

# South Oxfordshire District Council

## REGULATION 22 STATEMENT

(INCLUDING APPENDIX 1 AND 2)



MARCH 2019

## Summary

This statement provides a summary of the consultation undertaken on The South Oxfordshire Local Plan 2034 to demonstrate compliance with Regulation 22 (1)(c) of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended 2017) (the Regulations).

The statement details the consultation stages undertaken on the South Oxfordshire Local Plan 2034 as follows:

- Issues and Scope (consultation one - June 2014)
- Refined Options (consultation two - February 2015)
- Preferred Options (consultation three - June 2016)
- Second Preferred Options (consultation four – March 2017)
- Final Publication Version (First) (consultation five – October 2017)
- Final Publication Version (Second) (consultation six – January 2019)

The first four stages of consultation were undertaken in accordance with Regulation 18 of the Regulations. The fifth consultation, undertaken in October 2017, was intended to satisfy the requirements for the final statutory consultation prior to submission of the South Oxfordshire Local Plan to the Secretary of State, but has subsequently been treated as a Regulation 18 consultation. The consultation on the Final Publication Version (Second) of the South Oxfordshire Local Plan, in January 2017, was undertaken in accordance with Regulation 19 of the Regulations.

The statement sets out the consultation process undertaken, detailing the methods used, the people and organisations consulted and the number of representations received. This statement provides a summary of the main issues that have arisen through the Regulation 18 consultation on the South Oxfordshire Local Plan and shows how these issues have been addressed before summarising the main issues raised in relation to each policy within the Final Publication (Second) version of the South Oxfordshire Local Plan.

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## Introduction

1. This statement has been produced to provide a summary of the consultation undertaken for the South Oxfordshire Local Plan 2034 and the main issues arising from the six consultations carried out. This statement has been produced in accordance with Regulation 22 (1)(c) of the Town and Country Planning (Local Planning) (England) Regulations 2012<sup>1</sup> (“the Regulations”). The Regulations state that this statement needs to set out the following information:

which bodies and persons the local planning authority invited to make representations under Regulation 18;

- (ii) how those bodies and persons were invited to make representations under Regulation 18;
- (iii) a summary of the main issues raised by the representations made pursuant to Regulation 18;
- (iv) how any representations made pursuant to Regulation 18 have been taken into account;
- (v) if representations were made pursuant to Regulation 20, the number of representations made and a summary of the main issues raised in those representations; and
- (vi) if no representations were made in Regulation 20, that no such representations were made.

2. This statement explains each of the consultation stages on the Local Plan in relation to the methods used, the people and organisations consulted and the number of representations received. This statement also provides a summary of the main issues that have arisen through the production of the South Oxfordshire Local Plan and shows how these issues have been addressed within the Final Publication Version (Second) of the South Oxfordshire Local Plan.
3. The South Oxfordshire Local Plan 2034 was submitted to the Secretary of State for Communities and Local Government on 29 March 2019.

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<sup>1</sup> <http://www.legislation.gov.uk/uksi/2012/767/part/1/made>

## Section 1: Background

4. The South Oxfordshire Local Plan 2034 will replace both the South Oxfordshire Core Strategy (2027) and The South Oxfordshire Local Plan 2011. It will set out the overall development strategy for the period from 2011 to 2034. It will include strategic policies as well as allocations for housing and employment sites. It will also include detailed development management policies to replace the remaining saved policies of the Local Plan 2011.
5. The following key stages of consultation have been undertaken on The South Oxfordshire Local Plan:
  - Issues and scope (consultation one - June 2014)
  - Refined options (consultation two - February 2015)
  - Preferred options (consultation three - June 2016)
  - Second Preferred Options (consultation four – March 2017)
  - Final Publication Version (first) (consultation five – October 2017)
  - Final Publication Version (second) (consultation six – January 2019)
6. The Council consulted with key stakeholders and the public on each of these emerging Plan documents. Each consultation document was supported by the publication of the suite of evidence base studies that informed the emerging Plan. The consultation stages for each document is explained in detail in the following sections of this statement.
7. While preparing the South Oxfordshire Local Plan, the Council has worked collaboratively with both statutory and local community organisations to ensure that the district's planning policies reflect the vision and priorities for the area. The Council has also sought to engage with individuals throughout the preparation of the South Oxfordshire Local Plan through the consultation processes undertaken.
8. The Council has provided a range of opportunities for anyone with an interest to present their views on the emerging Plan. The early stages of Plan development were prepared in accordance with the Statement of Community Involvement (SCI) adopted by the Council in 2006, and the latter stages with the revised SCI adopted in June 2017. The SCI provides information on how the Council proposes to engage with organisations, communities and individuals to ensure that all those identified by the SCI have appropriate opportunities to influence the content of the Local Plan.
9. All stages of public consultation on the South Oxfordshire Local Plan have attracted a level of response commensurate with the national rate for public consultations of approximately 1% of the population targeted. While this cannot be considered to be statistically significant in social research terms, it is indicative that households across the district have been made aware of the consultation opportunities that have been made available. The quality of response was very high and has provided the Council with alternatives to the options presented which were assessed at each stage. Table 1 sets out the number of representations received at each stage of public consultation on the South Oxfordshire Local Plan.

