

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:

Title	-
Full name	David Langston
Business / Organisation name (if relevant)	-
Job title (if relevant)	-
Address line 1	██████████
Address line 2	██████████████████
Address line 3	-
Postal town	██████████
Postcode	██████████
Telephone number	-
Email address	██

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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 Local Plan 2034 -STRAT 6

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.

Whilst the protection of 'Green Belt' land is extremely important, it is equally important that account is taken of 'very special circumstances', and I believe that such is the case in this instance.

The strategy to provide residential development in support of Oxford's unmet housing needs must take into account the practical issues raised by the existence of (or potential requirement for) adequate infrastructure to cope with the increase in population resulting from such development.

Inclusion in the Local Plan of 'Allocated Sites' at Culham, Grenoble Road, Wheatley and Bayswater Brook for example, makes a good deal of sense and is, therefore, welcomed. Such sites already have transport links with Oxford or, at the very least, the potential for straightforward development of such links, making travel into Oxford hospitals, shops, businesses etc. a reasonably 'doable' option for individuals and families living at those sites.

Chalgrove, however, is an entirely different case, being more than twelve miles from the centre of Oxford city centre. Journeying from Chalgrove to Oxford would not only be time-consuming for those who would have to endure it but, over the months and years, likely to cause irrevocable damage to the environment, and attendant loss of existing biodiversity.

The loss of any Green Belt is deeply regrettable, but I believe that here we have a case of 'very special circumstances'. If the development of Green Belt land means that open countryside, such as that in and around Chalgrove, and the travel routes into Oxford, then it is the least damaging option. Sites nearer to Oxford City should be preferred to rural areas such as Chalgrove.

Q8. 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.

None

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

No

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

Yes

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Q12. 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: Local Plan 2034 - STRAT 7

Q13. 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	

Q14. 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.

I believe that STRAT 7 is unsound for the following reasons:

- The site at Chalgrove Airfield is not currently available. It has a commercial tenant, Martin-Baker Ltd, the principals of which business make it clear that they are unwilling to relinquish their long-term leasehold of the site. Any suggestion that the activities of the business could co-exist alongside any kind of medium/large scale residential development is entirely unrealistic. The testing of ejector seats by firing them into the air is, essentially, a very noisy business. I am also led to understand that Chalgrove Airfield has a role to play in the training and test-flying activities conducted out of RAF Benson

- There are elements of the SODC proposal to consider the Chalgrove site which seem at odds with other espoused values/objectives eg. ...

- 1.2 Supporting rural communities and their way of life
- 1.4 Focusing growth in the 'Science Vale'
- 4.2 Promote sustainable transport
- 5.2 Respect the scale and character of towns and villages
- 6.2 Respect Neighbourhood Plans
- 8.2 Minimise carbon emissions

STRAT 7 may or may not be legally compliant. I'd have to rely on others to determine that. I do believe, however, that it is unsound.

Q17. Would you like to participate at the oral part of the examination, which takes place as part of the examination process?

No

Q18. Would you like to comment on another policy or paragraph?

Yes

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Q19. 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 Local Plan 2034 - STRAT 11

Q20. 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			

Q21. 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.

Once again, I leave it for others to determine whether this element is legally compliant.

Grenoble Rd appears a most suitable site for development of additional housing to meet the needs of a growing Oxford population. Whilst acknowledging, with regret, that such development would encroach upon existing designated Green Belt, I feel that there are 'very special circumstances' extant in this case, which support the use of Green Belt land, as proposed (see also my comments re. STRAT 6)

Grenoble Rd. is already partly developed. As such, the site is already, in broad terms, part of the City of Oxford; therefore, a suitable infrastructure (roads, public transport, services, utilities) already exists, at least in part.

I would support plans for development at the Grenoble site.

Q24. Would you like to participate at the oral part of the examination, which takes place as part of the examination process?

No

Q25. Would you like to comment on another policy or paragraph?

No