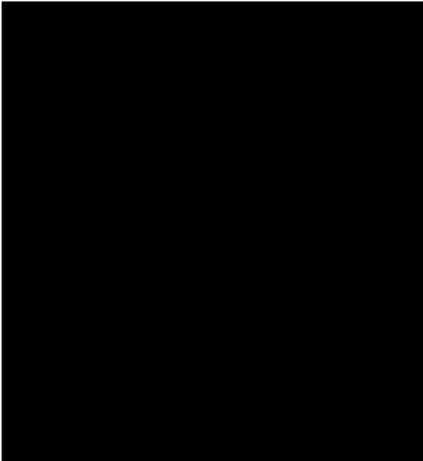


Emerging South Oxfordshire Local Plan Proposed Main Modifications Consultation

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	Mrs
Full name	Sue Cooper
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

MM70

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.

Suggest the addition to 9.36, probably after the government 2050 target, saying that South Oxfordshire District Council has set a target of being zero carbon or better by 2030 so it is essential that all new buildings are zero carbon in build and operation so that they won't need retrofitting

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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MM71

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.

South Oxfordshire District Council has set a target of being zero carbon or better by 2030 so it is essential that all new buildings are zero carbon in build and operation so that they won't need retrofitting.

It is therefore pointless asking for 40% then 50% when 100% is technically possible now. This should be enacted immediately.

There could be transitional arrangements whereby mitigation effects can be provided elsewhere (for example tree planting) in cases where 100% is really not possible.

Support Monitoring and Review proposals.

It is unnecessary to state

However, the Government have stated that Zero Carbon will only apply to those carbon dioxide emissions that are covered by building regulations. in a Local Plan.

Please remove these words - hopefully they will soon look out of date!

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?

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

Yes, I'd like to make another comment

Part B - your comments

Q15. 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

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MM77

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.

What does this mean?
and without another shop in 1,000 m², ??
? within 1000m ?

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

Q20. 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

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Appendix A – Amendments to the Concept Plans STRAT7 – Land at Chalgrove Airfield

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.

This site is not needed, is inappropriate and unsustainable and should be withdrawn.

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?

Yes, I'd like to make another comment

Part B - your comments

Q25. 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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Appendix A STRAT13 – Land North of Bayswater Brook

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.

This site is not needed, is too sensitive and is of unclear viability largely because of unresolved access issues and should be withdrawn.

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

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

Q30. 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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Appendix A STRAT9 – Land Adjacent to Culham Science Centre

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.

The Green Belt inset for the residential site should be amended to leave the northern-most area that is not intended for development in the Green Belt. Hence the concept illustration should finish preferably along the line of Thame Lane or at least along the line of electricity pylons which traverses the site from roughly south west to north east.

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.

No Response

Q34. 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

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:

Schedule of Policies Map Changes

Q36. 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

MapMod1

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.

The Green Belt inset for the residential site should be amended to leave the northern-most area that is not intended for development in the Green Belt. The area to be removed from the Green Belt should finish preferably along the line of Thame Lane or at least along the line of electricity pylons which traverses the site from roughly south west to north east.

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

Comment again, or finish?

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

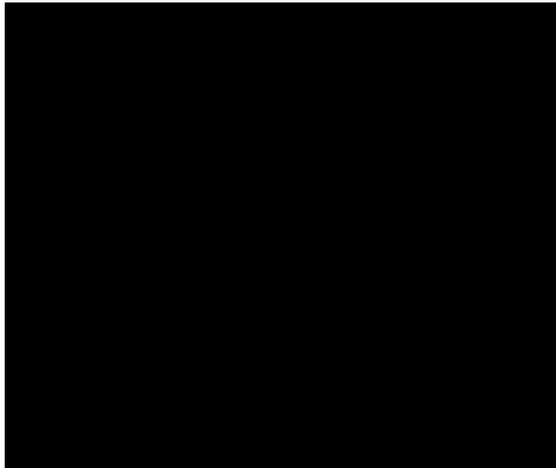
No, I'm ready to submit my comments now and finish the survey

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	Mrs
Full name	Sue Cooper
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 Policies Map Changes

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MapMod3

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.

The map has 2 areas labelled Hd but no Hf.
I suggest one is re-labelled

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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MapMod9

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.

To the south west and west, it would make much more sense to have the Green Belt boundary along the parish boundary which is also partly a stream/ditch. This would take the area around the roundabout and the triangle of land between the A415, the A4074 and the parish boundary out of the Green Belt. This latter area would be much better from an access point of view as an employment site than that in the illustration provided.

As well as providing a better physical boundary from an NPPF point of view this is needed to maintain internal consistency in the plan as it needs to support the new wording in objective 8.2 which says "Support growth in locations that help reduce the need to travel". This area is close to the main existing area of housing in Berinsfield and to the A4074, an important transport route well served by public transport and within easy cycling distances of other residential areas such as Benson, Dorchester, Culham etc. This area could also accommodate a mini Park (for bikes as well as cars) and Ride site to be provided somewhere near the bus stops on the A4074. (I understand that the County Council is now favouring mini park and rides along main arterial routes into Oxford.)

