

SHF/CIR.D.0374

By email only: planning.policy@southoxon.gov.uk

2nd November 2020

Freepost SOUTH AND VALE CONSULTATIONS

Dear Sir,

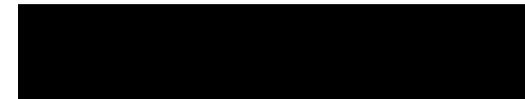
South Oxfordshire Local Plan 2034 – Proposed Main Modifications

Pegasus Group has been instructed on behalf of Christ Church, Oxford and Dorchester Residential Management to submit representations to the Proposed Main Modifications. I enclose the completed forms for the following Main Modifications:

MM2 Strategic Objectives
MM3 The Strategy
MM4 Policy STRAT1: The overall Strategy
MM5 Policy STRAT2: South Oxfordshire Housing and Employment Requirements
MM7 Policy STRAT4: Strategic Development
MM8 Policy STRAT5: Residential Densities
MM9 Policy STRAT6: Green Belt
MM17 Policy STRAT13: Land North of Bayswater Brook
MM29 Policy 11: Housing Mix
MM49 Policy INF1: Infrastructure Provision
MM57 Policy ENV6: Historic Environment
MM58 Policy ENV7: Listed Buildings
MM59 Policy ENV8: Conservation Areas
MM61 Policy EP1: Air Quality
MM63 Policy DES1: Delivering High Quality Development
MM71 Policy DES11: Carbon Reduction.

If you have any queries please do not hesitate to contact me.

Yours sincerely



Sarah Hamilton-Foyn
Senior Director

Email: 

cc Paul Tucker QC Kings Chambers
Gary Smith Kings Chambers
Paul Silver Dorchester Residential Management
Gavin Angell Dorchester Residential Management
Carolyn Puddicombe Christ Church, Oxford
James Lawrie Christ Church, Oxford
Paul Burrell Pegasus Group

South Oxfordshire Local Plan Proposed Main Modifications Consultation Comment Form

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Part B – your comments

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Business or organisation

Agent

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2. Agent Details (if applicable)

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MM2

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The additional wording to Objective 8.2 on page 23 “Lower energy use and support an increase in renewable energy use. Support growth in locations that help reduce the need to travel.” is supported

The allocation Land North of Bayswater Brook (Policy STRAT 13) supports the objective as growth in this location to meet some of the unmet needs of Oxford City will reduce the need to travel. LNBB is one of the most sustainable sites included in the Local Plan, and exceptionally well placed to meet Oxford’s needs.

In our Reg 19 representations a comparative assessment of the transport-related sustainability credentials of the Submitted Development Sites (SDS) and Strategic Allocations in the draft local plan was submitted (Appendix 13 to the reps). The assessment confirmed that LNBB is the most sustainable location in the context of accommodating Oxford’s unmet housing need. In conclusion the site would minimise the need to travel, especially by car, reduce the length and duration of journeys; and reduce CO2 emissions and travel time costs.

Consequently the proposed main modification to Objective 8.2 is supported.

(Continue on page 5 if necessary)

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The proposed new bullet point “contribute to tackling climate change” at para 4.9 which summarises the preferred strategy MM3 is supported.

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MM4

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Policy STRAT 1: The Overall Strategy

The proposed new paragraph 4.10 on page 28 is supported. This paragraph articulates the strategy and reflects the objectives to reduce the need to travel, the focus on the Science Vale, towns and larger villages as well as recognising the contribution from allocations adjacent to the city of Oxford.

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Policy STRAT 2 South Oxfordshire Overall Housing and Employment Requirements.

The reference to the minimum overall housing requirement is supported (my emphasis).

However, this only applies to the figure for South Oxfordshire i.e. 18,600 dwellings between 1st April 2011 and 31 March 2035 and not the total housing requirement of 23,550 homes. The figure of 4,950 dwellings addressing Oxford's unmet need is not prefaced by "minimum".

It is considered that the wording used in Policy H1 of the adopted West Oxfordshire Local Plan should be applied, i.e. the total number of homes for the district is prefixed by the words "at least" .

