

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" value="Ms"/>	<input type="text"/>
Full Name	<input type="text" value="Abigail Johnson"/>	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation	<input type="text"/>	<input type="text"/>
Address Line 1	<input type="text"/>	<input type="text"/>
Address Line 2	<input type="text" value="REDACTED"/>	<input type="text"/>
Address Line 3	<input type="text"/>	<input type="text"/>
Postal Town	<input type="text" value="REDACTED"/>	<input type="text"/>
Postcode	<input type="text" value="REDACTED"/>	<input type="text"/>
Telephone Number	<input type="text" value="REDACTED"/>	<input type="text"/>
Email Address	<input type="text" value="REDACTED"/>	<input type="text"/>

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:

Individual Response to SODC Local Plan 2034
Policy STRAT11: Land south of Grenoble Road

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.

(1) legally compliant

This plan is materially and significantly different from the SODC 2017 local plan and yet there has not been a Reg 18 consultation on this plan.

The Grenoble Road development and this building on the Green Belt were rejected at that time. They were not included in that final plan.

(2) sound

National Policy is to safeguard the Green Belt and it is vital to sustain the green belt around Oxford. The Plan exceeds the identified Housing Need for SODC. The density of the development is in conflict with the rural setting.

(3) compliant with the Duty to Cooperate

This Plan has not been developed in proper consultation with other authorities such as Highways, Utilities, and the Oxford to Cambridge Expressway.

(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.

Return to the 2017 Local Plan.

(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: **17 February 2019**
(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.**

Not Sound and Legal:

Loss of the Green Belt

- There has been no consultation on this plan despite there being many significant changes from the plan that was consulted on including most of the housing sites now proposed.
- It has not been devised in coordination with other major local plans such as the Oxford Cambridge expressway.
- There are not the “exceptional circumstances” necessary to allow for the development on the Green Belt. The long term loss of developing on the Green Belt (permanent loss of vital habitat for wildlife, of access to green space for residents, of the rural nature of villages like Sandford on Thames) will far outweigh any of the benefits.

Inadequate Transport and other infrastructure

- There are no adequate plans to ensure that the infrastructure – roads, public transport, sewerage, shops, doctors etc – will support this development
- The proposal to put a Park & Ride on the A4074 will attract more traffic through the surrounding villages (eg. Nuneham Courtney) and even more if the Redbridge Park & Ride is closed as has been suggested.
- There are no routes for additional buses into the city save for using roads that are already very congested. There is absolutely no extra capacity on roads such as Cowley, Abingdon and Iffley Roads nor on the Southern / Eastern Bypass. All of these are frequently at a stand still throughout ever extending rush hours.
- There is no plan for a safe cycling infrastructure. This development will increase the dangers for cyclists.
- The Cowley branch line rail route will not be accessible to people on this proposed development – adding further to car traffic on already over congested roads.

Local Amenity and Environment

- This development would have a huge, irreversible and negative impact on the local area and on local lives. It would dramatically reduce access to the countryside for large numbers of people living in Oxford and The Leys. All current evidence shows how important this is for people’s health and that the costs to communities of lost green space through poor health and lost productivity are significant. This is an incredibly short shorted plan.
- The proposed density of the development is way out of line with the context – villages in the Green Belt, a semi rural area. This is the kind of density only suitable for city centres.
- The development would significantly increase noise, air, water and light pollution.

No clear evidence of need for this development:

- The proposal has not been accompanied with evidence that it has been designed to meet local need. Where is the evidence of need for this vast number of houses in this specific area? What type and price are the houses that are needed and are these proposed houses going to be that type at that price?
- What work has been done to coordinate the bigger picture of development in Oxford and the surrounding area to ensure that only the houses that are necessary are being built? There is no evidence that this kind of vital work is being done. Yet developments are being proposed that will permanently destroy protected Green Belt land.

Necessary Modifications to make the Local Plan legally compliant or sound

- Return to the Local Plan 2017 that had been properly consulted on.

It will be helpful if you could put forward your suggested wording of any policy or text as precisely as possible.

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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