I would also suggest, again to provide a better physical boundary from an NPPF point of view, that the parish boundary continues to be the Green Belt boundary along the north west side as far as SU570967 (where the parish boundary goes off northwards). From this point the Green Belt boundary should go across to join the perimeter track to the north of the village.

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?

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

Yes, I'd like to make another comment

Part B - your comments

Q15. 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

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MM2

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.

Rather than saying
and support an increase in renewable energy use.
this should say
and support an increase in renewable generation.

Add text.

"The Monitoring Framework will include criteria for reporting on these Objectives through the Annual Monitoring Report, on both a site and plan-wide basis."

Seeks to ensure that all Objectives are reported on through the Monitoring Framework on an annual basis in the Annual Monitoring Report.

Also note:

The objective to reduce the need to travel starkly conflicts with the isolated Chalgrove site.

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

Q20. 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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MM5

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.

The NPPF requires us to use the standard method. (556 per year)
The SHMA figures are now so seriously out of date and totally lack any credibility
So this should read
South Oxfordshire Minimum Housing Requirement- 13,900 between 1
April 2011 and 31 March 2035

The 4,950 homes addressing Oxford's unmet housing need
will have to be left in as it has been adopted by Oxford City Council.

This means that the next line should say
Total housing requirement for the plan period 18,850 homes

And hence
The annual requirement is 754
(18850/25) without the need for the contorted stepped trajectory.
We are supposed to be catering for South Oxfordshire's needs, not for large numbers of migrating households.

Alternatively
At the very least, please remove the word minimum from the phrase
South Oxfordshire Minimum Housing Requirement-
It is unnecessary (and unrealistic actually) because it is based on forecast needs which are not known, and can't be known.

And while there was an understandable case for not taking any account of Covid when the inspection

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.

started in July 2020 it is unrealistic to ignore it now as we go into a second lockdown. Things are NOT going to return to "normal". The world is moving on. We would be blinkered not to recognise this.

I do not believe that the extra employment land will be needed

- a) because the figures were derived from the VERY out of date and discredited SHMA and
- b) because it is fairly obvious that not as much employment land will be needed because more people will be working from home than they were when these figures were derived and
- c) there is scope for using existing employment land more efficiently,

If this extra land is deemed to be necessary for employment, then it should be made explicit that the extra sites should go into areas where the amount of housing heavily outweighs the possible employment in that location. This would enable more people to work locally in accordance with the declared strategic aims of the Plan on climate change.

Then Chapter 12 - Monitoring and Review should be updated accordingly.

And shouldn't there be something about monitoring the uptake of employment land in there too?

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?

Yes, I'd like to make another comment

Part B - your comments

Q25. 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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MM10

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.

Please note Objective 8.2 on climate change which supports growth in locations that help to REDUCE the need to travel.

It is wrong to characterise Chalgrove airfield as Previously Developed Land when it is a largely grassed area used for sheepgrazing. There is a very rural feel to this whole area and it is visible as such from the nearby Chilterns AONB. It should be maintained as such.

The evidence has shown that this site is not developable or deliverable within the plan period:-
It is

- Not needed to meet the housing requirements
- Isolated and unsustainable without jobs commensurate with such a large development within a reasonable distance. This is contrary to the aim of reducing the "need to travel" referenced at MM2 and MM4 and is likely to simply add to car-based congestion in Oxford. It does not fit in with respecting climate change.

The local bus companies have pointed out how non viable the proposed bus routes would be.

There is no easy nearby access to the rail system.

This area is currently served by just one reasonable through road, the B480. Other nearby roads are narrow country lanes (I know. I cycle along them.) The illustrative plans propose diverting the one good straight stretch of road into a meander through a housing estate which looks nonsensical. And the cost of new or upgraded roads to enable potential new residents of this fairly isolated area to go anywhere useful is quite horrendous and an unwarranted drain on the public purse (especially in a post Covid world?).

- The evidence identified significant risks to safety given the continuing Martin Baker operations on the site and there was no definitive proof that the safety risks were resolved. On the prudential principle we cannot leave such safety issues to chance. Sustainable development must at least be in safe locations.
- The evidence showed that the promoter of the site could not demonstrate that the site is developable and available within a sensible time frame or indeed such that the site would be delivered in the plan period at all. The test of reasonable positive expectation required by the NPPF and Local Plan regulations has not been met. The concern may be that if the beneficiary were any other party than the UK Government then then this site would have been rejected? Also, Martin Baker have an important part to play in the national economy and we should not cramp their style and force them to waste valuable resources fighting an unnecessary compulsory purchase case. The number of airfields, or areas suitable to be airfields, in southern England is dwindling so we should not put this one, which also provides a good training area for helicopters from nearby RAF Benson, under threat.

The proposed allocation should be removed from the Local Plan.

In the event that the allocation is retained, it should be explicit that it will lapse if resolution of the tenancy and safety issues have not been definitively resolved within 5 years of adoption then the allocation should lapse and become void. No application should be determined, other than to refuse it, before these matters are resolved.