**Table 1: Number of representations received at each stage of public consultation**

<b>Consultation Stage</b>	<b>Length of Consultation Period</b>	<b>Number of Representations</b>	<b>Number of Respondents</b>
Issues and scope June 2014	Six weeks (extended to seven)	3,944	771
Refined options February 2015	Six weeks (extended to seven)	3,215	750
Preferred options June 2016	Eight weeks	7,988	1,371
Second Preferred Options March 2017	Seven weeks	7,666	1,369
Final Publication Version (first), October 2017	Six weeks (extended to seven)	2,605	880
Final Publication Version (second), January 2019	Six weeks	17,136	2,561

10. **Duty to Cooperate:** The ‘Duty to Cooperate’ is set out in Section 110 of the Localism Act 2011 which states that it applies to all Local Planning Authorities, National Park Authorities and County Councils in England. A list of the Duty to Cooperate bodies consulted can be viewed in Appendix 1. A separate “Statement of Compliance with the Duty to Cooperate” has been prepared detailing how the Council has fulfilled this obligation with regards to the preparation of the Local Plan.
11. **Sustainability Appraisal:** While preparing a development plan, a sustainability appraisal process is undertaken alongside and advises whether the policies proposed are likely to have a significant positive or negative effects on achieving sustainability principles. A comprehensive sustainability appraisal ensures sustainable development is integrated throughout the planning process. From this assessment, the appraisal is able to suggest ways to lessen or mitigate potentially harmful effects and maximise any positive effects.
12. A sustainability appraisal process has been undertaken for the South Oxfordshire Local Plan, with the sustainability appraisal updated at each stage and the report published alongside each stage of public consultation on the South Oxfordshire Local Plan. This has ensured that public consultation on the South Oxfordshire Local Plan was informed by the sustainability appraisal. Where respondents to the South Oxfordshire Local Plan commented on the findings of the sustainability appraisal, these representations have been noted in the consultation report for each stage of the process and responded to in detail within the sustainability appraisal report prepared for the next stage of plan preparation. Accordingly, summary responses to the sustainability assessment have not been included in this statement for the Regulation 18 stages of consultation set out in Section 3.
13. **Habitats Regulation Assessment:** The European Directive (92/43/EEC) on the Conservation of Natural Habitats and Wild Flora and Fauna (the Habitats Directive) protects habitats and species of European nature conservation importance. This

