

# 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:

<b>Title</b>	Dr
<b>Full name</b>	Joseph Charles Harkin
<b>Business / Organisation name (if relevant)</b>	-
<b>Job title (if relevant)</b>	-
<b>Address line 1</b>	██████████
<b>Address line 2</b>	██████████████████
<b>Address line 3</b>	-
<b>Postal town</b>	██████
<b>Postcode</b>	██████
<b>Telephone number</b>	-
<b>Email address</b>	██████████████████

## 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:** SODC Draft Local Plan STRAT 11

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.**

In the proposal to develop land south of Grenoble Road (STRAT 11) there is not even a mention of Sandford on Thames, a smaller village whose parish boundaries include all of the proposed Green Belt development land. Nor in fact any reference at all to the fact that the entire development is within the Oxford Green Belt. It is clear that proper consultation under regulation 18 has not taken place.

The "exceptional circumstances" to remove Grenoble Road from the Green Belt is based on unproven housing need projections, rejected by the Campaign for the Protection of Rural England, and by the local MP John Howell.

The proposal is unsound because it contradicts and contravenes major policies of the draft SODC Plan itself. For example, STRAT 1 p.29 refers to "protecting and enhancing the countryside and Oxford Green Belt". Similarly, ENV 3 states that "All proposals should be supported by evidence to demonstrate a biodiversity net gain". These policies are obviously unachievable by building large-scale dense housing on Green Belt land close to a small village. In the Sandford on Thames Neighbourhood Plan (in development) there is a major emphasis on the habitat diversity of this semi-rural area that has rare species such as water vole and acts as a necessary green lung for Oxford residents (The WHO (2016) declared Oxford one of the most polluted cities in the UK). The proposed development of 3000 new houses in the parish will overwhelm the village and its bio-diversity to the detriment of everyone but land and property speculators.

The previous draft SODC Local Plan (2017) specifically excluded the Green Belt south of Grenoble Road from development and I question why it was so precipitately set aside and Grenoble Road added? I wish to know if South Oxfordshire councillors or officers have been in contact with Savills or other agents representing the plans of Magdalen College and Thames Water to build thousands of houses in the Green Belt south of Grenoble Road? I also note with interest and concern that Councillor Jane Murphy, the new leader of SODC, is in the land and property development business (Total Land and Property Development Ltd) and wonder if there is not a conflict of interest?

On these grounds the draft SODC plan is unsound, proper consultation has not taken place, and its development raises questions of local democracy and conflicts of interest.

**Q10. Would you like to participate at the oral part of the examination, which takes place as part of the examination process?**

Yes

**Q11. Would you like to comment on another policy or paragraph?**

No