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

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

Q30. 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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MM9

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.

Please note objective 7.1 Protect and enhance, placing PARTICULAR IMPORTANCE on the value of the OXFORD GREEN BELT,...

MM9 should read:

2. The Green Belt boundary has been altered to accommodate strategic allocations at STRAT8, STRAT9, STRAT10, & STRAT11, where the development should deliver compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land, with measures supported by evidence of landscape, biodiversity or recreational needs and opportunities.

The first part of Paragraph 4.59 would also need altering to
The plan has made alterations to the Green Belt to accommodate our strategic allocations at Culham, Berinsfield and Grenoble Road.....

The NPPF is clear and strong on protecting Green Belt land.

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.

As it stands, this Plan is profligate in unnecessarily removing excessive areas from the Green Belt. Far more dwellings than are needed are proposed in the Green Belt areas and poor use of the land being removed from the Green Belt is proposed.

This contravenes NPPF 136

Some of the proposed new boundaries are simply field edges (noted in my individual site responses) which is contrary to NPPF 139 f)

There is little evidence of compliance with NPPF 138

Therefore the Green Belt land-take can and should be reduced. Even the Oxford unmet housing need does not justify the gross take. In fact, given possible number of dwellings which could be put on the large areas proposed, 1 of the 3 Oxford edge sites could meet that need in full, but even if that were not quite so it could also be met from other sites such as Culham and Berinsfield, both of which have easy access to Oxford. Culham should have good rail access to Oxford once the rail line has been electrified and upgraded to 4 tracks. From Berinsfield it should be easy to cycle into east Oxford once there is a proper cycle path along the route of the Old Roman Road.

The Green Belt land-take can and should be reduced.

The evidence shows that the Bayswater Brook (STRAT 13) and the northern area (Thames Flood Plain) of the Culham(STRAT 9) residential site are particularly sensitive from an environmental point of view. Both the Bayswater Brook and the Northfield (STRAT 12) sites would just add to the very severe congestion problems on roads into Oxford. It is completely unnecessary to remove the Wheatley (STRAT14) from the Green Belt as planning permission has already been granted within the Green Belt area on what is deemed to be previously developed land.

In the case where sites go forward, the need for compensatory improvements for the Green Belt inset and taken is agreed. With reference to the final sentence of NPPF138, Undergrounding the powerlines that cross the Grenoble Road site (STRAT11) would be a compensatory improvement that would help improve the quality of the site for future residents. This might also apply to the Northfield site if it is left in and the southern edge of the northern part of the Culham site.

Some of the boundaries suggested for the new Green Belt edges do not comply with NPPF 138 - I have suggested alterations to the map for Berinsfield to the stream on the parish boundary. The Culham site could be bounded to the north by a tree lined Thame Lane. There is no good reason for removing the flood plain area

south of the Thames to the north of the site. This is also the area with " landscape, ecological and other environmental issues" - the SSSI in particular. Also the largest heronry in UK, to the north-east of the site, both of which need their site and setting protected. So even more reason for not removing this area from the Green Belt.

- Possible flooding. With climate change, extreme weather events are happening more frequently and with greater intensity. Is building in a meander of a major river safe and will this lead to greater flooding because of the increase in water run off from impermeable surfaces?

The strong guidance provided by the NPPF for protecting the Green Belt should be much more closely followed.

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.

No Response

Q34. 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

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:

Schedule of Proposed Main Modifications

Q36. 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

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.

Please note objective 7.1 Protect and enhance, placing PARTICULAR IMPORTANCE on the value of the OXFORD GREEN BELT,...

If this site goes forward, the need for compensatory improvements for the Green Belt inset and taken is agreed. With reference to the final sentence of NPPF138, Undergrounding the powerlines through the Culham site would be a compensatory improvement that would help improve the quality of the site for future residents.

There is no good reason for removing the flood plain area south of the Thames to the north of the site. This is also the area with " landscape, ecological and other environmental issues" - the SSSI in particular. Also the largest heronry in UK, to the north-east of the site, both of which need their site and setting protected. So even more reason for not removing this area from the Green Belt.
- Possible flooding. With climate change, extreme weather events are happening more frequently and with greater intensity. Is building in a meander of a major river safe and will this lead to greater flooding because of the increase in water run off from impermeable surfaces?

To comply with NPPF 138 - The Culham site could be bounded to the north by a tree lined Thame Lane.

The strong guidance provided by the NPPF for protecting the Green Belt should be much more closely followed.

3(iv) "; bus improvements including provision of a scheduled bus

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.

service, with a minimum of two buses per hour between Berinsfield, Culham and Abingdon, with options to extend or vary services to locations such as Cowley, Chalgrove, and Didcot; " Is this viable? The local bus operators appear not to think so. A shuttle bus between Berinsfield and Abingdon, calling at Culham sounds reasonable but why go to, say, Cowley or Chalgrove? A bust to the hospitals in east Oxford would seem more useful.

