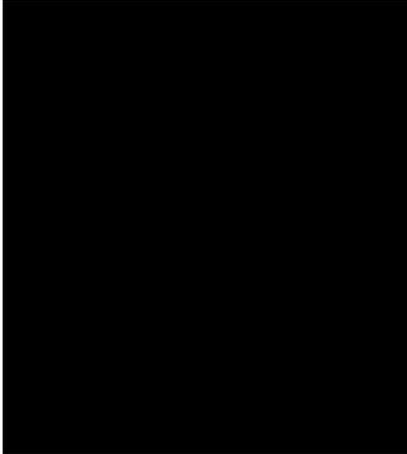


Emerging South Oxfordshire Local Plan Proposed Main Modifications Consultation

Part A - contact details

Q1. Are you responding as an:
Individual

Individual contact details

Q2. Due to statutory planning regulations, a name and means of contact is required for your representation to be considered:	
Title	Dr
Full name	James Anderson
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	

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

Appendix A Strat 12 Amended Concept Plan

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.

I am commenting on the apparent high housing density in the area of the plot south of the Oxford Road on the amended concept plan, strategy 12 Northfield site.

3 amended statements in the plan are of relevance to my comments:

P42 4.55 The higher minimum net density of 45dph where relevant can be achieved with a built form that is consistent with the settlement it relates to.

P42 4.56 Whilst there are opportunities to optimise density of development to maximise the capacity of sites, the design of a site needs to pay careful attention to the existing character of a local area and any local circumstances, taking account of a range of social and environmental constraints, accessibility and amenity issues.

P68 para 3 STRAT 12. Northfield.

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 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.

Please note that the amended map appears to show high and medium density housing immediately adjacent to Guydens Hamlet and the Laura Hobbs Meadow. This is a plot of land of approx. 4 acres, which has 6 dwellings, converted from a farm and barns that are over 200 years old, two are single and four are two storey. There are garden areas of approx. 1 acre and a livestock / wild flower meadow of 2 acres. Guydens Hamlet and the Laura Hobbs Meadow are completely surrounded by the proposed development. Given the text included in the updated plan shown above, the indication is that the higher density housing would be towards the north and west side of the site – ie adjacent to the current 5 story Unipart building. Given the wording of the 3 paragraphs above, It would be also completely incorrect to place anything higher than 2 storey dwellings in a large area around Guydens Hamlet, ie in the whole of the small triangular field between Guydens Hamlet and Buildbase, and in the county council owned field to the East of Guydens Hamlet and the Laura Hobbs Meadow heading towards the brook.

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.

The amended concept plan for Start 12 Northfield, appears to show Inappropriate high density housing surrounding 200 year old farm buildings which were converted 5 years ago to 6 one or two storey dwellings, and a 2 acre livestock/ wild flower meadow. This is not in line with the stated aim of the plan from p42 Para 4.55 and 4.56 and p68 para 3 strat 12.

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?

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