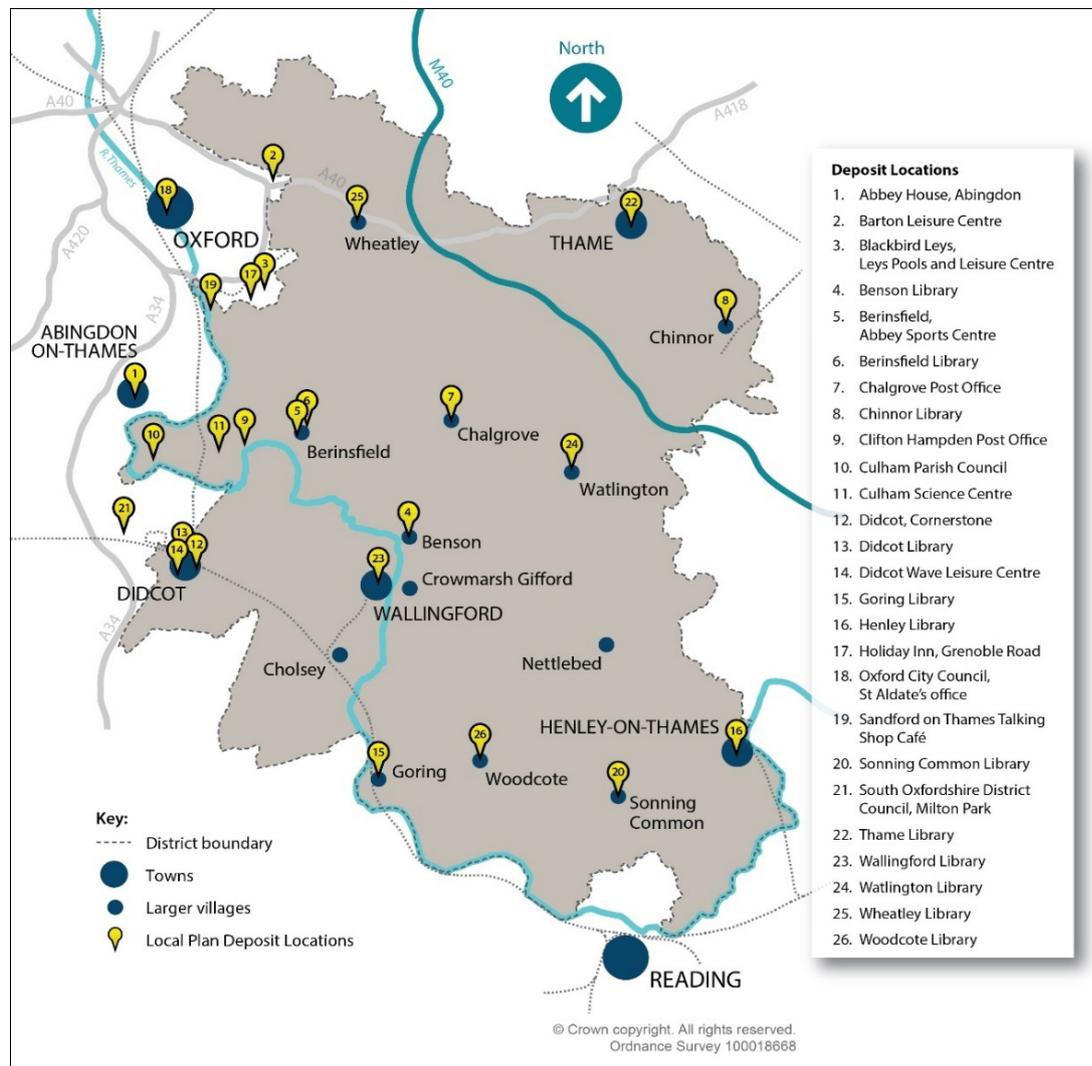
Directive requires a Habitats Regulations Assessment (HRA) to be undertaken on proposed plans, which are likely to have a significant effect on one or more Natura 2000 sites either individually, or in combination with other plans or projects.

14. It is necessary to undertake an HRA process alongside the development of a plan. From this assessment, the HRA report is able to suggest ways to lessen or mitigate potentially harmful effects anticipated on Natura 2000 sites. An HRA process has been undertaken for the South Oxfordshire Local Plan, with the HRA updated at each relevant stage and the report published alongside public consultation on the Plan. This has ensured that public consultation on the South Oxfordshire Local Plan was informed by the HRA report. Where respondents to the South Oxfordshire Local Plan commented on the findings of the HRA, these representations have been noted in the consultation report for each stage of the process and responded to in the HRA prepared for the next stage of the Plan preparation.

## Section 2: Summary of Public Consultation Actions

2.1 A range of the materials prepared to support the consultation undertaken is illustrated in Appendix 2. Document availability over the consultation stages was spread across the district and additionally targeted at locations effected by proposed development to ensure that respondents did not need to travel far to access hard copies of the consultation materials. The map shown in Figure 1 shows the distribution of deposit locations across the district where documents and information on the consultation were made available during the stages of consultation. Note that not all locations were used at each stage of consultation.

**Figure 1: Map showing Deposit Locations**



## **Section 2.1: Issues and Scope Stage – June 2014**

### **Consultation Activities**

- 2.2 The Issues and Scope consultation took place from 11 June 2014 to 23 July 2014, a period of six weeks. The consultation was extended so that responses received before 30 July 2014 were accepted as duly made. Notification of the extension of time was emailed to all consultees on the database and publicised on the Council's website. The extension of time was agreed by the Council following the receipt of a number of requests from parish councils and councillors who requested additional time to consider the questions.
- 2.3 The consultation was designed to be far reaching and open ended to ensure that the views gathered encompassed a wide range of issues for the Plan and employed the following methods:

#### **Statutory methods**

- Formal press notifications for the start of consultation;
- Information publicised on the council's website;
- Letter and email notification to statutory consultees;
- Letters and emails to non-statutory consultees on our database;
- Documents and information available at council offices and libraries and one stop shops across the district;

#### **Non-statutory methods**

- Press release to local media outlets;
- Twitter feeds;
- YouTube consultation video;
- Consultation posters/leaflets – with assisted distribution through town and parish councils to promote consultation;
- Consultation banners – distributed at council offices, libraries and one stop shops and leisure centres under district council control;
- Parish newsletter articles;
- Articles in the Council's internal newsletter "In focus";
- Consultation portal/online survey;
- Councillor workshops for member involvement;
- Staff workshops for staff involvement;
- Two town, parish and neighbourhood planning group briefings – to assist dialogue with local communities;
- Focus groups – with groups of disabled people to try to target hard to reach groups (working with the South Oxfordshire Disability Panel, Didcot Access Group, Mobility Issues Group Wallingford and Mobility Issues Group Goring);
- Workshops – with young people to try to target hard to reach groups (working with Wallingford School, Wheatley Park School, Lord Williams's School and Didcot Girls' School).

