

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	MS
Full name	ANTHEA DUDLEY
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

MM2

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.

MM2 "Support growth in locations that help reduce the need to travel"

I heartily agree with this addition to the policy This should be applied to any site with no rail service, insufficient employment on site, inadequate bus service and a considerable distance to alternative employment centres.

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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MM2/3

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.

• MM2 and MM3 "Lower energy use" and "Contribute to tackling climate change"
I heartily agree with these modifications. However, for the first, dimmer light bulbs would comply, and for the second, provision of a single e-car recharging point would comply. This requires far more detail in order to achieve its aim.

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

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Yes, I'd like to make another comment

Part B - your comments

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MM4

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.

• MM4 I agree with the policy to encourage development close to major employment centres. However, the inclusion of 'larger villages' in this new wording cancels the intention to 'reduce the need to travel' Larger villages are not necessarily large employment centres, and this could therefore increase the need to travel.

I also note that I have been unable to identify any site in which SEN facilities will be provided ON SITE, just contributions made. It has been added in several places, but off-site. Wherever these go, not having them on site will mean extra travelling, when the overriding policy is to reduce the need to travel. So where will these facilities be, since those participating will clearly have to travel off site for them, thus increasing the need for travel. I find the words 'lip service' come to mind. More specificity is required.

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

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MM7

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.

I agree with this addition.

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

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Part B - your comments

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MM8

Q27. 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.

- MM8 a) seems to contradict objective 5.2
- b) efficient use of resources should include mineral resources. This has been added to some sites, but not to allj, which is inconsistent. See below MM12.
- c) well related to existing town needs to be more specific. Does it mean equidistant between or

Q27. 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.

adjacent to?

d) it needs to be 'fully' or 'widely' served by public transport – only one direction will not suite all locations. Likewise length of day the service is available is significant for shift workers which include key workers. This needs to be more specific.

e) Point 4 is so clearly contrary to 'respect local character' policies as to render them ineffective. It is contrary to OBJ5, STRAT5, ENV1, ENV6, DES1, DES2, all of which state "all developments" or "all proposals".

f) There needs to be a requirement that Masterplans are true and accurate, and are then adhered to, otherwise, Planners are 'buying a pig in a poke'.

Q28. 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

Q29. Please upload any supporting documents below:

No Response

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Part B - your comments

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MM10

Q32. 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.

see attachment

Q33. 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.

- a) concept plan as accepted is not accurate.
- b) 1 –an assumption of delivery which is mistaken, .
- c) 2(viii) Deletion contrary to NPPF 121, Policy TC1, TC2. LP 10.4.

Q34. Please upload any supporting documents below:

- File: Inspector's modifications comments MM10.docx

Attachment 1

Inspector's modifications comments MM10

- MM10 a) concept plan as accepted is not accurate.
 - b) 1 – there is an assumption of delivery which is mistaken, since the land is not currently available.
 - c) 2(viii) “provision of convenience and comparison floorspace that to meets the day-today needs of Chalgrove and the wider local community ~~only without impacting on the vitality and viability of existing centres~~ in accordance with Policy TC2 – Retail Hierarchy;”
I **strongly** object to this amendment. This is contrary to respecting the retail hierarchy, and to **Para 121 of the NPPF** which permits new shopping centres “provided this would not undermine key economic sectors or sites or the vitality and viability of town centres”.
As the effect of building a new shopping centre in Chalgrove, with a re-routed road designed to increase footfall beyond the local, there is a clear intention to poach custom from Thame, Watlington and Wallingford. That is detrimental to the surrounding villages/market towns, and therefore contrary to the intention of the NPPF, and to policy **TC1** “Provide small scale retail or leisure development that contributes to the vitality and viability of the villages whilst not undermining the retail roles of the towns”
And contrary to LP “10.4 A retail hierarchy is set out in policy TC1. This is informed by an assessment of the retail and leisure services and facilities available in our town centresThe retail hierarchy aims to direct large scale development to the towns, whilst encouraging proposals in the villages that support day to day needs.”
This is clearly an important policy, since the Inspector has emphasised it on Strat 10 2 v) where “provision of convenience floorspace that meets the day-today needs of the local community only without impacting on the vitality and viability of existing centres in accordance with Policy TC2 – Retail Hierarchy; “ is added, whereas the impact has been deleted from Chalgrove Airfield. Therefore Chalgrove airfield is clearly intended to impact on the retail hierarchy.
On this subject, on MM25 5.16 The Inspector has added “Much infrastructure in the market towns serves a wider hinterland,” and this amendment MM10 is contrary to this.
- MM10 2(ix)c I object strongly to this amendment, which is a clear watering down of the requirement for Chalgrove to be properly served by public transport. It is clear from all responses by the bus companies that there will need to be considerable and continuing (ref: Dunsfold) financial support for these routes, and the necessity of connecting to alternate major employment areas is removed, with the word ‘feasible’ creeping in.
- MM10 3 – Listed buildings and Battlefields are included in ENV6, why are they removed from Chalgrove?
- MM10 3(vii) new. I find the requirement of all through traffic to pass between high-rise buildings, at 20 mph, generating poor air, to be contrary to so many policies as to be an outrageous addition. Add to this the fact that through traffic may select the other lateral roads to avoid the 20mph limit, taking them through the residential area and past the schools.

High rise high density housing is also contrary to the NDP and the several policies requiring matching local style.

- MM10 3 (x) Developments are required to provide a net gain of biodiversity on-site, or off-site. Was the Inspector aware that if the badgers are moved from their homes on the secure Airfield, onto a different field, they will then be in danger from the cullers who have been permitted to move into Oxfordshire and kill badgers, even though this is one area where they are being inoculated. Perhaps this bad news was broken subsequent to his findings, however, this clause needs to be reconsidered since this endangered species will be further endangered by these plans.

