

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

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="Mr"/>
Full Name	<input type="text"/>	<input type="text" value="Christian Leigh"/>
Job Title (where relevant)	<input type="text"/>	<input type="text" value="Director"/>
Organisation (where relevant)	<input type="text" value="Haseley Brook Action Group"/>	<input type="text" value="Leigh & Glennie Ltd"/>
Address Line 1	<input type="text" value="c/o Agent"/>	<input type="text" value="6 All Souls Road"/>
Address Line 2	<input type="text"/>	<input type="text"/>
Address Line 3	<input type="text"/>	<input type="text"/>
Postal Town	<input type="text"/>	<input type="text" value="Ascot"/>
Postcode	<input type="text"/>	<input type="text" value="SL5 9EA"/>
Telephone Number	<input type="text"/>	<input type="text" value="01344 297094"/>
Email Address	<input type="text"/>	<input type="text" value="mail@christianleigh.co.uk"/>

For information on **sharing your details**: please see page 3

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:

STRAT5

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.

Please see attached document

(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.

Please see attached document

(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:

14 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

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.**

The Haseley Brook Action Group (HBAG) is a residents' group that draws its membership from a wide area in South Oxfordshire. It has commented over recent years to the preparation of South Oxfordshire's Local Plan, sometimes objecting and sometimes supporting.

HBAG lends support to the overall strategy of the Publication Version of the Local Plan 2034. However, the Plan is not sound as a whole. Submissions have been made to Policies STRAT1, STRAT2, STRAT4, STRAT5, STRAT7 and H1, which together set out the changes necessary to make the Plan sound.

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).

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STRAT5: Residential Densities

Legally compliant: Yes

Sound: No

Complies with duty to cooperate: Yes

HBAG support the objective in seeking to make the efficient use of land for housing in the District, and seeking to notably increase the minimum density standards over that contained in the Core Strategy. SODC's policy on this is supported by research contained in the Housing Topic Paper (January 2019), which demonstrates how higher densities can be successfully achieved.

HBAG consider higher densities should be sought on the strategic sites close to Oxford. Grenoble Road and Northfield are shown to have a density of 70 dw/ha which is the same as Oxford itself, and that is sensible. However, the other sites of Bayswater Brook, Berinsfield, Culham and Wheatley close to Oxford are at 45 dw/ha. The reasoning (paragraph 4.54) for increasing housing densities is that such an approach is sensible where there are sustainable transport options: these housing allocations are at places that have – or will have – sustainable transport options.

It is therefore axiomatic that higher densities should be sought. The new housing provided through the Plan will be on sustainable sites (save for the remote site of Chalgrove). Yet the densities for Bayswater Brook, Berinsfield, Culham and Wheatley are less than Oxford and less than the market towns. There is a clear advantage in increasing densities of housing, as set out in paragraph 4.53, namely maximising the commercial viability of existing services and facilities, using less available land for development, encouraging the development of smaller properties, and longer term energy efficiencies.

Policy STRAT5 should be modified by increasing the minimum net residential density of Bayswater Brook (STRAT13), Berinsfield (STRAT10), Culham (STRAT9) and Wheatley (STRAT14) to 50 dw/ha. This increase of 5 dw/ha would have a significant effect on housing delivery in the District and the sustainability of future strategic sites. It would also underscore that the allocation of Chalgrove is unnecessary to enable the District to meet its strategic housing requirement.

Chalgrove should be deleted from this policy.