

South Oxfordshire Local Plan Proposed Main Modifications Consultation Comment Form

Please return by midnight on Monday 2 November 2020 via email planning.policy@southoxon.gov.uk or post to Freepost SOUTH AND VALE CONSULTATIONS (no stamp is needed and no further address is needed)

This form has two parts:
Part A – contact details
Part B – your comments

Part A

Are you responding as an: (please tick)

Individual

Business or organisation

Agent

A name and contact details are required for your comments to be considered.

1. Personal Details

2. Agent Details (if applicable)

Title	Mrs	
Full Name	Julie Anderson	
Organisation (if relevant)	Sandford-on-Thames Parish Council	
Job Title (if relevant)	Clerk to the Parish Council	
Address Line 1	The Parish Clerk	
Address Line 2		
Address Line 3		
Postal Town		
Postcode		
Telephone Number		
Email Address		

Sharing your personal details

Your name, contact details and comments will be shared with the Planning Inspector and a Programme Officer, who acts as a point of contact between the Council, Inspector and respondents.

This means that you may be contacted by the Programme Officer or the Council with updates and in relation to any necessary consultations on the Local Plan. This is in accordance with Regulation 19 and 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Regulation 13 of The Environmental Assessment of Plans and Programmes Regulations 2004 and Regulation 102 of The Conservation of Habitats and Species Regulations 2017.

We have received assurance that the data passed to the Planning Inspector and Programme Officer will be kept securely and not used for any other purpose. The Inspector and Programme Officer will retain the data up to six months after the plan has been adopted.

Comments submitted by individuals will be published on our website, alongside their name. No other contact details will be published. Comments submitted by businesses and/or organisations will be published, including contact details.

Please refer to our Privacy Notice regarding how your personal data is used for this consultation, available on our website southoxon.gov.uk/newlocalplan. If you would like to know more about the councils data protection registration or to find out about your personal data, please visit: southoxon.gov.uk/dataprotection

Future contact preferences

As explained above, in line with statutory regulations, you will be contacted by the Programme Officer (and where necessary the Council) with relevant updates on the Local Plan. South Oxfordshire and Vale of White Horse District Councils have a shared planning policy consultation database. If you would like to be added to our database to receive updates on other planning policy consultations, please tick the relevant district box(es):

- I would like to be added to the database to receive planning policy updates for South Oxfordshire
- I would also like to be added to the database to receive planning policy updates for Vale of White Horse

Part B – Please use a separate sheet for commenting on each proposed main modification or consultation document

You can provide your comments on the Emerging South Oxfordshire Local Plan Proposed Main Modifications in this section.

The list of documents you can comment on are:

- Schedule of Proposed Main Modifications
- Schedule of Policies Map Changes
- Sustainability Appraisal Report Addendum
- Habitats Regulations Assessment Addendum

Please note we are inviting comments on the Proposed Main Modifications and documents listed above only - this is not an opportunity to make comments on any other part of the Plan.

If you are commenting on the Main Modification document, please provide the main modification number (for example MM1) in the box below.

If you are unsure of the 'modification number', please refer to the Schedule of Proposed Main Modifications.

If you are commenting on any of the other consultation documents (for example the Sustainability Appraisal Addendum), please provide the relevant section, paragraph or page number in the box below:

Modification Number or
Document, section, paragraph or page
number

MM15 – STRAT11

Please provide your comments below:

If your comments are over 500 words it would be really helpful if you could also provide a summary of your comments using the text box in the next question.

If you wish to include any supporting documents, please attach them to this comment form.

STRAT11 Paras 4.90 and 4.98: Replace 'Blackbird Leys' with 'Greater Leys'. The original document confused the two locations in various paragraphs. However, replacing all instances of Greater Leys with Blackbird Leys is also incorrect. In paras 4.90 and 4.98 the document is referring to the location of the site, which is adjacent to Greater Leys (as opposed to the regeneration objectives, which are in relation to Blackbird Leys, to the north of Greater Leys).