Further to biodiversity, there are no biodiversity figures that I can find regarding all the green fields, watermeadows and woodland to be ploughed under in order to build the associated bypasses. Within these sites are Ash and Elm, increasingly rare trees, due to unregulated importation. However, the **apparent** clarity of biodiversity having to be replaced on land in the area and under their control is then tossed away by the final biodiversity “offsetting” clause. What is this – planting some trees in the Amazon? Bracken in the Highlands? That will not replace the habitat for ground nesting wildlife in a protected area.

Comment again, or finish?

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Yes, I'd like to make another comment

Part B - your comments

Q35. 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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MM12

Q37. 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.

• MM12 the Inspector adds a new paragraph:
"55 New paragraph: 6. Proposals will need to take account of policy EP5: Minerals Safeguarding Areas. This policy encourages developers to extract minerals prior to non-mineral development taking place, where this is practical and environmentally feasible."
NPPF states that
204 "adopt appropriate policies so that known locations of specific minerals resources of local and national importance are not sterilised by non-mineral development where this should be avoided (whilst not creating a presumption that the resources defined will be worked)"
MM14 page 43 also mentions minerals assessment requirement, and it is added in MM62.
And yet, the inspector has not added a mineral resources requirement in the case of Chalgrove Airfield. What is the reason for this omission? There is gravel (the unstable layer upon which the houses are to be built.)

Q38. 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

Q39. Please upload any supporting documents below:

No Response

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MM64

Q42. 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.

• MM64 "1. All new development must be designed to reflect the positive features that make up the character of the local area and should both physically and visually enhance and complement the surroundings." And yet not in the strategic sites? MM8 , point 4 Page 18 contradicts this. Inconsistent.

Q43. 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

Q44. Please upload any supporting documents below:

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MM71

Q47. 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.

• MM71 – carbon reduction – delighted with the insertion of this, since it is my understanding that the costings of the Chalgrove Airfield development to not include these eco-improvements, making the site not viable, and wasting tax-payers' money in its millions. I also draw the Inspector's attention to the Statement of the Bus companies in previous consultations, and at length in response to the Planning Application. HE might have convinced him otherwise, but this will be a car-based isolated town and will increase carbon emissions.

Q48. 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

Q49. Please upload any supporting documents below:

No Response

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MM72

Q52. 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.

• MM72 page 167 of the Inspector's document "Changes to the Use Classes Order in 2020 provide enhanced flexibility for the use of buildings to switch between commercial, business and service uses in Class E."
Presumably this has been added with a view to a majority of the retail buildings being converted into housing as they have been in Didcot. So there is therefore a get-out clause, and no stated necessity for shops or indeed any of the promised facilities.

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No Response

Q54. Please upload any supporting documents below:

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Sustainability Appraisal Addendum

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Page 30 scenario 4b

Q57. 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.

- Page 30, Scenario 4B "As the Harrington site is very large and is a countryside location with little existing infrastructure nearby, and the timing for infrastructure requirements has not been considered in detail by the site promoter, the trajectory for this site is certainly overly optimistic."

This conclusion applies equally to Chalgrove, as the land is not in the control of the promoter, and a CPO putting a major international and UK defence contractor out of business is not best use of the land.

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No Response

Q59. Please upload any supporting documents below:

No Response

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Sustainability Appraisal Addendum

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Item 4 page 264

Q62. 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.

- Item 4, page 264 "Site would provide a health centre, open spaces and community facilities. This would involve the relocation of existing facilities and provision of a larger facility."

This should not be a double tick. It does not take into account the negative of the relocation of existing facilities away from the village and up the hill, a considerably longer walk for presumably sick people. This particularly applies to the Surgery and the Post Office.

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No Response

Q64. Please upload any supporting documents below:

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Page 264, item 4, chalgrove airfield

Q67. 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.

- Item 4, page 264
- Air Quality considerations are discounted, yet this development, which plans to take all the through traffic between high rise buildings, also plans to attract inward traffic, and will contribute to air pollution being a car-dependent development (in view of Bus Companies' negative response).

Q68. 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

Q69. Please upload any supporting documents below:

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Sustainability Appraisal Addendum

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Item 8 page 266

Q72. 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.

- Item 8, page 266 "The site lies within the Landscape Character Type of Airfields who's (a decent education or proof-reader would replace who's with whose) key characteristics are:
 - a. Flat, low-lying land.
 - b. Large expanse of open ground with very little vegetation to interrupt views and an open, exposed character.
 - c. Typical features of high security fences, large scale sheds or other buildings which are out of character with their rural setting."

This is misleading since the majority of the land is greenfield, the fences are mostly screened behind foliage, and the large scale sheds are in the vicinity of the Monument Business Park, in the area north of the B480 which was designated in the NDP as the area of employment. The double tick for improvement is therefore incorrect. You are replacing grazing sheep and hay field with bricks and concrete.

Q73. 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

Q74. 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

Q75. 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:

Sustainability Appraisal Addendum

Q76. 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

Item 13 page 268

Q77. 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.

- Item 13, page 268 – The inspector was misled when he was informed that the CAA approved the proposed new runway. Please see CAA response to proposed replacement runway in the responses to the Planning Application, since they are germane to this matter and the Inspector clearly chose to accept HE's statement instead of the true situation as stated by the Martin-Baker spokesperson during the EiP. This cannot therefore be a double-tick since the runway plan is not suitable for purpose, and therefore employment on the Martin-Baker site will be lost if this plan is carried out.

Q78. 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

Q79. 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