

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

## 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: 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.

I very much support SODC's plan and agree that exceptional circumstances exist to justify the Green Belt Boundary to develop houses and communities at Culham Science Centre, Adjacent to Culham Science Centre, Berinsfield, Grenoble Road, Northfield, North of Bayswater Brook and Wheatley.

I feel that given the demand for new houses arises from Oxford, it is only logical to build them close to service the city and benefit from the public services (public transport/doctors/schools/hospital) provided by the city. I believe SODC's proposal is excellent.

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: STRAT 8 AND STRAT 10

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 elements of Policy STRAT 1 with regards to developing a major new development in Science Vale so that the area can support the much needed provision of new homes, jobs and services, and transport links. The developments at Culham Science Centre, the land adjacent to Culham Science Centre and the land on Berinsfield will massively help to support this excellent strategy.

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

## Page 11: Part B - your comments

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:** STRAT 11, STRAT 12, STRAT 13

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.

I believe that these strategies proposed by SODC are truly excellent as they accept that there are exceptional circumstances that warrant modifying the Green Belt Boundary, and in so doing, allow intelligent investment and development to answer Oxford City's requirements. The sites proposed would develop communities and provide houses to where they are most needed. The new homes would have clean transport links to people's places of work and other services (shops/doctors/schools).

Previous drafts of the Local Plan (2017) have suggested sites (such as Chalgrove and Harrington) that would be totally inadequate at fulfilling this need and would be hugely detrimental to both the environment (through building on pristine countryside) and the local transport infrastructure, as everyone would face long commutes into Oxford City.

I thorough applaud this new proposal by SODC. It offers affordable homes, with clean, affordable transport links, and fundamentally answers the Oxford City's housing needs. Well done.

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

## Page 13: Part B - your comments

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: STRAT 7

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 believe that STRAT 7 fundamentally fails to support a significant number of SODC's Strategic Objectives stated in Chapter 3 of the plan:

- it fails to support rural communities as this would more than triple the community at Charlgrove
- it fails to focus growth in the Science Vale as this site would be a great distance from this
- it fails to make sustainable transport such as walking and cycling a viable option, as everyone living on this site would be reliant on cars to travel into Oxford City
- it fails to support developments that respect the scale and character of our towns and villages

Policy SRAT7 should be removed from the plan. This has no further implications to the overall Plan as other developments proposed by SODC 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

I would like to be added to the database to receive planning policy updates for Vale of White Horse