"Provision will be made for at least 23,550 homes in the period 1st April 2011 and 31st March 2035. This will comprise 18,600 homes in the period 2011 - 2035 to meet South Oxfordshire's identified housing needs and a further 4,950 homes in the period to meet Oxford City's identified housing needs."

This approach should be followed through in policy for consistency and also in Chapter 12 of the Plan – Monitoring and Review.

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Proposed Modification to Policy STRAT4 Strategic Development, where a new criterion is proposed “*ix) a statement of how it is intended to achieve low carbon emissions and facilitate renewable energy generation*” is supported. The targets for these matters might usefully be contained in future SPDs.

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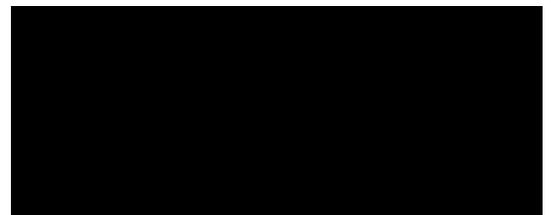
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MM8

Please provide your comments below:

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Proposed Modification to Policy STRAT5 Residential Densities reflects the discussion at the Examination and that the approach to the issue of density on each site should be to optimise the use of land and the potential of the site. The revised policy wording also enables the approach to each site to take into account the local character and housing mix, rather than having a prescriptive minimum density figure for all sites.

The proposed wording states that the approach to density is to be informed by:

*"•the capacity of the site and the need to use land efficiently in accordance with Policy DES8: Efficient use of resources;
•the need to achieve high quality design that respects local character;
•local circumstances and site constraints, including the required housing mix, and the need to protect or enhance the local environment, Areas of Outstanding Natural Beauty, heritage assets, and important landscape, habitats and townscape;
• the site's (or, on strategic allocations, the relevant part of the site's) current and future level of accessibility to local services and facilities by walking, cycling and public transport; and
•the need to minimise detrimental impacts on the amenity of future and/or adjoining occupiers."*

The proposed wording also recognises that those locations with *"good accessibility by foot or bicycle to ...or a district centre within Oxford City should be capable of accommodating development at higher densities. It is expected that these sites will accommodate densities of more than 45 dph (net) unless there is a clear conflict with delivering a high-quality design or other clearly justified planning reasons for a lower density."*

The proposed wording for Policy STRAT 5 is supported.

Changes are also proposed under MM8 to the supporting text i.e. paragraph 4.56. the proposed text reflects the need to optimise density of development to maximise the capacity of the sites whilst also having regard to the existing character of the local area and local circumstances, taking into account social and environmental constraints, accessibility and amenity issues. Such an approach is supported and reflects the discussion on this matter at the examination.

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Title

Mrs

Full Name

Sarah Hamilton-Foyn

Organisation (if relevant)

Pegasus Group

Job Title

(if relevant)

Senior Director

Address Line 1

Pegasus House

Address Line 2

Querns Business Centre

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MM9

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MM9 proposes main modifications to Policy STRAT6 Green Belt i.e. revised text to section 2 and 5 and also amended text to paragraph 4.59.

The additional wording to section 2 is supported, as this was agreed in principle in the Statement of Common Ground for Land North of Bayswater Brook: *"The parties agree that Green Belt appropriate compensatory measures can be accommodated by the landowner. It is agreed that the green infrastructure and biodiversity improvements proposed can help provide the appropriate compensatory measures, in terms of both environmental quality and accessibility, required by paragraph 138 of the NPPF."*

The changes to the explanatory text in paragraph 4.59 should be revised to provide some flexibility in terms of the provision of compensatory gain.

Revised word is set out below: (suggested wording in bold italics)

"...The compensatory gain would be expected to be demonstrated through the individual site masterplans and ***either*** secured through developer contributions ***or direct provision***, if these enhancements are outside of the red line boundary of a planning application ***or a combination of both.***"

We support the proposed main modification to section 5 of the policy which states: "5. Where land is ~~proposed to be~~ **has been removed** from the Green Belt, new development should be carefully designed to minimise visual impact."

The justification provided by SODC to support the proposed wording states "To correct the policy to refer to land that will have been removed from the Green Belt, reflecting the terminology that should apply following the local plans adoption."