## **Consultation Responses**

2.4 In total 3944 comments from 771 contributing consultees were received to The Issues and Scope consultation. All representations were available for public inspection at the Council offices during normal office hours and were available to view and access on the Council website using an online consultation portal after the consultation closed. The Council no longer subscribes to the consultation portal used for the Issues and Scope consultation, but the representations may still be viewed, by prior appointment, at the Council's offices during normal office hours. The representations are also available electronically on request.

## **Section 2.2: Refined Options Stage - February 2015**

### **Consultation Activities**

2.5 The Refined Options consultation took place from 19 February 2015 to 2 April 2015, a period of six weeks. The consultation was extended so that responses received before 10 April 2015, were accepted as duly made. Notification of the extension of time was emailed to all consultees on the database and publicised on the Council's website. The extension of time was agreed by the Council following the receipt of a number of requests from parish councils and other statutory consultees who required extra time to consider the questions.

2.6 The Refined Options consultation was designed to try to ensure that representative views from all sections of the South Oxfordshire community were sought. To make best use of resources, the consultation sought to build on the partnership working arrangements identified with the communities in the larger villages of the district, established during work on the superseded Local Plan Part Two. The Refined Options consultation exceeded the statutory consultation requirements under Regulation 18 of the Regulations. The consultation methods used were as follows:

#### **Statutory methods**

- Formal press notifications for the start of consultation;
- Information publicised on the council's website;
- Letters and emails notification to statutory consultees;
- Letters and emails to non-statutory consultees on our database;
- Documents and information available at council offices and libraries and one stop shops across the district;

#### **Non-statutory methods**

- Press release to local media outlets;
- Twitter feeds;
- Parish newsletter articles – to promote consultation within local parish; newsletters;
- Articles in the Council's internal newsletter "In focus";
- Consultation portal/online survey;
- District councillor workshops for member involvement;
- Staff workshops for staff involvement;
- Two town, parish and neighbourhood planning group briefings;

- Consultation posters/leaflets – with assisted distribution through town and parish councils to promote consultation;
- Consultation banners – distributed at SODC offices, libraries and one stop shops and leisure centres operated by the SODC;
- Exhibitions in the six “larger villages” where a Neighbourhood Development Plan had not been proposed.

2.7 Consultation documents and information boards were available to view at the events shown in Table 2, and council officers were present to answer questions and assist people.

**Table 2: Public Consultation Events for the Refined Options**

<b>Location</b>	<b>Venue</b>	<b>Date</b>	<b>Time</b>
Benson	Benson Parish Hall	Monday 9 March 2015	3-8pm
Chinnor	Chinnor Village Hall	Thursday 5 March 2015	2.30-7pm
Cholsey	Cholsey Pavillion	Friday 20 March 2015	3-8pm
Crowmarsh Gifford	Crowmarsh Pavilion	Saturday 14 March 2015	10-3pm
Goring on Thames	Goring-on-Thames Village Hall	Saturday 28 March 2015	10-2pm
Nettlebed	Nettlebed Village Club	Saturday 21 March 2015	10-2pm