4 (iv) " This shall be based on a landscape character, including historic landscape characterisation considering the contribution of the site to the setting of Oxford, that preserve and enhance the surrounding Green Belt Way and River Thames long distance footpaths; " Yes, certainly preserve and enhance the surrounding Green Belt Way and River Thames long distance footpaths. But to say "considering the contribution of the site to the setting of Oxford" is stretching the imagination somewhat! It would be more logical to take account of built out Culham's impact from Wittenham Clumps.

4 (ii-iii) ii) [new] a layout that delivers higher density development (a minimum of 50 dph) along the principal internal transport corridors, adjacent to the local centre and adjacent to the railway station, provided it does not adversely impact any existing heritage assets. Density should then gradually reduce from these locations outwards to provide a transition across the site, with lower density development located on the northern, southern and eastern edges of the site, to create a permanent defensible edge to protect the Oxford Green Belt.

iii) a layout that recognises the overhead power lines on the site and avoids the built form beneath these where possible;

Why only 50dph near the railway station? This is the sort of place where we should aim for 70dph to help minimise land take. Certainly there should be no development under the power lines. In fact if it is really necessary to develop as far north as the power lines on this site shouldn't the power lines be put underground?

There is a good case for a new secondary school to be at Berinsfield rather than Culham. The existing European School site is a good size and land next to it should be reserved for extensions when needed.

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

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

Q40. 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

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MM13 & MM14

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.

There is a good case for a new secondary school to be at Berinsfield rather than Culham. Berinsfield needs a secondary school. Culham already has one. We should be avoiding the need for children to have to travel long distances to school. Please note objective 78.2 on reducing the need to travel. A new secondary school could also go some way to providing, on a joint use basis, some of the facilities required in the Plan, such as a library, a Community Hall (a decent sized school hall with a stage), sports facilities, playing pitches, etc. and the facilities mentioned in good new criteria for Berinsfield Garden Village set out in MM13 - In this area, with apparently plentiful areas left for green infrastructure it would also be a good opportunity to have a school farm attached to the new secondary school. [Evidence on the Benefits of School Farms, see <https://www.farmgarden.org.uk/benefits-school-farms>] I would suggest that this should be in the south, close to the A4074 to cater for pupils coming from elsewhere. Capacity at Wallingford School to the south is severely overstretched now and will be even more so with all the extra development in Wallingford, Crowmarsh and Benson. It would be quite reasonable for children from Benson to travel to school in Berinsfield as they used to when the Abbey School existed. It is an easy cycle ride, especially if the cycle path alongside the A4074 was improved and made safer. I am pleased to see the new clauses on provision of cycle routes but these should include the route to Wallingford as well.

In "d. provision for excellent public transport facilities including pump priming a scheduled bus service, with a minimum of two buses per hour between Berinsfield, Culham and Abingdon, with options to extend or vary services to Chalgrove and Didcot" provision should be made at the Berinsfield bus stop for parking bicycles and a modest number of cars. This would most sensibly be provided on the land to the northwest of the junction of the A415 with the A4074 as I have advocated in my response in the Maps section on Berinsfield (a modest extra section of land just up to the parish boundary should come out of the Green belt for this site.) It could then serve the buses to Culham and Abingdon and those to Oxford, Wallingford and Reading. Electric vehicle recharging points should also be provided there.

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:

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

Q45. 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

Q46. 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

MM15

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.

The Park and Ride facility referred to in paras 1 & 2 on P63 (and the map in appendix 5) is much too big. Some of this area could be used for more housing.
People using the buses provided here should preferably arrive at the bus stop by bike or on foot in accordance with the "New criterion- vi high quality walking and cycling routes within the site.
Vii provision of infrastructure to support public transport through the site." (strongly supported).
Some parking will be needed for those unable to use these.

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.

But the majority of cars using a Park and Ride here would probably come from the rural areas to the south and east. Many of those using the P&R would have had to drive through Nuneham Courtney. So if catering for vehicular traffic coming in along the A4074 from the south east, it would be much more sensible to have another Park & Ride at the Golden Balls roundabout and one at Berinsfield. Then this traffic would be saved from having to go through Nuneham Courtney with its noteworthy cottages (without proper foundations) which suffer from an excess of passing traffic. (1976 Conservation Act applies). A Park & Ride at the Golden Balls roundabout would be within easy cycling distance of Culham and Clifton Hampden too. A modest Park and Ride at Berinsfield, which already has a good Thames Travel bus service along the A4074 to Oxford, could also serve these villages if the buses along the A415 do not materialise!

I understand that the OCC policy on Park and Rides is evolving into supporting more but smaller areas. I hope these will provide cycle parking (open racks and more secure paid for cabinets) and electric recharging facilities.

These points could sensibly be incorporated into the new para 2 (ix, c)

Buses to the hospitals in east Oxford also should be provided as well as into the city centre.

Also on the sustainable travel theme, shouldn't the reopening of the Cowley branch line be required for this development to be sustainable? How can this be conditioned? Or do we have to wait until Network Rail are ready?

