

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:

STRAT 9 Land Adjacent to Culham Science Centre

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.

Government planning policy is quite rightly devoted to protecting Green Belt and is very clear that boundaries can only be changed if there are exceptional circumstances, with full evidence & justification and then only as a last resort. 4.72 states the exceptional circumstances as:

‘An opportunity to deliver housing adjacent to one of the major employers in southern Oxfordshire’ and

‘Development in this location is at the heart of Science Vale and supports the delivery of much needed significant strategic infrastructure’

These statements appear not provide any justification whatsoever to change the Green Belt.

The first statement is offered without any analysis. The Culham Science Centre is allegedly expanding, for example with the build of the new OAS Training Facility. Unfortunately, the JET project is under threat of winding down. Even with new government investment, it is obvious there will be nothing like the number of jobs to cause reason to create a new town of greater than 3500 houses (over 8000 people) next to the Science Centre. This huge development is completely unbalanced and wildly disproportionate both to the Science Centre and existing village.

The second statement is also very vague, not logical or in any way credible. 4.69 states that the Science Centre “cannot expand without necessary infrastructure, and this infrastructure is reliant on housing delivery at Culham to part fund the Culham river crossing and Clifton Hampden Bypass.” This statement attempts to justify the need for a new bridge/bypass purely to serve the extra jobs (amount not specified) at the Science Centre. The statement is basically saying that in order to expand the Science Centre, new houses are needed to partly fund the new infrastructure of a new river crossing or bypass. In other words, the houses are being used purely as a reason to gain the funding for the infrastructure. So, even as it is, to expand the Science Centre, a river crossing / bypass is needed but then adding the 3500 houses is going to require yet further infrastructure to support them. The logic is flawed. Essentially, the plan regarding STRAT9 is unsound.

Regarding the first question on the legal compliancy of the plan, I can not see any exceptional circumstances to build on Green Belt land.

The plan does not comply with the duty to cooperate as there has not been adequate contact with Culham Parish Council, Clifton Hampden Parish Council or Abingdon Town Council 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'. I question if this excessive development is needed. Yet alone destroying the unreplaceable Green Belt. Once it is built on it can never be returned. What green spaces are our future generations going to enjoy. This plan is so very short sighted, not fully justified in the documentations. I can not help feeling this plan has been rushed through debate by councillors in a space of one week before Christmas with key documents not freely available.

(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.

There are NO 'Exceptional Circumstances' to build on this GREEN BELT!!!!

For the reasons given above and many more, the Culham site (STRAT 9) should be completely removed from the plan. The proposed development is in protected Green Belt land and is hugely disproportionate to the surrounding villages and infrastructure. A new town of some 8,000 people adjacent to a small village is absolutely unjustified with not a shred of quantifiable evidence provided.

The traffic on the A415 and surrounding villages will not be able to cope with additional vehicles. A true survey of traffic on a regular working week day (not school holidays!!) would show these roads are already stressed. The extra 3500 houses will have cars this is a huge amount of extra traffic passing through these small historic villages. Polluting the atmosphere. Without the GREEN BELT areas in our country to balance pollution we will soon be killing off the wild life destroying our eco systems!!

(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: Date:
(this can be electronic)

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

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 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.