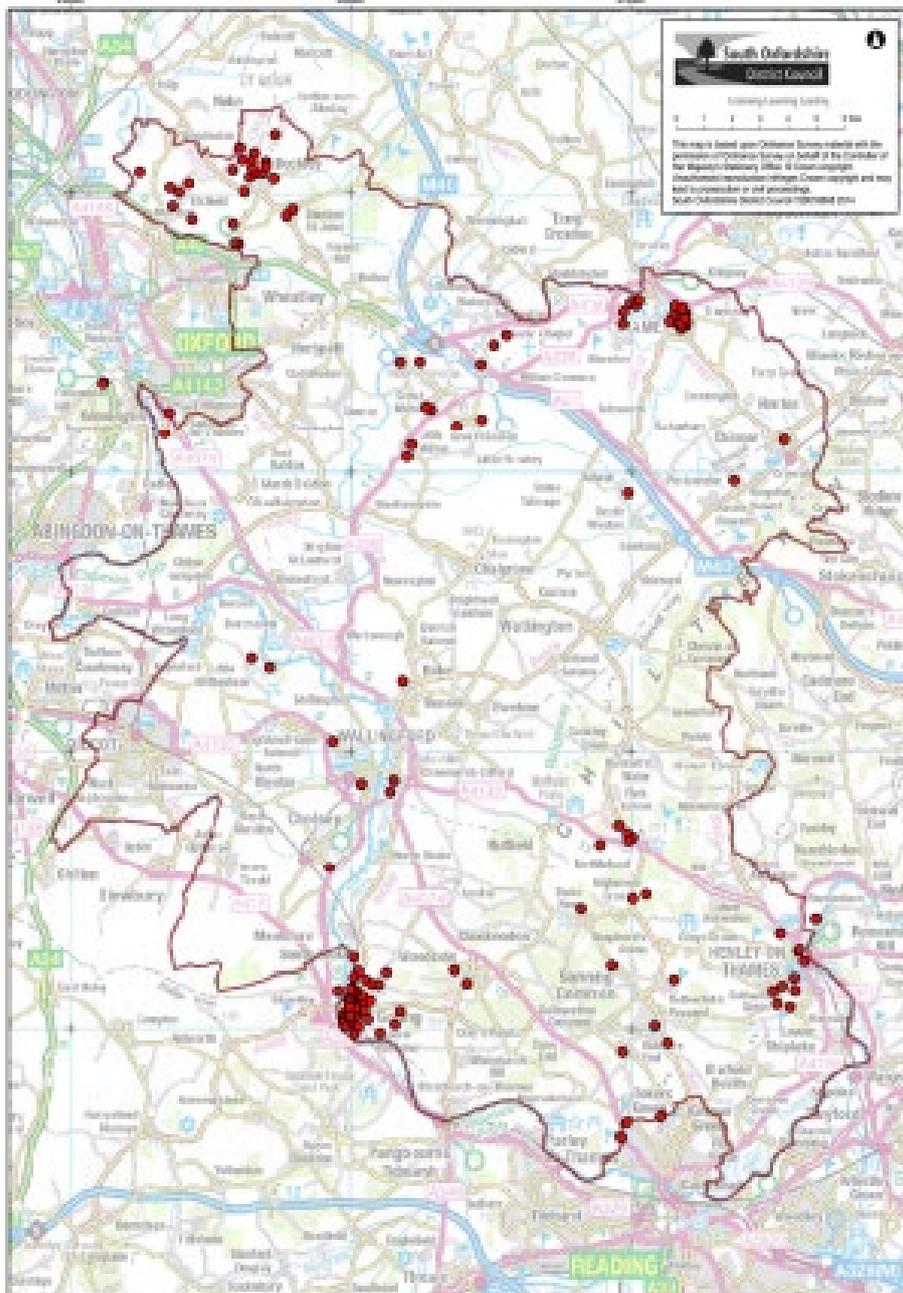
### **Consultation Responses**

2.8 In total, 3215 formal representations were received on the plan from 750 respondents. All representations were available for public inspection at the Council offices during normal office hours and were available to view and access on the Council website using the consultation portal after the consultation closed. The Council no longer subscribes to the consultation portal used for the Refined Options consultation, but the representations may still be viewed, by prior appointment, at the Council’s offices during normal office hours. The representations are also available electronically on request.

2.9 At the exhibitions shown in Table 2, post-it notes with a further 822 comments were collected. These responses were recorded in the Refined Options Consultation report.

2.10 The responses to the consultation were submitted by respondents from across the district and also further afield. The map in Figure 2 shows where the respondents to the consultation from within the district lived. The map shows that respondents to the Refined Options consultation were concentrated in a few settlements, particularly Goring and Thame.

**Figure 2: Map showing residential locations of respondents to the Refined Options Consultation within South Oxfordshire.**



## **Section 2.3: First Preferred Options Stage - June 2016**

### **Consultation Activities**

2.11 The First Preferred Options consultation took place from 27 June 2016 to 19 August 2016, a period of eight weeks. As for previous consultations, representative views from all sections of the South Oxfordshire community were sought. The Refined Options consultation exceeded the statutory consultation requirements for consultation under Regulation 18 of the Regulations. The consultation methods used were as follows:

#### **Statutory methods**

- Formal press notifications for the start of consultation;
- Information publicised on the council's website;
- Letters and emails notification to statutory consultees;
- Letters and emails to non-statutory consultees on our database;
- Documents and information available at SODCOffices and libraries and one stop shops across the district.