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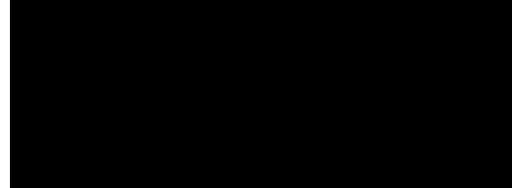
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MM17

Please provide your comments below:

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MM17 proposes main modifications to Policy STRAT13 Land North of Bayswater Brook.

On the whole these main modifications to Policy STRAT13 are supported and reflect some of the suggested wording that Pegasus submitted to the Council. However, we do have some comments as follows:

Section 2 of Policy STRAT13

Although SODC have not proposed any main modifications to vii) or viii); however, in order to improve the effectiveness of the policy the proposed wording in red text is suggested:

vii) a schedule of works as agreed with the Council for the repair of the Grade II* Wick Farm Wellhouse identified on the 2018 Heritage at Risk Register, together with the appropriate restoration and reuse of historic curtilage buildings at Wick Farm. Any development will be expected to ensure that the heritage significance of these buildings is appropriately considered. This is to be agreed prior to the determination of an application for development. An application for planning permission must be accompanied by an application for listed building consent for the works to the Wellhouse;

viii) a scheme of appropriate archaeological mitigation should be established, to include the physical preservation where appropriate of significant archaeological features (i.e. those of a significance commensurate with a Scheduled Monument) and appropriate consideration of their setting;

Section 3 of Policy STRAT13:

There is a point of consistency with the strategic allocations in respect of Section 3, the word "required" is proposed to replace "expected"; whereas the other strategic allocations to meet some of Oxford City's unmet need are not required, but expected to deliver a masterplan...

" 3. The proposed development at Land North of Bayswater Brook will deliver a scheme in accordance with an agreed comprehensive masterplan taking into consideration this policy's inclusive indicative concept plan. The masterplan must be prepared in collaboration and agreed with the Local Planning Authority, **Oxford City Council and Oxfordshire County Council**. Proposals will be required ~~expected~~ to deliver a masterplan that has been informed by detailed landscape, visual, heritage and ecological impact assessments and demonstrates an appropriate scale, layout and form that:"

Consequently an objection is made to this proposed modification and the word **"required" should be deleted and replaced with "expected" in order to be consistent with Policy STRAT 11 Land south of Grenoble Road and Policy STRAT12 Northfield.**

The wording of 3ii) in the proposed main modifications is incorrect as it does not reflect the original wording in Policy STRAT13 on this paragraph in the submitted plan.

The Submitted Plan text for 3ii) "*respects listed buildings and structures, both within and surrounding the site, and their settings;*"

The Proposed Main Modification for 3ii):

...ii) **includes a landscape buffer between the development and Wick Farm, as well as incorporating high quality design to** ~~conserves~~ **preserves** or enhances the significance of listed buildings and **their settings, both structures within and surrounding the site, and the appreciation of that significance, and preserves or enhances their settings in accordance with Policy ENV7...**

The preservation and enhancement of the significance of the asset is accepted – but the preservation of the setting is misguided unless it relates to the significance of the asset. The proposed main modification to 3(ii) goes too far. The following changes are proposed in red text to 3ii)

ii) includes a landscape buffer between the development and Wick Farm, as well as incorporating high quality design to ~~conserves~~ ~~preserves~~ ~~or~~ ~~and~~ ~~where possible~~ enhances the significance of listed buildings and with particular regard to their settings, both structures, both within and surrounding the site, and the appreciation of that significance, and ~~preserves or enhances their settings~~ in accordance with Policy ENV7.

Also under Section 3 a new criterion is proposed 3 x:
The following changes are proposed in red text:

“x) a net gain in biodiversity through ~~the protection and~~ enhancement of habitats along the Bayswater Brook, new habitats to the north buffering the Sidlings Copse and College Pond SSSI and offsite biodiversity enhancements.”