Somewhere within para 3 on page 64, maybe as part of 3(ii) there needs to be a requirement for - A woodland area along the southeast boundary with careful planting, especially round the SE edge which should provide an attractive view from the south and east and minimise the visual impact of the proposed development on the landscape. This should be planted as community woodland as soon as possible. In Autumn the colours should be particularly attractive. This would provide a defensible edge for the Green Belt in accordance with NPPF requirements.

I would also suggest that Power lines should be buried underground to meet the objectives of the Plan for high quality development.

Para 4.97 on page 61 needs strengthening. Urgent discussions must start now with Thames Water on the upgrading of the sewerage works. It is no good just measuring the odour if nothing is being done about it!

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

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

Q50. 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

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MM16

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.

I do not believe NPPF 136 has been complied with for this site. I suggest that STRAT12 is completely removed from the Plan.
The site scores poorly in the SA and is contrary to much of the NPPF guidance, especially 134 and other Green Belt policies, notably 136. I do not see exceptional fully-evidenced justification for its removal from the Green Belt.

This is an area where the definition of the functions of the Green Belt really do apply. All of the five reasons for a Green Belt set out in para 134 of the NPPF are particularly relevant in the case of this site. This is not a site of derelict land needing to be recycled as per 134e) but necessary and productive agricultural land which serves to protect a number of villages in South Oxfordshire from the encroachment of Oxford City.

But if built out

- Power lines should be buried underground to meet the objectives of the Plan for high quality development.
- If development is really going to happen here should it not be dependent on the Cowley branch line being reinstated, for which the timetable from Network Rail is very uncertain?
- Although there are suggested modifications in 2vi) on pedestrian and cycle routes, I see no mention of a safe route to school for secondary school pupils. This needs addressing

Q53. 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

Q54. 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

Q55. 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

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MM17

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.

Please note objective 7.1 Protect and enhance, placing PARTICULAR IMPORTANCE on the value of the OXFORD GREEN BELT,...

I suggest that STRAT13 is completely removed from the Plan. This site scores very badly in the SA (the worst of the strategic sites) and is contrary to much of the NPPF guidance, especially 134 and other Green Belt policies notably 136 as I do not see exceptional fully-evidenced justification for its removal from the Green Belt.

Development on this site will also have difficulty in complying with the Plan's ENVIRONMENTAL policies, notably ENV1 (2), ENV2, ENV3, ENV4 (Bayswater Brook) and ENV6 (landscape and the setting of Wick Farm and its Wellhouse).

Also, neither South Oxfordshire nor Oxford City need the housing numbers from this site. This site is highly sensitive and was almost universally expected to be rejected at examination. This site and its modest benefit of 1,100 homes from a large area of sensitive land to be inset from the Green Belt is simply not required, The sensitivity of the site is emphasised by its two adjacent SSSIs.

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.

This site has unresolved hydrology challenges that have not been adequately assessed or addressed. The modifications do not do enough on hydrology and there is nothing about masterplanning to focus on this issue.

Please remove STRAT 13 from the Plan!

Q58. 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

Q59. 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

Q60. 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

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MM18

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.

Please note objective 7.1 Protect and enhance, placing PARTICULAR IMPORTANCE on the value of the OXFORD GREEN BELT,...

Since planning permission has now been granted on appeal at the Wheatley campus site (of OBU) at Holton, STRAT14 is now defunct.

Of the proposed modifications:

2(v) a programme of archaeological evaluation and mitigation to be undertaken ahead of any development;

Should be a standard condition on any reasonably sized potential development sites. sites as should

2iv) a) Improvements to walking and cycling provision;

b) Contribution to Public Transport provision;

c) Travel Plan monitoring

Please remove STRAT14 from the Plan

NB

The appeal inspector and the Secretary of State (on call-in) ruled that the "south-western quadrant" of this site was not part of the campus curtilage, was not PDL and should not be developed and should remain as undeveloped Green Belt land.

The currently proposed modification not only proposes to inset that quadrant from the Green Belt but explicitly to enable it for development – flying in the face of the above decision. Why?

Q63. 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

Q64. 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

Q65. 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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MM19, MM20 & MM21

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.

Strong support for the main modifications listed.

Re ...(Neighbourhood Plan) forms part of the Development Plan for South Oxfordshire. The Council encourages landowners to discuss development proposals with the Town Council and neighbourhood planning group to attain support for the scheme, if possible, prior to submitting a planning application.

Shouldn't there be something similar for all settlements with Neighbourhood Plans?

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:

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

Q70. 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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MM22

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.

Even if the requirement is for housing of 23.6k is accepted which it is not by me, plus a reasonable headroom of 10% gives a housing supply need of 26.0k. In that context the housing supply of 30.1k is excessive. There is some 4.1k of excess supply. There is ample scope to remove

- Bayswater Brook 1.1k homes
- Chalgrove Airfield 2.1k homes
- JOINTLY 3.2k homes

Jointly these are well within the excess headroom of 4.1k.

I maintain that Northfield could also be removed.

