

## 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" value="c/o agent"/>	<input type="text" value="Mark Jackson"/>
Organisation (if relevant)	<input type="text" value="Unipart Group Ltd"/>	<input type="text" value="Cushman &amp; Wakefield"/>
Job Title (if relevant)	<input type="text"/>	<input type="text"/>
Address Line 1	<input type="text"/>	<input type="text" value="1 Colmore Square"/>
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="Birmingham"/>
Postcode	<input type="text"/>	<input type="text" value="B4 6AJ"/>
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](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

MM16 (para/no. 3(vi)), Page 68

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.

MM16 does not address concerns raised by Unipart Group Ltd (UGL) at the examination regarding noise from the existing major employment site, which adjoins the Northfield site.

The indicative concept plan and amended policy text states that higher density housing development will be situated towards the north western boundary of the site, i.e. adjacent to the major employment site occupied by Unipart.

The examination was made aware that the employment site operates 24 hours a day and the internal road layout runs around the perimeter of the site with delivery vehicles passing next to the boundary of the Northfield site.

It is fundamental that the Northfield site does not adversely impact operations on the existing strategic employment site. The NPPF and NPPG is clear. The Northfield site is an 'agent of change' and the noise constraints must be fully assessed and adequately mitigated by the development of Northfield to avoid conflict between the two uses.

The location of high density housing closest to the employment site is a significant risk, which must be fully understood in the planning of this strategic site allocation.

Accordingly, UGL recommend the following minor amendment (underlined and in bold) to MM16 in order to address the concerns raised:

(vi) the delivery of higher density development (a minimum of 70 dph) along key transport corridors, adjacent to the local centre, and towards the north western boundary of the site, **having regard to the existing noise environment from the adjacent employment site,** to respond to the existing adjacent development, gradually reducing the scale and density of development to provide a transition across the site towards the eastern and south-eastern countryside edges where the lower density development should be delivered, alongside a network of green infrastructure to create an appropriate urban edge, to deliver an overall site-wide average net density of 50-70 dph.

(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:

UGL recommend the following minor amendment (underlined and in bold) to MM16 in order to address the concerns raised:

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**Thank you for your comments.**

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