It is noted that new criterion x is a post hearing amendment, however whilst similar clauses have been proposed for the other strategic sites, they do not include the word “protection” as well as enhancement. The word “protection” should be deleted as it is inappropriate in this context of seeking a net gain in biodiversity. According to the PPG Natural Environment Paragraph: 020 Reference ID: 8-020-20190721, Revision date: 21 07 2019; “*Net gain in planning describes an approach to development that leaves the natural environment in a measurably better state than it was beforehand.*”

“*Biodiversity net gain delivers measurable improvements for biodiversity by creating or enhancing habitats in association with development. Biodiversity net gain can be achieved on-site, off-site or through a combination of on-site and off-site measures.*”
Paragraph: 022 Reference ID: 8-022-20190721 Revision date: 21 07 2019

It can be achieved according to the PPG by: “*for example, involve creating new habitats, enhancing existing habitats, providing green roofs, green walls, street trees or sustainable drainage systems.*” Paragraph: 023 Reference ID: 8-023-20190721, Revision date: 21 07 2019

An objection is therefore made to the inclusion of “protection” as demonstrated above this is inappropriate. Net gain in biodiversity is associated with enhancement not protection.

Section 4 of Policy STRAT 13

The following changes to Section 4 are proposed in red text:

~~An archaeological assessment will need to be~~ evaluation was undertaken during 2020 before the preparation of the masterplan. ~~determination of any planning application for this site. Following this assessment, a~~ A scheme of appropriate mitigation should be established, to include the physical preservation of significant archaeological features (of Schedulable significance) and appropriate consideration of their setting. ~~where appropriate.~~

MM17 also includes proposed main modifications to the supporting text.

Paragraph 4.111

Paragraph 4.111 proposes additional wording at the end of the paragraph:

... *“The masterplanning of any development here should take into account the recommendations of the Council’s Ecological Assessment and a detailed hydrological assessment to understand the developments effects on the SSSI must be completed prior to masterplanning.”* It is noted that the justification for the proposed wording is to *“add reference to supporting text to important evidence that has recommendations referred to in the Policy.”*

It is considered that in order to clarify which document is being referred to in the supporting text reference should be made to Examination document NAT14: South Oxfordshire Local Plan: Ecological Assessment of Sydling’s Copse & College Pond SSSI (March 2019), prepared by AECOM.

Paragraph 4.115

We make the following comments in red bold italics and highlighted below:

4.115 “Road capacity to the east of Oxford is already under significant pressure, particularly along the A40 and the Headington roundabout. ***Residual trips made by car arising from the development on the surrounding highway network, including on the A40 and Headington Roundabout, are likely to give rise to a requirement for*** ~~could include~~ improvements to the Headington roundabout and its approaches (including bus priority measures); ***or*** grade separation of the Headington Roundabout; ***or a new link road between the A40/ B4150/ Marsh Lane junction and the A40 between the Thornhill Park and Ride junction and the Church Hill junction for Forest Hill. The provision of any additional highway capacity should be suitably phased to meet the increase in traffic demand arising from the Land North of Bayswater Brook site as and when it is likely to impact on the highway network, so as to discourage a general increase in car usage (including from the development) through the early provision of significant levels of additional traffic capacity. If more detailed evidence indicates that the required mitigation is a new link road, land will need to be identified and secured for delivery of this in consultation with the landowners and the County Council.*** There is currently insufficient road capacity to support new, direct road access between the site and the A40 west of the Barton Park site. ***Therefore, it is anticipated that the main access for the site will come via a remodelling of the Marston interchange with an additional access onto Bayswater Road which will be improved so that the access is safe. Where necessary, this may include adjoining land outside of the allocation.”***

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Full Name	<input type="text"/>	Sarah Hamilton-Foyn
Organisation (if relevant)	<input type="text"/>	Pegasus Group
Job Title (if relevant)	<input type="text"/>	Senior Director
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Address Line 2	<input type="text"/>	Querns Business Centre
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MM29

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MM29 proposes main modifications to Policy 11 Housing Mix.

The changes proposed are in order to be consistent with NPPF.

Para 4 Reference to sites of "100 dwellings or more plots should be set aside to allow for at least 3% of market housing dwellings to be designed to the standards of Part M(4)" is deleted. This is supported.

The proposed changes to Para 5 are supported i.e.

Para 5 of the Policy "5. The mix of housing ***should have regard to*** ~~shall be in general conformity with the Council's latest evidence*~~ and Neighbourhood Development Plan evidence where applicable for the relevant area."