Please note objective 7.1 Protect and enhance, placing PARTICULAR IMPORTANCE on the value of the OXFORD GREEN BELT,...

If more housing is needed close to Oxford, more could be fitted onto the Grenoble Road site, for example by utilising some of the excessive area allocated for a Park & Ride. Housing near Culham & Didcot stations have good access to Oxford by rail.

The statement of housing supply (from erratum) details a supply of 30,056 or 30.1k by 2035.

This way above what is needed for South Oxfordshire and Oxford City's unmet need.

The housing supply includes strategic sites with an acknowledged extra future (post 2035) supply of 2.8k and a further latent supply from those sites well in excess of 7k. The housing supply also substantially underplays the likely supply of windfalls. Thus the overall supply could be more like 4.1k, albeit with some after 2035 (subject to build-out speeds).

In this context the overall supply and land take is grossly excessive. That great amount is NOT required for the bloated and out-of-date 2014 SHMA, nor for unmet Oxford City need nor for the Oxfordshire Growth Deal. It is simply unjustified.

It therefore follows that there is not evidence that due "great weight" has been given to avoiding inset and use of Green Belt land nor to the major flaws of allocating the totally unsustainable and non-deliverable Chalgrove site. There is scope to reduce excess supply from the strategic sites, to reduce the carbon footprint of development and give more recognition of the environment.

There should be more balance, more recognition of the flaws and harms applying respect for both local democracy and appropriate criteria. Accordingly some removals from the allocations of strategic sites are appropriate.

The suggested district supply of windfalls (at table 5c of 1,200) is very much understated. It should be more like 2000. (Evidence windfall figures for the last few years.)

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.

The New components of housing supply at 13,696 are far, far more than is needed and should be reduced by omitting the Chalgrove, Bayswater Brook and Northfield sites which are totally unnecessary and do not comply with the Plan's objective 7.1 Protect and enhance, placing PARTICULAR IMPORTANCE on the value of the OXFORD GREEN BELT,.....
Hence Paragraph 5.7 needs re-writing with lower, more realistic numbers please

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.

Paragraph 5.7 needs re-writing with lower, more realistic numbers

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

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MM23

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.

I am slightly concerned about
" iiiiv. infilling and brownfield sites within smaller and other villages as defined in the settlement hierarchy; "
There needs to be some mention about what Neighbourhood Plans might say about such sites. Neighbourhood Plans are supposed to be written in compliance with the Local Plan but as this clause has only just been inserted it won't be known about.
So, something like:
iv. infilling and brownfield sites within smaller and other villages as defined in the settlement hierarchy, where this complies with a Neighbourhood Plan if there is one.;

I very much like the idea of 10-20 minute access zones. I have seen 10, 15 & 20 minutes used for this but basically any new residence allowed should be within safe and easy walking distance of main facilities on offer within that settlement. So the timescale and range of facilities available may vary within the settlement hierarchy. So whereas a 20 minute walk to the Church, pub, school & bus stop in a small or other rather spread out village might be acceptable, a shorter walk and far more facilities should be available in a town. Words to this effect ought to go into H1. And the views in an up to date Neighbourhood Plan should be paramount.

Because the numbers of dwellings being proposed in this plan are so excessive we need not and should not allow inappropriate development in unsustainable locations unless there is strong local support for it.

The suggested district supply of windfalls (at table 5c of 1,200) is very much understated. It should be more like 2000. (Evidence windfall figures for the last few years.)
The New components of housing supply at 13,696 are far more than is needed and should be reduced by omitting the Chalgrove, Bayswater Brook and Northfield sites which are totally unnecessary.

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?

Yes, I'd like to make another comment

Part B - your comments

Q80. 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

Q81. 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

MM26

Q82. 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.

It is agreed that local communities must bring forward a Neighbourhood Plan in a reasonable time-frame, but not that "those requirements" as framed in paragraph 1 should be sacrosanct. The words "to meet those requirements" should be struck out from paragraph 2. Paragraph 72 of the NPPF should be respected.

The requirements in paragraph 1 have been reduced by both allocations and achieved infills and windfalls in the relevant settlement as at March 2020. For the avoidance of doubt it should be clear that ongoing infills and windfalls in the relevant settlement will also count towards delivery of the requirements. This point is underlined by the fact that the suggested district supply of windfalls (at table 5c of 1,200) is very much understated. It should be more like 2000.

Q83. 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

Q84. 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

Q85. 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

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MM27

Q87. 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 need more affordable housing in villages where sites of more than 10 dwellings rarely come forward. Therefore in villages sites with a net gain of more than 5 homes (ie the same as in the AONB) there should be a requirement for affordable homes.
I believe we still need more than 40% affordable and would advise 50% affordable everywhere (see attached file giving evidence for the greater need for affordable housing in rural areas.)

