

# South Oxfordshire Local Plan 2034

## Publication Version

### Representation Form

**Please return by 5pm on Monday 18 February 2019 to:** Planning Policy, South Oxfordshire District Council, 135 Eastern Avenue, Milton Park, Milton, Abingdon, OX14 4SB or email it to [planning.policy@southoxon.gov.uk](mailto:planning.policy@southoxon.gov.uk)

This form has two parts:

**Part A** – contact details

**Part B** – your comments / participation at oral examination

## Part A

Are you responding as an: (please tick)

Agent       Business or organisation       Individual

Due to the plan-making process including an independent examination, a name and contact details are required for your comments to be considered. If you are acting on behalf of another organisation, please provide their details in column one and your company name and contact details in column two.

	1. Personal Details	2. Agent Details (if applicable)
Title	<input type="text"/>	<input type="text" value="Ms"/>
Full Name	<input type="text"/>	<input type="text" value="Deirdre Wells"/>
Job Title (where relevant)	<input type="text"/>	<input type="text" value="Chartered Planning Consultant"/>
Organisation (where relevant)	<input type="text" value="Greenland Henley Ltd"/>	<input type="text" value="Red Kite Development Consultancy"/>
Address Line 1	<input type="text" value="c/o agent"/>	<input type="text" value="Redlands Wing"/>
Address Line 2	<input type="text"/>	<input type="text" value="Maidenhead Court Park"/>
Address Line 3	<input type="text"/>	<input type="text"/>
Postal Town	<input type="text"/>	<input type="text" value="Maidenhead, Berkshire"/>
Postcode	<input type="text"/>	<input type="text" value="SL6 8HN"/>
Telephone Number	<input type="text"/>	<input type="text" value="01628 773095"/>
Email Address	<input type="text"/>	<input type="text" value="[REDACTED]"/>

## Part B – Please use a separate sheet for each representation

For comments on the Local Plan, please provide the paragraph or policy to which your comments relates.

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:

Paragraphs 5.14-5.16

Do you consider the Local Plan and supporting documents:

(1) are legally compliant

Yes

No

Don't know

(2) are sound

Yes

No

Don't know

(3) comply with the Duty to Cooperate

Yes

No

Don't know

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 Plan adopts a consistent growth figure of 15% across the 4 Market Towns. This fails to take account of:

- The significantly superior sustainability of Henley in comparison to others (cf. Settlement Assessment background paper)
- The acute need for affordable homes in Henley, which are expected to be delivered as a proportion (40%) of the total of allocated new homes.
- The evidence of past poor performance in delivering affordable homes in Henley
- The exceptional high value of new housing in Henley (2019 viability report)

While it is accepted that particular constraints exist at Henley (AONB designation and flood risk), evidence exists that demonstrates that a higher number of new homes can be delivered within these constraints (Landscape Capacity Assessment and SFRA).

The plan is unsound as it ignores the evidence that Henley has a specific need for growth to meet these acute needs and is able to do so. There is no justification provided for treating Henley in the same way as other Market Towns, when its urgent needs have been recognised in viability studies and elsewhere.

Henley should be allocated a higher proportion of growth which will encourage the delivery of a greater supply of new housing, and thus a greater supply of affordable housing. (See representations on Policy H3)

(Continue on page 4 if necessary)

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.

Apply an uplift of 20% in new housing at Henley in text and calculations.

(Continue on page 4 if necessary)

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

Yes

No

\* **Please note:** the inspector will determine the most appropriate procedure to hear those who have indicated that they wish to participate at the public hearing.

Signature:

(this can be electronic)

Date:

18<sup>th</sup> February 2019

### Sharing your personal details

All comments will be submitted in full to the Secretary of State alongside a submission version of the Local Plan. The Secretary of State will appoint an independent planning inspector, who will carry out an examination of the plan.

Your name, contact details and comments will also be shared with the planning inspector and a programme officer, who will act as a point of contact between the council, inspector and respondents. This means that you will be contacted by the programme officer (and where necessary the council) with updates on the Local Plan. This is required by Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and Section 20 of the Planning and Compulsory Purchase Act 2004.

We have received assurance that the data passed to the planning inspector and programme officer will be kept securely and not used for any other purpose. The inspector and programme officer will retain the data up to six months after the plan has been adopted. South Oxfordshire District Council will hold the data for six years after the plan has been adopted.

Comments submitted by individuals will be published on our website alongside their name only. No other contact details will be published. Comments submitted by businesses and/or organisations will be published on our website including contact details. If you would like to know more about how we use and store your data, please visit [www.southoxon.gov.uk/dataprotection](http://www.southoxon.gov.uk/dataprotection)

### Future contact preferences

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):

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

**Further comment:** Please use this space to provide further comment on the relevant questions in this form. **You must state which question your comment relates to.**

**Alternative formats of this form are available on request.** Please email [planning.policy@southoxon.gov.uk](mailto:planning.policy@southoxon.gov.uk) or call 01235 422600 (Text phone users add 18001 before you dial).

**Please return this form by 5pm on Monday 18 February 2019 to:** Planning Policy, South Oxfordshire District Council, 135 Eastern Avenue, Milton Park, Milton, Abingdon, OX14 4SB or email it to [planning.policy@southoxon.gov.uk](mailto:planning.policy@southoxon.gov.uk).