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MM49

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MM49 proposes main modifications to Policy INF1 Infrastructure Provision, an additional point at the end of point 3 is proposed:

"3; 'This applies equally where external funding for infrastructure necessary for development has been secured (including where the infrastructure is delivered ahead of development), on the expectation that funding shall be recovered from development'."

This is supported.

The proposed additional text to the end of paragraph 7.10 is also supported.

7.10; 'Where funding is secured for infrastructure, there will be an expectation that funding will be recovered and recycled and obtained from developer contributions retrospectively. Where forward funding is secured it will not circumvent the need for a development to contribute towards the cost of such infrastructure if such infrastructure is relevant to the development of the site. Infrastructure and services required as a consequence of development, and provision for their maintenance, will be sought from developers, and secured through developer contributions.'

It is noted that both these changes are proposed to help the County Council recycle funding received through HIF to help fund other future transport improvements.

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2. Agent Details (if applicable)

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MM57

Please provide your comments below:

If your comments are over 500 words it would be really helpful if you could also provide a summary of your comments using the text box in the next question.

If you wish to include any supporting documents, please attach them to this comment form.

MM57 proposes main modifications to Policy ENV6 Historic Environment;

An objection is made to the proposed changes to Paragraphs 1 and 2 of the Policy:

Paragraph 1

The requirement in this wording to protect, conserve and enhance the District's historic environment is overly-restrictive and not aligned to the NPPF. The current wording rules out any harm to heritage assets, which would affect the delivery of development – harm to non-designated archaeological assets that would be recorded through removal should not be ruled out.

The wording of point 2 is contradictory in this respect – prohibiting harm, then acknowledging impacts will occur.

Suggested wording is given below with changes in red text:

Proposals for new development that may affect designated and non-designated heritage assets must demonstrate that they ~~protect, conserve and/or enhance~~ appropriately consider the District's historic environment. Heritage assets include statutorily designated scheduled monuments, listed buildings or structures, Conservation Areas, Registered Parks and Gardens, Registered Battlefields, archaeology of national and local interest and non-designated buildings, structures or historic landscapes that contribute to local historic and architectural interest of the District's historic environment, and also includes those heritage assets listed by the Oxfordshire Historic Environmental Record.

"2. Proposals for new development should be sensitively designed ~~and should not cause harm to the historic environment~~. Proposals that have an impact on heritage

assets (designated and non-designated) will be supported particularly where they:

- i) conserve or enhance the significance of the heritage asset and settings. The more important the heritage asset, the greater the weight that will be given to its conservation;
- ii) make a positive contribution to local character and distinctiveness (through high standards of design, reflecting its significance, including through the use of appropriate materials and construction techniques);
- iii) make a positive contribution towards wider **public** benefits;
- iv) provide a viable future use for a heritage asset that is consistent with the conservation of its significance; and/or
- v) protect a heritage asset that is currently at risk.

New section 5 which gives supports to the re-use of long term vacant and under use buildings to bring them back into use is supported.

"5. Particular encouragement will be given to schemes that will help secure the long term conservation of vacant and under-used buildings and bring them back into appropriate use."

We have demonstrated in our Hearing Statement and supporting appendices for Policy STRAT13 Land North of Bayswater Brook how the complex of buildings at Wick Farm (Listed and non-designated); the Listed building at Stowford Farm can be addressed in the development of the site. The significance of the historic buildings at Wick Farm has been assessed, including contributions to their significance through setting. Overall, taking into account the benefits that will be secured through the allocation development, through the repair and long-term maintenance of the historic farm buildings and Well House, the development of Policy STRAT13 as shown on the Draft Masterplan would result in no harm to the heritage significance of heritage assets at Wick Farm, and there are opportunities for significant enhancements. Analysis of the setting of Stowford Farm, also concluded that Policy STRAT13 could be delivered with no resultant harm to the

heritage significance of Stowford Farmhouse, subject to appropriate landscaping and planting.

New section 5 of Policy ENV6 would support such an approach.

It may be useful to include in the supporting text a cross reference to the strategic allocations that particular guidance is given in respect of the strategic allocations within their site specific policies.