Q88. 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

Q89. Please upload any supporting documents below:

- File: 19.10.2020 Social Housing Report.docx

Attachment 1

Rural homelessness doubles since 2018 according to rural campaigners

‘Investing in affordable rural housing will level up and turbo charge the rural economy’ according to new research from CPRE, the countryside charity, English Rural and the Rural Services Network

Homelessness in rural areas has more than doubled in the past two years, according to analysis of government figures from CPRE, the countryside charity. These stark figures come as CPRE, English Rural and the Rural Services Network launch new economic analysis, which shows that investing in affordable housing in rural areas could play a huge role in rebuilding the economy and balancing the government’s books after the pandemic.

Rural homelessness continues to soar unabated and looks set to get worse unless the government acts to invest in well-designed and genuinely affordable homes. The number of households categorised as homeless in rural local authorities rose to 19,975 – an increase of 115% from 2017/18. It is clear that the government needs to invest in rural social housing to get to grips with this problem.

It is well known that affordable rural homes create sustainable communities, but new jointly commissioned research, conducted by Pragmatix Advisory, goes further showing how these homes can help ‘level up’ against rural disadvantage, while also providing a turbo charge for the economy. For every 10 new affordable homes built, the economy will be boosted by £1.4 million, supporting 26 jobs and generating £250,000 in government revenue. When multiplied by the number of affordable homes needed, this would lead to a massive boom in affordable homes, while providing a huge boost to jobs and the economy, saving the NHS and benefits bill thousands of pounds, and even cutting the government’s budget deficit.

However, under the government’s major overhaul of the planning system, there could be even fewer genuinely affordable homes delivered. Rural councils predict potential falls of up to 50% in affordable house building if the duty for developers to build affordable homes – known as the small sites cap – is raised from sites of 10 to 40 or 50 under the government’s proposed changes to the planning system. Countryside campaigners are urging the government to safeguard rural communities by exempting them from proposals.

Commenting on the homelessness figures, Crispin Truman, chief executive of CPRE, the countryside charity, said:

'Genuinely affordable, well designed homes connected to low carbon public transport and good local services are the very foundations of thriving rural communities. But today's analysis shows that we are a long way off delivering more of this and tragically, rural homelessness continues to soar. We also know that too many key workers have been priced out of the rural communities they serve – we cannot accept that nine in ten care workers are priced out by private rents.'

'Continuing to deregulate the planning system will only make this situation worse and would be the exact opposite of 'building back better'. Instead, investing in rural social housing now would deliver a boost to the economy at a time when this is so desperately needed. The evidence is crystal clear that this is the best way to provide affordable homes for rural communities, especially the key workers who communities rely on now, more than ever, while at the same time jump starting the economy.'

The scale of the challenge is unprecedented – at current social housing build rates, it will take more than 150 years to clear rural housing waiting lists¹, and coronavirus will only make this worse.²

Welcoming the findings, Martin Collett, chief executive of English Rural Housing Association, said:

'This research shows both the economic and social value in directing more government investment towards delivering genuinely affordable rural homes. National housing and planning policy for too long has overlooked the needs of the countryside, focusing on urban solutions to rural problems that simply do not work. With rural communities left behind as local people, especially younger households, are priced out of the housing market. The pandemic has reminded us how important it is to have balanced communities, where essential workers both live and work. 'As a provider of affordable rural homes, English Rural sees first-hand the positive impact that building a small high-quality development has on social and community wellbeing. The work completed by Pragmatix Advisory illustrates the strong economic argument as well, both from a local and national perspective. With homes enabling the economic potential of the countryside, whilst securing a positive financial return for any public investment made.'

The jointly commissioned research highlights the fragility of rural businesses to the economic shock of coronavirus and Brexit. With a dependency on at-risk industries and lack of access to affordable homes, low income rural workers, particularly young families now face heightened risks. Evidence presented through the research shows the dual value of investing in affordable rural homes. They level-up against rural disadvantage whilst providing a turbo-charge for the economy; reducing the national deficit and generating a net return for the treasury.

¹ CPRE analysis of housing waiting lists in predominantly rural local authorities and social housing delivery rates in the same councils shows that at current build rates it would take 154 years to clear the existing backlog

² Pragmatix report finds that half a million new homes could be lost by 2024 due to the pandemic

Graham Biggs, Chief Executive of the Rural Services Network, said:

‘This research and analysis by Pragmatix Advisory is very welcome and timely. The social case for affordable rural housing provision is undeniable and is at the heart of sustainable rural communities. Now the economic case for government investment in such housing is also firmly established we call on the government to boost affordable rural housing supply in a clear win-win situation.’

Ends

For further information, case studies or to interview a spokesperson please contact: Jonathan Jones, CPRE Media Relations Lead, 020 7981 2819/ 078 3529 1907

Notes to editors

The full report can be found here: <https://we.tl/t-9g9h6klmqc>

About the analysis:

Rural Homelessness figures:

CPRE analysis of households assessed as being owed homelessness relief by predominantly rural local authorities using government live tables. Comparison carried out on figures between April 18/ March 19 and April 19 and March 20.

