

## 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](mailto: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="Mr"/>
Full Name	<input type="text"/>	<input type="text" value="-Christian"/>
Organisation (if relevant)	<input type="text" value="Residents of Rofford – see accompanying submission for details"/>	<input type="text" value="-Leigh &amp; Glennie Ltd"/>
Job Title (if relevant)	<input type="text"/>	<input type="text" value="Director"/>
Address Line 1	<input type="text"/>	
Address Line 2	<input type="text"/>	
Address Line 3	<input type="text"/>	
Postal Town	<input type="text"/>	
Postcode	<input type="text"/>	
Telephone Number	<input type="text"/>	
Email Address	<input type="text"/>	

For information on **sharing your details**: please see page 2

### 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](https://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](https://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

MM10

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.

Please see attached document

(Continue on page 5 if necessary)

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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## South Oxfordshire Local Plan 2035: Proposed Main Modifications

### Representations to consultation

October 2020

These submissions are made on behalf of the owners and occupiers [REDACTED], [REDACTED] on Rofford Lane, and [REDACTED] Rofford [REDACTED], Little Milton and which directly to the north west of Chalgrove Airfield. Representations were made on behalf of my clients to Policies STRAT1, STRAT7 and H1 of the draft Local Plan that objected to the proposed Airfield allocation. It was explained why there is no need to include the allocation in the Plan, as well as the inappropriate location, harm to landscape and the undeliverability of the designation.

The Inspector's findings after the Examination into the Local Plan has given broad support for the Council's strategy, which is unfortunate due to the defects in the Airfield allocation that are evident. My clients continue to object to the inclusion of Chalgrove Airfield under Policy STRAT7.

This submission, though, comments on the Proposed Main Modifications set out following the Inspector's report. The Modification of relevance is **MM10**, with the following specific comments made:

Para. 3 (page 48): reference is made to the concept plan being 'indicative' and that a masterplan will be prepared in consultation with the local planning authority. The details of the masterplan will have profound implications for those living next to the Airfield due to the location of any new development and the intentions for Martin Baker Ltd. The consultation and discussions must therefore specifically include consultation with local residents adjoining the site.

Para. 3(vi) (page 48): support is given to the increased emphasis on protection of all heritage assets and their settings. It was evident from the time of the earliest proposed allocation of the Airfield that the District Council/Homes England were not aware of the constraints on the Airfield site caused by the listed buildings at Rofford, or the battlefield site. My clients made strong submissions on this point.

The cluster of listed buildings at Rofford includes Rofford Manor, which is a building containing fine gardens that are noted as part of the interest of the building ([see link](#)). The interest of the Rofford buildings therefore lies well beyond just the houses themselves, but also the landscape setting in which they lie.



Directors:  
Christian Leigh BSc(Hons) MPhil MRTPI  
Jane Glennie BA(Hons) MA

The proposed Modification to the Local Plan now sets out the importance of any masterplan for the Airfield site to have proper regard to the houses at Rofford and the landscape in which they are set. This is of crucial importance to my clients.

Para. 3(vii) (page 48): support is given to this new requirement that the density of development will be high in the local centre and decrease to the edges. As stated in the proposed Modification – and emphasised above – there is a need for this approach to ensure landscape and heritage impact is minimised.

Para. 3(x) (page 48): partial support is given to this new requirement for biodiversity improvements and significant native planting in any new masterplan. The open appearance of the Airfield means that there will be harm to the landscape from the development: that has been a fundamental objection to the scheme from the beginning, based on previous assessments of the region and the Council’s own landscape appraisal. The only way this inevitable harm can be minimised is through significant new planting. Thus, the inclusion of planting in the Policy is welcomed.

However, there is no need to state that any additional ‘offsetting’ might be elsewhere in South Oxfordshire, ie away from the site. Homes England have purchased the land to the north of the Airfield. They say there is no intention to build on this land and it is not part of the allocation. This is a large area of land that will therefore either remain as farmland or not be used. It is clearly preferable that any necessary biodiversity and landscaping improvements should occur in the vicinity of the development itself. This adjoining land should therefore be allocated and/or referenced in paragraph 3(x) to remain undeveloped, and it should be landscaped and/or enhanced for its biodiversity interest in perpetuity. This Modification should therefore read:

*x) a net gain in biodiversity which is integrated into the masterplan through the creation of priority habitats, and significant native tree planting, with any residual impacts offset through the ecological improvement of ~~a named site in South Oxfordshire~~ land to the north of the allocated site which is under the promoter’s control in line with an agreed management plan or a recognised biodiversity offsetting scheme.*