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Title

Mrs

Full Name

Sarah Hamilton-Foyn

Organisation (if relevant)

Pegasus Group

Job Title

(if relevant)

Senior Director

Address Line 1

Pegasus House

Address Line 2

Querns Business Centre

Address Line 3

Whitworth Road

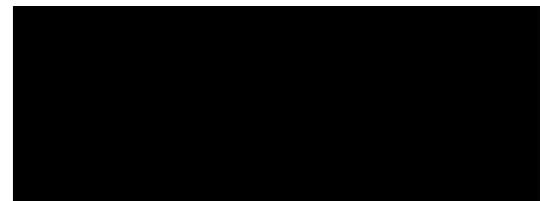
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MM58

Please provide your comments below:

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MM58 proposes main modifications to Policy ENV7 Listed Buildings;

The wording of this policy is overly restrictive – requiring positive elements of setting to be conserved, enhanced or better revealed. The wording given in the policy is both contrary to the NPPF and to elements of bullets 2 and 3 of the same policy.

Suggested changes are given below:

“1. Proposals for development, including change of use, that involve any alteration of, addition to or partial demolition of a listed building or within the curtilage of, or affecting the setting of a listed building will be expected to:

- i) conserve, enhance or better reveal those elements which contribute to the heritage significance and/or its setting **in accordance with the NPPF**;
- ii) respect **as appropriate** any features of special architectural or historic interest, including, where relevant, the historic curtilage or context, such as burgage plots, or its value within a group and/or its setting, such as the importance of a street frontage or traditional shopfronts; and
- iii) be sympathetic to the listed building and its setting in terms of its siting, size, scale, height, alignment, materials and finishes (including colour and texture), design and form, in order to retain the special interest that justifies its designation through appropriate design, and in accordance with regard to the South Oxfordshire Design Guide.

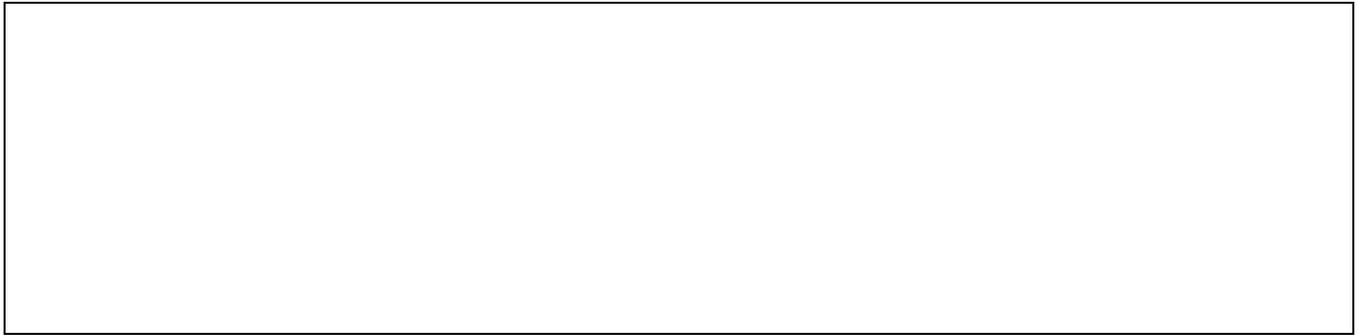
2. Development proposals affecting the significance of a listed building or its setting that will lead to substantial harm or total loss of significance will be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that demonstrably outweigh that harm or loss or where the applicant can demonstrate that:

- i) The nature of the heritage asset prevents all reasonable uses of the site; and
- ii) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- iii) Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- iv) The harm or loss is outweighed by the benefit of bringing the site back into use.

3. Development proposals that would result in less than substantial harm to the significance of a listed building will be expected to: i) Minimise harm and avoid adverse impacts, and provide justification for any adverse impacts, harm or loss of significance; ii) Identify any demonstrable public benefits or exceptional circumstances in relation to the development proposed; iii) Investigate and record changes or loss of fabric, features, objects or remains, both known and unknown, in a manner proportionate to the importance of the change or loss, and to make this information publicly accessible. 4 Changes of use will be supported where it can be demonstrated that the new use can be accommodated without any adverse effect on the significance of the building and its setting.”