#### **Non-statutory methods**

- Press release to local media outlets;
- Twitter feeds;
- Parish newsletter articles – to promote consultation within local parish newsletters;
- Articles in the Council's internal newsletter "In focus";
- consultation portal/online survey;
- District councillor workshops for member involvement;
- Staff workshops for staff involvement;
- Two town, parish and neighbourhood planning group briefings;
- Consultation posters/leaflets – with assisted distribution through town and parish councils to promote consultation;
- Consultation banners – distributed at council offices, libraries and one stop shops and leisure centres operated by the district council;
- Exhibitions in the all towns and "larger villages".

2.12 Consultation documents and information boards were available to view at the events shown in Table 3, and council officers were present to answer questions and assist people with their feedback.

### **Consultation Responses**

2.13 In total, 7099 formal representations were received on the plan, made by 1371 respondents. All representations were available for public inspection at the Council offices during normal office hours and were available to view and access on the Council website using the consultation portal after the close of the consultation. The Council no longer subscribes to the consultation portal used for the First Preferred Options consultation, but the representations may still be viewed, by prior appointment, at the Council's offices during normal office hours. The representations are also available electronically on request.

**Table 3: Public Consultation Events for the First Preferred Options Stage**

<b>Location</b>	<b>Venue</b>	<b>Date</b>	<b>Time</b>	<b>Attendees</b>
Benson	Benson Parish Hall	Monday 11 July 2016	3-7pm	70
Berinsfield	Berinsfield Pavillion	Monday 18 July 2016	3-7pm	40
Chalgrove	Chalgrove Village Hall	Friday 8 July 2016	3-7pm	250
Chinnor	Chinnor Village Hall	Tuesday 12 July 2016	3-7pm	50
Cholsey	Cholsey Pavillion	Tuesday 28 June 2016	2.30-6.30pm	40
Crowmarsh Gifford	Crowmarsh Village Hall	Friday 15 July 2016	3-7pm	40
Didcot	Cornerstone Arts Centre	Saturday 16 July 2016	11-3pm	10
Goring on Thames	Goring-on-Thames Village Hall	Wednesday 29 June 2016	3-7pm	200
Henley-on-Thames	Two Centre	Saturday 23 July 2016	11-3pm	10
Nettlebed	Nettlebed Village Club	Friday 1 July 2016	3-7pm	50
Sonning Common	Sonning Common Village Hall	Monday 4 July 2016	3-7pm	60
Thame	Thame Town Hall	Saturday 2 July 2016	11-3pm	250
Wallingford	The George Hotel	Saturday 9 July 216	11-3pm	40
Watlington	The Watlington Club	Tuesday 5 July 2016	2.30-6.30pm	60
Wheatley	Merry Bells Village Hall	Wednesday 13 July 2016	3-7pm	100
Woodcote	Woodcote Village Hall	Thursday 21 July 2016	3-7pm	100

## **Section 2.4: Second Preferred Options Stage - March 2017**

### **Consultation Activities**

2.14 The Second Preferred Options consultation took place from 29 March 2017 to 17 May 2017, a period of seven weeks. As for previous consultations, the consultation was designed to try to ensure that representative views from all sections of the South Oxfordshire community were sought. The Refined Options consultation exceeded the statutory consultation requirements for consultation under Regulation 18 of the Regulations. The consultation methods used were as follows:

#### **Statutory methods**

- Formal press notifications for the start of consultation;
- Information publicised on the council's website;
- Letters and emails notification to statutory consultees;
- Letters and emails to non-statutory consultees on our database;
- Documents and information available at SODC offices and libraries and one stop shops across the district;

#### **Non-statutory methods**

- Early notification email issued to all parish councils to inform them of the upcoming consultation dates and inviting them to attend a briefing on the Local Plan;
- "Outlook" Council newsletter, delivered to every household in the district with a front page article including consultation details and dates of drop in events;
- Press release to local media outlets;
- Press release to all parish councils;
- Publicity materials distributed to all parish councils;
- Consultation posters/leaflets – with assisted distribution through town and parish councils to promote consultation;
- Twitter feeds;
- Facebook advertisements of consultation events;
- Consultation portal/online survey;
- District councillor workshops for member involvement;
- Town, parish and neighbourhood planning group briefing;
- Consultation banners – distributed at SODC offices, libraries and one stop shops and leisure centres operated by SODC;
- Exhibitions in all towns.

2.15 Consultation documents and information boards were available to view at the events shown in Table 4, and council officers were present to answer questions and assist people with their feedback.

