

# 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	Daniel Gandolfo
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: STRAT 9

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.**

Government planning policy currently states strong protection of Green Belt land. In fact, a whole chapter of the National Planning Policy Framework, July 2018 is devoted to Protecting Green Belt land.

It is also very clear that current government policy is that Boundaries to Green Belt can only be changed if there are 'exceptional circumstances', 'fully evidenced and justified' and as a last resort.

Despite this SODC's Local Plan proposes altering Green Belt boundaries for 6 out of its 7 'strategic sites', a total of 11,400 houses in Green Belt. The proposed site in Culham (STRAT 9) is currently in Green Belt and it would be the largest development in the whole of South Oxfordshire, a new settlement town of 3,500 houses (c.8000 people).

Here are a few more reasons:

There are no 'exceptional circumstances' giving a clear and positive reason/s that protected greenbelt should be destroyed.

Government policy for Greenbelt land and SODC's local plan are in contradiction of each other.

The evidence base by SODC's local plan lacks due analysis and research.

The strategy is not sound, 'positively prepared', 'justified' or 'deliverable'.

It does not comply with the duty to cooperate with local people as there has not been adequate contact with Culham Parish Council or Abingdon Town Council. It includes an excessive number of houses for Oxford City although the plan admits there is 'significant uncertainty regarding the precise level of unmet need which Oxford City may find'. The plan was rushed through debate by councillors in the space of one week immediately before Christmas with key documents not made freely available.

I also have a personal connection with the Culham site. I did live in Warren Farm for a number of years (2010-2012). The Warren Farm property at the end of Thame Lane is in the centre of the proposed land. I know personally how beautiful this land is being in the view of the River Thames and overlooking a number of fields. These fields are of high quality and are used for growing wheat, beet and other important crops.

Additional to this, is the proximity of Europa School. During school term time, Thame Lane and the adjacent, Abingdon Road and Tollgate road are already carrying a full traffic load. Further, the fact that there is only a single lane road on Tollgate road over the River Thames should be a further bottleneck to traffic. To destroy these feature of beauty in proximity to Culham lock within the community of Culham should not happen.

**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 wording should be something like:

".....the whole plan is so unsound it is not possible to suggest a full set of modifications but that, for a start, STRAT 9 (Culham) should be removed entirely from the Plan. For the Inspector to have a true idea of the unsustainability of the site and the horrendous road network problems then it is suggested that he visit the site during term time to see the traffic problems first hand.

The inspector should also very much consider the damage to be done to Culham itself including the particular feature of beauty which are Culham road bridge, the arable land, the protected wildlife. Ultimately, a community will be destroyed if STRAT 9 goes ahead and this is in direct contradiction to current Government policy for the protection of Greenbelt Land.

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