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MM59

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If you wish to include any supporting documents, please attach them to this comment form.

MM59 proposes main modifications to Policy ENV8 Conservation Areas;

Again, similar to ENV 6 and 7 the policy wording is overly restrictive, for example requiring that the setting is preserved or enhanced.

Such an approach is contrary to the NPPF, and indeed to bullets 2 and 3 of the same policy.

It is suggested that additional wording is added at the end of paragraph 1 to refer to the Historic England guidance which makes it explicit that setting is not a heritage asset in its own right and that changes to setting are only of relevance where they impact upon the asset's significance

"Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance. "

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MM61

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MM61 proposes main modifications to Policy EP1 Air Quality.

Para 1 first bullet point changed from development "*must to be compliant with*" to "*have regard to*"

The proposed change is supported and consistent with the PPG.

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MM63

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MM63 proposes main modifications to Policy DES 1 Delivering High Quality Development.

The policy has been substantially redrafted in the proposed modifications, whilst the changes are supported as being consistent with the NPPF, an objection is made to the last paragraph 3 (formerly paragraph 6),

*"3. 6- Where the Council **is** are aware that sites with similar delivery timescales are coming forward together, ~~they will require~~ **a coordinated, integrated and** comprehensive masterplan **will be required** to be prepared across all **the** sites."*

It is not clear how this element of the policy could be effectively implemented for example, in respect of those sites meeting some of the unmet needs of Oxford.

The policy is clearly open to misinterpretation as it is not clear whether this refers to **all sites** or whether it is meant to address **a site** in multiple ownership.

It is considered that new paragraph 3 of the policy should be deleted, as it is not capable of being implemented effectively and therefore unsound.

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South Oxfordshire Local Plan Proposed Main Modifications Consultation Comment Form

Please return by midnight on Monday 2 November 2020 via email planning.policy@southoxon.gov.uk or post to Freepost SOUTH AND VALE CONSULTATIONS (no stamp is needed and no further address is needed)

This form has two parts:
Part A – contact details
Part B – your comments

Part A

Are you responding as an: (please tick)

Individual

Business or organisation

Agent

A name and contact details are required for your comments to be considered.

1. Personal Details

2. Agent Details (if applicable)

Title	<input type="text"/>	<input type="text" value="Mrs"/>
Full Name	<input type="text"/>	<input type="text" value="Sarah Hamilton-Foyn"/>
Organisation (if relevant)	<input type="text"/>	<input type="text" value="Pegasus Group"/>
Job Title (if relevant)	<input type="text"/>	<input type="text" value="Senior Director"/>
Address Line 1	<input type="text"/>	<input type="text" value="Pegasus House"/>
Address Line 2	<input type="text"/>	<input type="text" value="Querns Business Centre"/>
Address Line 3	<input type="text"/>	<input type="text" value="Whitworth Road"/>
Postal Town	<input type="text"/>	<input type="text" value="Cirencester"/>
Postcode	<input type="text"/>	<input type="text" value="GL7 1RT"/>
Telephone Number	<input type="text"/>	[REDACTED]
Email Address	<input type="text"/>	

Sharing your personal details

Your name, contact details and comments will be shared with the Planning Inspector and a Programme Officer, who acts as a point of contact between the Council, Inspector and respondents.

This means that you may be contacted by the Programme Officer or the Council with updates and in relation to any necessary consultations on the Local Plan. This is in accordance with Regulation 19 and 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Regulation 13 of The Environmental Assessment of Plans and Programmes Regulations 2004 and Regulation 102 of The Conservation of Habitats and Species Regulations 2017.

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.

Comments submitted by individuals will be published on our website, alongside their name. No other contact details will be published. Comments submitted by businesses and/or organisations will be published, including contact details.

Please refer to our Privacy Notice regarding how your personal data is used for this consultation, available on our website southoxon.gov.uk/newlocalplan. If you would like to know more about the councils data protection registration or to find out about your personal data, please visit: southoxon.gov.uk/dataprotection

Future contact preferences

As explained above, 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 consultation 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

Part B – Please use a separate sheet for commenting on each proposed main modification or consultation document

You can provide your comments on the Emerging South Oxfordshire Local Plan Proposed Main Modifications in this section.