**Table 4: Public Consultation Events for the Second Preferred Options Stage**

<b>Location</b>	<b>Venue</b>	<b>Date</b>	<b>Time</b>	<b>Attendees</b>
Didcot	Cornerstone Arts Centre	Wednesday 5 April 2017	1-7pm	82
Henley-on-Thames	The Christ Church Centre	Saturday 22 April 2017	10-4pm	59
Thame	Barns Centre	Saturday 8 April 2017	10-4pm	88
Wallingford	Regal Centre	Friday 7 April 2017	3-7pm	130

Officers also met with Disabilities/Access groups on 5 April 2017.

### **Consultation Responses**

2.16 In total, 7,666 formal representations were received on the plan by 1,369 respondents. All representations were available for public inspection at the Council offices during normal office hours and were available to view and access on the Council website using the consultation portal after the close of the consultation. The Council no longer subscribes to the consultation portal used for the Second Preferred Options consultation, but the representations may still be viewed, by prior appointment, at the Council's offices during normal office hours. The representations are also available electronically on request.

## **Section 2.5: Final Publication Version (First) - October 2017**

### **Consultation Activities**

2.17 The Final Publication (first) consultation took place from 11 October 2017 to 22 November 2017, a period of six weeks. The consultation was extended so that responses received before 30 November 2017, were accepted as duly made. Notification of the extension of time was emailed to all consultees on the database and publicised on the Council's website. The extension of time was agreed by the Council following the receipt of a number of requests from parish councils and other statutory consultees who required extra time to consider the South Oxfordshire Local Plan. The consultation was designed to meet the statutory consultation requirements for Regulation 19 of the Regulations but has subsequently been treated as a Regulation 18 consultation.

2.18 Notification of the consultation period was sent to bodies and individuals on the Council's database by letter or email. This correspondence set out how copies of the relevant documentation and submission forms could be accessed, how to submit representations, and deadlines for submission. This information was also made available on the Council's website together with a consultation factsheet and video for further guidance.

2.19 The consultation methods used are set out in Table 5. The schedule of consultation events in set out in Table 6.

**Table 5: Activities for the Final Publication Version (First) Consultation**

Week of 4 September 2017	Press release providing update on Local Plan
	Website update to advertise key committee dates
Week of 11 September 2017	Invitation issued to all parish councils/ neighbourhood planning groups to attend a briefing.
Week of 25 September 2017	Press release / social media re Full Council outcome / advertise consultation launch date.
Week of 2 October 2017	Email / letter issued to all consultees providing bulletins on the Local Plan consultation (including event dates)
	Social media update
	Interim update to website
	South and Vale News issued providing update on consultation dates
	Email issued to parish councils re use of South and Vale article in local newsletters to help advertise events and consultation
Week of 11 October 2017	Consultation launch date
	Consultation system / website live including consultation factsheet and video
	Email reminder to all consultees, including links to factsheet and video
	Press release issued
	Material available at deposit locations throughout the district
	Parish Council and Neighbourhood Planning Group briefing
	Posters provided to all parish councils to help advertise drop in events
11 October 2017 – 30 November 2017	Regular social media updates throughout consultation and prior to each drop-in event
	Public drop-in events throughout the consultation period across the district.
	Stakeholder group engagement

2.20 A Statutory Notice was produced setting out the Statement of Representation Procedure. The notice was advertised on the Council’s website and was placed in The Herald series on Wednesday 11th October 2017, The Oxford Times on Thursday 12th October 2017 and The Henley Standard on Friday 13th October 2017. The Statutory Notice highlighted when Planning Officers were available to provide information and guidance during the Public Exhibitions/ drop-in events detailed in Table 6.

2.21 Press releases were issued to local newspapers providing updates on the Local Plan, the outcome of the Council’s consideration of the South Oxfordshire Local Plan, and dates of consultation events. Regular social media updates were posted online throughout the consultation and prior to each drop-in event. Updates on the Local Plan were posted on the Council’s website.

2.22 Posters were sent to all parish councils, St Mary's Church, Wallingford, Culham Parochial school, Henley Information Centre, and Cornerstone, Didcot requesting that these organisations display them to help advertise drop in events. The posters were also posted outside event locations to further advertise each drop-in exhibition. Leaflets providing information on the consultation were available at each event.

2.23 A feature article was included in the Autumn 2017 Council's newsletter 'Outlook' which is distributed to all residents through the post and is also available on the Council's website. Email and social media bulletins were provided during the consultation.

2.24 Copies of the South Oxfordshire Local Plan, supporting documents and comment forms were made available on the Council's website, in the Council offices and in the following libraries and leisure centres across the district:

- Abbey House, Abingdon
- Abbey Sports Centre, Berinsfield
- Benson Library
- Berinsfield Library
- Chalgrove Post Office
- Chinnor Library
- Clifton Hampden Post Office
- Cornerstone, Didcot
- Culham Science Centre
- Didcot Library
- Didcot Wave Leisure Centre
- Goring Library
- Henley Library
- Sonning Common Library
- Thame Library
- Wallingford Library
- Watlington Library
- Wheatley Library
- Woodcote Library.

