Emerging South Oxfordshire Local Plan Proposed Main Modifications Consultation

Part A - contact details

Q1. Are you responding as an:
Business / Organisation

Business / organisation contact details

Q4. Due to statutory planning regulations, a name and means of contact is required for your comments to be considered:

Business / Organisation name	Victoria Land Ltd
Contact name	Jenny Hutchings
Address line 1	1 The Vines
Address line 2	-
Address line 3	-
Postal town	Shabbington
Postcode	HP18 9HH
Telephone number	07789980107
Email address	jenny.hutchings@victorialand.co.uk

Part B - your comments

Q5. 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 as amended by Erratum Schedule of Policies Map Changes Sustainability Appraisal Addendum Habitats Regulations Assessment Addendum If you wish to provide comments on more than one proposed main modification or document, you will be given the option once you have completed this section. Please select the document you wish to comment on using the drop-down menu below:
Schedule of Proposed Main Modifications

Q6. Which Main Modification number or consultation document are you commenting on? 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 click here to view 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

MM23

Q7. Please provide your comments in the box 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. You will also be able to upload any supporting documents using the button below.

We support the proposed changes for Policy H1, whereby unallocated sites can be brought forward if they meet certain criteria. Many land allocations (either at District Level or Neighbourhood Plan level) fail to allow for much needed uses such as affordable housing and housing for older people.

The policy also recognises the role that smaller villages can play in providing housing. Whilst smaller villages aren't always expected to allocate sites, the delivery of housing in these locations can be crucial to supporting and enhancing the local community.

Q8. If your comments are more than 500 words long, 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.

No Response

Q9. Please upload any supporting documents below:

No Response

Comment again, or finish?

Would you like to comment on another main modification or supporting document?

Yes, I'd like to make another comment

Part B - your comments

Q10. 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 as amended by Erratum Schedule of Policies Map Changes Sustainability Appraisal Addendum Habitats Regulations Assessment Addendum If you wish to provide comments on more than one proposed main modification or document, you will be given the option once you have completed this section. Please select the document you wish to comment on using the drop-down menu below:

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MM27

Q12. Please provide your comments in the box 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. You will also be able to upload any supporting documents using the button below.

With regards to policy H9, whilst the supply of affordable housing is important to the District, the provision of affordable housing on new developments must take account of the site's suitability.

The District has previously acknowledged that on - site affordable is not appropriate on C2 schemes due to the use.

There is no real justification that C2 uses should contribute to affordable housing. These schemes provide a range of communal facilities as well as the provision of a care package. Has the cost of these facilities been taken into consideration when determining that C2 schemes should provide affordable housing? This policy could render sites less viable than C3 schemes, thus hampering the delivery of a much needed C2 use.

The policy proposes a blanket provision of 40% across all sites. Although different sites are referred to i.e. C3, sites with 5 or more dwellings in AONB and C2, the policy does not seem to take into account the different constraints. Were the viability of each site type considered when determining the 40% provision, or is 40% based on a review of C3 schemes only?

Q13. If your comments are more than 500 words long, 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.

No Response

Q14. Please upload any supporting documents below:

No Response

Comment again, or finish?

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Yes, I'd like to make another comment

Part B - your comments

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MM30

Q17. Please provide your comments in the box 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. You will also be able to upload any supporting documents using the button below.
We support the inclusion of policy H13 and the support given to developments that include housing for older people. Whilst there is support for such housing to be included as part of larger strategic allocations, the policy should not neglect the importance of stand alone sites. These can be more flexible in terms of location and their proximity to local services and facilities, thus being more appropriate for the end user, rather than at the back of a strategic allocation with poor access to the community.

Q18. If your comments are more than 500 words long, 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.
No Response

Q19. Please upload any supporting documents below:
No Response

Comment again, or finish?

Would you like to comment on another main modification or supporting document?
Yes, I'd like to make another comment

Part B - your comments

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MM33

Q22. Please provide your comments in the box 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. You will also be able to upload any supporting documents using the button below.
We support the inclusion of smaller and other villages within Policy H16 and the recognition that infill sites can play an important role in the delivery of housing, at a scale appropriate to the location.

Q23. If your comments are more than 500 words long, 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.
No Response

Q24. Please upload any supporting documents below:
No Response

Comment again, or finish?

Would you like to comment on another main modification or supporting document?

No, I'm ready to submit my comments now and finish the survey