STRAT11 Para 4.96: The justification of 'exceptional circumstances' cannot be sound for 6 out of 7 strategic sites: so many sites by definition cannot be 'exceptional'. Being close to a city is by definition what Green Belt is. Removing it flies in the face of the purpose of the Green Belt. It may be expedient to expand the city edges, but it is in direct contravention of the Green Belt objectives, especially on the scale that is included in this plan. We note that the Government's White Paper 'Planning for the Future' states that, "*The existing policy for protecting the Green Belt would remain*".

Concept Plan, p.62: As discussed at the hearing, the local centre should be more central to the development, to give the settlement its own sense of identity. As currently drawn, the revised concept plan maintains the local centre adjacent to the Oxford boundary, as if it were a suburb of Oxford and contributing to sprawling urbanisation.

Concept Plan, -p.62: The revised concept plan shows the highest density towards the centre of the site, close the route of the 400kv powerlines. It is not clear how this is consistent with STRAT11 3(iii), which requires 'a layout that recognises the overhead powerlines on the site and minimises the location of the built form beneath these'. The concept plan should recognise this constraint.

STRAT11 1, p.63: The Sandford park and ride site should be removed. In the hearing session it was clear that OCC had no fixed plan on where a new park and ride should be sited, and it cannot be included in the SODC Local Plan until LTP5 has been developed further. This is necessary to protect the listed village of Nuneham Courtenay. The P&R should also be removed from **STRAT11 2(i)**.

STRAT11 1, p.63: The 'at least' 10 hectares of employment land is not justified under the exceptional circumstances offered for this site (also mentioned in MM15, p.61 para 4.99) of fulfilling Oxford's unmet need. Oxford has an unmet need because it has multiple large employment sites. However, there is clear evidence of permanent changes in employment siting as a result of Covid, with more people wanting to work from home and many large companies scaling down their office accommodation and encouraging home working. It is therefore reasonable to assume that the demand for employment land will be lower than previously anticipated. It is not sound to ignore changes in working practices triggered by COVID-19, many of which are they are likely to be permanent as companies seek to cut their costs. Additionally, the change to 'at least' 10 hectares of employment is too open-ended.

STRAT11 2(vii), p.64: Siting of the schools and active travel infrastructure, included in a Travel Plan for the whole site, with monitoring needs to be included with an annual report that can be interrogated by the Council, and included in the S106 agreement, needs to be indicated. It should relate to the local centre and not be in relation to Oxford but in relation to itself as a settlement in its own right. This also applies to **STRAT11 3(vi) and 3(vii)**.

STRAT11 2(xii), p.64: The revised wording is not sufficient to guarantee that odour mitigation work will be completed before residents occupy the site. The words '**before any residential units are occupied**' should be reinstated at the end of the paragraph, after '... recommendations of the odour assessment'. Local residents are also concerned that the sewerage infrastructure is inadequate to cope with current volumes as Thames Water continues to pump raw sewage into the River Thames (most recently during w/c 19 Oct 2020), let alone all the new strategic housing sites proposed on the southern fringes of Oxford.

STRAT11 2(xiv), p.64: This para should read 'zero carbon' and 'low' should be deleted. **STRAT4 6(x)** should also be amended from 'low' to 'zero carbon'. This is in line with the Council's Climate Emergency motion

passed in 2019 and its ambition, articulated in the Corporate Plan 2020-2024 adopted on 1 Nov 2020, to be carbon zero by 2030.

STRAT11 3(ii), p.64: As discussed in the hearing session on this site:

- Replace 'transition into the wider landscape through woodland planting' with 'transition into the wider landscape through woodland planting of **at least** 250 metres in width, to be given to the community in a community land trust for perpetuity'.
- Replace 'strong and defensible edge to Oxford' with 'strong and defensible edge to **this settlement and** to Oxford'.

If your comments cover more than the boxes provided, please use the space below to provide a summary. You are not required to summarise your comments, but a summary would help us in our reporting.

Please provide your summary below:

Thank you for your comments.

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