

OBJECTIVE 8.2:

SODC have stated an objective to "minimise carbon emissions and other pollution such as water, air, noise and light, and increase our resilience to the likely impact of climate change, especially flooding". However, this development would ensure significantly more carbon emissions are generated than the developments closer to the main areas of employment due to increased road traffic. It is also likely to exacerbate the already common and difficult flooding problems that exist in Chalgrove today.

Finally, in addition to the significant number of all of the above negatives and in the event that a successful Compulsory Purchase Order was placed on the Martin Baker Organisation, the proposed development at Chalgrove airfield would incur huge costs that would make it uneconomical compared with the other strategic developments: These would include:

1. The cost of moving the main runway
2. The costs of major changes to the road-transport infrastructure in and around the area including bypasses at Stadhampton, Little Milton, Cuxham;
3. The cost of massive works to resolve the flooding issues.

Q29. 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.

Policy STRAT7 should be removed from the plan. This will not have any further implications to the overall Plan as the other developments proposed by SODC will clearly meet the stated actual housing requirement.

Q31. Would you like to participate at the oral part of the examination, which takes place as part of the examination process?

No

Q32. 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