

South Oxfordshire Local Plan 2034

Page 3: Part A - contact details

Q1. Are you responding as an:

Business / Organisation

Page 6: Business / organisation contact details

Q4. Due to the plan-making process including an independent examination, a name and means of contact is required for your comments to be considered:

Business / organisation name Great Milton Parish Council
Contact name Tim Darch
Address line 1 [REDACTED]
Address line 2 [REDACTED]
Address line 3 [REDACTED]
Postal town [REDACTED]
Postcode [REDACTED]
Telephone number [REDACTED]
Email address contact@clerkgreatmilton.co.uk

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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: STRAT 1 – OVERALL STRATEGY

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.

Appears to be unjustified and inconsistent with national policy with regards to the scale and capacity for the predominantly rural district to accommodate.

The plan supports 3 times the Government forecasted requirement of 10,000 homes to be built. The report further implies that a further 20,000 households are proposed to move to the District between 2019 and 2034, without making mention of the increase in capacity to already stretched services.

The proposal of the 30,000 homes would more than double the rate at which houses are currently being built every year until 2034 which would appear to be undeliverable, as well as make a large number of sites available for developers to prioritise those sites where most harm could result whilst ignoring more acceptable sites.

The plan makes clear on p35 that the perceived imperative is for the Council to be assigned money promised by the Oxfordshire Housing & Growth deal, which commits to building 100,000 houses in return for £215m. The deal itself recognises this as being over and above the recognised need.

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 District's actual housing need is met within the proposal already adopted in the 2026 local plan, this effectively means there is no urgent need for a new plan now and has no public benefit for producing one.

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: STRAT 2 – NEED FOR NEW DEVELOPMENT

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.

Not positively prepared, justified, effective or consistent with national policy.

The most sustainable option for an increase on Oxford's housing needs is that it should be met within the City itself. Oxford's own Local Plan is still to be examined by a planning inspector and as such there is currently no sound figure of any unmet need.

Should Oxford City prioritise land for housing and build at densities appropriate to a city it could accommodate its full need, as identified by the Oxfordshire Strategic Housing Market Assessment 2014.

The work carried out by John Howell MP shows that Oxford only requires 15,000 houses, which is half the level forecast by the SHMA. The authors of the SHMA report have indicated that Oxford's housing need has been over-estimated to meet the Oxfordshire Growth Deal.

Q15. 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 allocation for Oxford's unmet housing need should be removed from the plan and reassessed once Oxford City has developed and agreed its own plan.

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: STRAT 5 – RESIDENTIAL DENSITIES

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.

To meet a sustainable level of development and maximise carbon storage and food production, land should be used as sparingly as possible as seen in the National Policy (e.g. Climate Change Act 2008).

This policy is therefore welcomed in principle, however it could be modified further to be yet more ambitious. It is unclear that other policies within the Local Plan are consistent with this density policy, e.g. many of the Green Belt sites appear set to deliver development below what is proposed within the policy.

Q22. 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 Plan should be reviewed to ensure that other policies are consistent with STRAT 5.

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: STRAT 6 – GREEN BELT

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.

Not positively prepared, justified, effective or consistent with national policy.

The Plan calls for seven Green Belt sites to be developed, with all except one of the strategic allocations within the Green Belt and totaling over 11,000 houses which is over 8,000 within the plan period.

National planning policy requires councils to release Green Belt land for required housing if no other land is available to meet this need. Great Milton Parish Council believes that that these sites do not meet this policy.

The proposed strategic site at Culham is not justified: it is open Green Belt land by the River and is only a short distance from non-Green Belt land where houses could be built instead (if any at all were needed).

Of the Green Belt sites suggested, Grenoble Road is at least located close to existing infrastructure, employment and transport links, as well as the proposed rail link from Cowley to Oxford. It also would take the form of a slight expansion of the existing Green Belt, rather than an isolated development within it. Considering all these factors, Great Milton Parish Council is therefore of the opinion that of the proposed incursions into the Green Belt, Grenoble Road is the one most worthy of support.

Brookes University's Wheatley Campus site is previously developed land, which can be redeveloped without removing it from the Green Belt - as argued by SODC's own officers at a Planning Committee in December 2018. The proposed release to the East of Wheatley was deleted from the 2011 Plan by the Inspector as causing the coalescence of settlements.

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.

There are no exceptional circumstances to justify any of these incursions (save for Grenoble Road, as outlined above) and any number of sound planning reasons why they should be struck out of the Plan.

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?

Yes

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Q33. 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: TRANS 1 – OXFORD – CAMBRIDGE EXPRESSWAY

Q34. 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			

Q35. 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.

Not positively prepared, justified, effective or consistent with national policy.

Although the Oxford – Cambridge expressway is only mentioned in a limited manner, it is understood that the development of this infrastructure brings with it an obligation to build around 100,000 houses across the 10 miles of open countryside within the South Oxfordshire Green Belt as proposed as one of the two corridor options under consideration (Corridor B3).

This would impose a further housing increase target affecting sites that have been made in the Plan. It is unclear if this has in fact been considered in the plan.

Q36. 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.

To be sound, the Plan needs to reveal as much as is known about the size and routing of this new growth plan, its potential impact on the area and the Plan itself, and the Council's intended approach.

Q38. Would you like to participate at the oral part of the examination, which takes place as part of the examination process?

No

Q39. Would you like to comment on another policy or paragraph?

Yes

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Q40. 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: H4 & TABLE 5F – HOUSING IN LARGER VILLAGES

Q41. 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			

Q42. 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.

A balanced approach to development in larger villages, where proportionate growth should be considered. However, there should be policies in place to ensure that over-development would not negatively change the character of these larger villages, especially in areas of outstanding natural beauty and conservation areas

Q45. Would you like to participate at the oral part of the examination, which takes place as part of the examination process?

No

Q46. Would you like to comment on another policy or paragraph?

Yes

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Q47. 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: H16 – INFILL DEVELOPMENT

Q48. 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			

Q49. 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.

Again, a balanced view should be taken, such that smaller villages can absorb a proportionate level of appropriate growth in the form of smaller sites or infill sites. This should be considered less damaging than 'new town' developments that are destroying the openness of the countryside and Green Belt and impact heavily upon infrastructure and services in a single localised place.

Supporting smaller developments will not be to the extreme detriment of local infrastructure, services and amenities and will spread the impact more evenly across Oxfordshire. Smaller developments also offer economic benefits to communities through the provision of additional support to shops and amenities, and creation of more locally-accessible full and part-time jobs during construction phases.

Q52. Would you like to participate at the oral part of the examination, which takes place as part of the examination process?

No

Q53. Would you like to comment on another policy or paragraph?

No