The list of documents you can comment on are:

- Schedule of Proposed Main Modifications
- Schedule of Policies Map Changes
- Sustainability Appraisal Report Addendum
- Habitats Regulations Assessment Addendum

Please note we are inviting comments on the Proposed Main Modifications and documents listed above only - this is not an opportunity to make comments on any other part of the Plan.

If you are commenting on the Main Modification document, please provide the main modification number (for example MM1) in the box below.

If you are unsure of the 'modification number', please refer to the Schedule of Proposed Main Modifications.

If you are commenting on any of the other consultation documents (for example the Sustainability Appraisal Addendum), please provide the relevant section, paragraph or page number in the box below:

Modification Number or
Document, section, paragraph or page
number

MM71

Please provide your comments below:

If your comments are over 500 words it would be really helpful if you could also provide a summary of your comments using the text box in the next question.

If you wish to include any supporting documents, please attach them to this comment form.

MM71 proposes main modifications to Policy DES 11 Carbon Reduction

The proposed 40% carbon reduction over 2013 building regulations (or equivalent legislation) and the step changes by 2026 & 2030 contained in DES 11 is inconsistent with current legislation. Therefore there is an objection to the proposed new wording in Policy DES11.

Whilst it is acknowledged that addressing climate change "is one of the core land use planning principles which the NPPF expects to underpin both plan-making and decision-taking" and in order for Local Plans to be "found sound, Local Plans will need to reflect this principle and enable the delivery of sustainable development in accordance with the policies in the NPPF. These include the requirements for local authorities to adopt proactive strategies to mitigate and adapt to climate change in line with the provisions and objectives of the Climate Change Act 2008, and co-operate to deliver strategic priorities which include climate change."

"In addition to the statutory requirement to take the Framework into account in the preparation of Local Plans, there is a statutory duty on local planning authorities to include policies in their Local Plan designed to tackle climate change and its impacts." PPG Paragraph: 001 Reference ID: 6-001-20140306

"The National Planning Policy Framework expects local planning authorities when setting any local requirement for a building's sustainability to do so in a way consistent with the government's zero carbon buildings policy and adopt nationally described standards. Local requirements should form part of a Local Plan following engagement with appropriate partners, and will need to be based on robust and credible evidence and pay careful attention to viability." Paragraph: 009 Reference ID: 6-009-20150327

Paragraph 1 of the Policy as proposed refers to future legislation. The policy cannot refer to future legislation, the policy needs to be prepared in the context of the NPPF, PPG and current legislation, it cannot rely on Government consultations which have not been finalised and where necessary subject to any new legislation.

The Government consulted on the Future Homes Standard in October 2019, the consultation sets out the government's plans for the Future Homes Standard, including proposed options to increase the energy efficiency requirements for new homes in 2020. However, this has not been finalised. The intention of the Future Homes Standard was to require new build homes to be future-proofed with low carbon heating and world-leading levels of energy efficiency; the intention was for this to be introduced by 2025. However, no further progress has been made on this matter up to the present date.

It is considered that the Policy should refer to and be based on the 2013 Building Regulations. Any changes to these Regulations etc would need to be addressed in a subsequent review of the Plan.

Additionally DES11 1(ii) is inconsistent with other areas of the plan which promote a "fabric first" approach to energy efficiency / carbon reduction, whereas this states that:

"This reduction is to be secured through on-site renewable energy and other low carbon technologies."

Whilst it is looking for 25% of all energy used to come in this way it could give rise to space constraint issues depending on the technology used.

Paragraph 3 states that an Energy Statement is to be submitted with planning applications it would be useful if the supporting text could provide some detail on what is required as requesting a document without giving more details as to what it might or should contain will lead to variation across the district where it is required to be produced. At the examination hearing it was stated that the SODC Design Guide would be updated to reflect the need for an energy statement, but it is not clear whether this was a commitment or a comment.

If your comments cover more than the boxes provided, please use the space below to provide a summary. You are not required to summarise your comments, but a summary would help us in our reporting.

Please provide your summary below:

Thank you for your comments.

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