Year	Homeless households in rural areas (local authorities)	Percentage increase on previous year	Percentage increase on 2017/18
2017/18	9312		
2018/19	17212	85%	85%
2019/20	19975	16%	114.50%

Economic Modelling:

Pragmatix Advisory carried out economic modelling on the economic and fiscal case for investing in rural affordable housing using a series of central case assumptions based on government figures for borrowing rates and evaluation, construction, occupancy and annual inflation rates.

About CPRE, the countryside charity

CPRE is the countryside charity that campaigns to promote, enhance and protect the countryside for everyone’s benefit, wherever they live. With a local CPRE in every county, we work with communities, businesses and government to find positive and lasting ways to help the countryside thrive - today and for generations to come. Founded in 1926, President: Emma Bridgewater, Patron: Her Majesty The Queen. www.cpre.org.uk

For more information on CPRE's position go to our website to view our manifesto in full:

<https://www.cpre.org.uk/>

About English Rural

English Rural is a Registered Social Landlord, established in 1991 to provide affordable homes in small villages for local people. Developments built by English Rural are community-led, meet local needs and help to maintain sustainable rural communities.

It currently owns and manages around 1,250 affordable properties, spread amongst 130 UK villages, and has a development programme of over 250 additional homes.

Website: englishrural.org.uk | Twitter: [@EnglishRural](https://twitter.com/EnglishRural)

About RSN

RSN is the national champion for rural services, ensuring that people in rural areas have a strong voice. We are fighting for a fair deal for rural communities to maintain their social and economic viability for the benefit of the nation as a whole.

Website: <https://rsnonline.org.uk/> | Twitter: <https://twitter.com/RSNonline>

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

Q90. 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

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MM33

Q92. 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.

Suggest that P113 1. becomes:
Within smaller villages and other villages, development should be limited to infill and the redevelopment of previously developed land or buildings. provided that:
a safe walking route is available or can be provided to local facilities (such as the school, shop, pub, bus stop etc)

To comply with objective 8.2 on reducing the need to travel.

Q93. 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

Q94. 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

Q95. 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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MM37

Q97. 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.

Suggest
iv) would not harm the amenity of the occupants of neighbouring properties;

As per MM34

Q98. 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

Q99. 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

Q100. 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

Q101. 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

MM38

Q102. 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.

Noting objective 8.2 on reducing the need to travel, any extra employment land should be allocated closer to where people live, particularly with the modern broadband network.
Some analysis by parish probably, of population and employment opportunities should be carried out.
In parishes with smaller populations employment sites as such will probably not be appropriate and there should be greater emphasis on getting better broadband .

Q103. 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

Q104. 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

Q105. 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

Q106. 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

MM51

Q107. 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 slightly concerned about the removal from page 152 of
vii) understand any wider cross-border transport impacts from development and
plan for associated mitigation;
If any development is proposed in the southern part of the district near Reading and the River Thames,
this understanding will be essential.

Q108. 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

Q109. 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

Q110. 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

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MM56

Q112. 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.

In 3 on page177 the words
the relevant Neighbourhood Development Plan,
should be retained. Some parishes take their green infrastructure plans very seriously and to ignore them
would be a big mistake.
Likewise, at the end of 3 after
applicants should ensure that appropriate
arrangements are in place to ensure its ongoing management and maintenance.
It should say
This should be discussed with the town or parish council as part of the application process.

Q113. 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

Q114. 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

Q115. 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

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MM66

Q117. 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.

Suggested amendment to the Explanatory Text (re Local Plan Para 9.16, Page 203) – Add additional text to the line reading..

"As part of the masterplanning process site promoters and developers should also, where appropriate, explore the possibility of long-term stewardship of assets with the local community."
(Are there opportunities for community woodland? Have Community Land Trusts been considered?)

Insert additional text for line to read '

"As part of the masterplanning process site promoters and developers should also, where appropriate, explore the possibility of long-term stewardship of assets with the local community for example through community woodland or community land trusts in appropriate locations."

Includes key points made during Examination hearings, as options to consider through the Masterplanning process.

Also, there is nothing in here about climate change considerations - Objective 8.2
Isn't this the point at which layout of the site so that as many roofs will be south facing or thereabouts so that they can accommodate solar panels?

Q118. 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

Q119. 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

Q120. 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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Q121. 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

MM67

Q122. 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 think it is a great shame that Policy DES7: Public Art is to be deleted.
By all means make it less prescriptive but developers should at least consider providing public art.
This could be something as basic as giving a children's playground a theme, for example animal or train related or putting animal or train sculptures within a public/shopping area so that children can climb on them while parents are busy.
(There are good examples of this along the centre of a pedestrian shopping mall in Boulder, Colorado! I would like to see something like this as part of a public garden area opposite Didcot station, welcoming people to Didcot Garden Town)

Q123. 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

Q124. 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

Q125. 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

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MM69

Q127. 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.

Suggest adding some extra wording to say:

3. All new development should be built to last "and not need retrofitting within a few years to mitigate climate change.". Proposals must demonstrate that they function well and are adaptable to the changing requirements of occupants and other circumstances.

Q127. 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.

Support monitoring & review proposals.

Q128. 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

Q129. Please upload any supporting documents below:

No Response