2.25 Targeted events were designed to target the following groups:

- Anyone who lives, studies or works in South Oxfordshire;
- All South consultees on database includes those who responded to the previous consultations;
- Statutory "specific and general consultation bodies" (set out in Regulation 2 of the Regulations);
- Parish and Town Councillors;
- District Councillors.

2.26 These target groups were notified of Public Exhibition drop-in dates by letter, email, website, newsletters, posters, social media and press releases. Drop-in exhibitions were held across the district to give the public an opportunity to speak face to face with a policy officer, to view consultation documents, information boards and display materials were available to view at the events shown in Table 5. Hard copy feedback forms were also available for respondents to submit on the day, or via post at their convenience. Council officers were present to answer questions and encourage responses to the South Oxfordshire Local Plan. In addition, a briefing was held for Parish Councils and Neighbourhood Planning groups on Wednesday 11 October 2017 in Didcot. Representatives from the groups shown in Table 7 attended the meeting.

**Table 6: Events delivered for the Final Publication Version (First) Consultation**

Location	Venue	Date	Time	Attendees
Berinsfield	Church Hall	Tuesday 7 November 2017	3 – 7pm	52
Chalgrove	Village Hall	Monday 23 October 2017	4 – 8pm	149
		Friday 17 November 2017	3 – 7pm	
Culham	Parochial School	Thursday 19 October 2017	4 - 8pm	62
Didcot	Cornerstone	Tuesday 31 October 2017	3 – 7pm	43
Henley	Town Council Chamber	Saturday 21 October 2017	10 – 2pm	53
Thame	Town Hall	Monday 13 November 2017	3 – 7pm	42
Wallingford	St Marys Church	Saturday 14 October 2017	10 – 2pm	139
Wheatley	Village Hall	Thursday 9 November 2017	3 – 7pm	55

**Consultation Responses**

2.27 In total, 2,605 formal representations were received on the Plan from 880 respondents. The number of respondents was incorrectly reported in the Final Publication (First) Consultation Report as 686 respondents, but all responses were addressed. All representations were available for public inspection at the Council offices during normal office hours and were available to view and access on the Council website<sup>2</sup>.

**Table 7: Attendees of the Parish Council and Neighbourhood Planning Group Briefing on 11 October 2017**

Aston Rowant Parish Council	Lewknor Parish Council
Aston Rowant Neighbourhood Planning Group	Lewknor Neighbourhood Planning Group
Beckley and Stowood Neighbourhood Planning Group	Long Wittenham Parish Meeting
Berinsfield Parish Council	North Moreton Parish Council
Benson Parish Council	Sonning Common Parish Council
Benson Neighbourhood Planning Group	South Stoke Parish Council
Berinsfield Neighbourhood Planning Group	South Stoke Neighbourhood Planning Group
Berrick Salome Parish Council	Stoke Talmage Parish Meeting
Berrick Salome Neighbourhood Planning Group	Swyncombe Parish Council

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[http://www.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=FolderView&ID=848264878&CODE=60A0198F91267D1A7C06F903A2DBC0D5&NAME=South%20Local%20Plan%20Consultation%20Responses&REF=SOUTH\\_LP&REFERER\\_URL\\_IN=&SOVA\\_IN=SOUTH#exactline](http://www.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=FolderView&ID=848264878&CODE=60A0198F91267D1A7C06F903A2DBC0D5&NAME=South%20Local%20Plan%20Consultation%20Responses&REF=SOUTH_LP&REFERER_URL_IN=&SOVA_IN=SOUTH#exactline)

Chalgrove Parish Council	Tetsworth Parish Council
Chinnor Parish Council	Tetworth Neighbourhood Planning Group
Clifton Hampden Parish Council	Thame Town Council
Crowmarsh Parish Council	Thame Neighbourhood Planning Group
Culham Parish Council	Toot Baldon Parish Council
Didcot Town Council	Towersey Parish Council
Dorchester Parish Council	Towersey Neighbourhood Planning Group
Ewelme Parish Council	Wallingford Town Council
Goring-on-Thames Parish Council and Neighbourhood Planning Group	Wallingford Neighbourhood Planning Group
Great Haseley Parish Council	Warborough Parish Council
Harpden Parish Council	Waterstock Parish Meeting
Henley on Thames Town Council	Watlington Parish Council
Henley-on-Thames Neighbourhood Planning Group	Watlington Neighbourhood Planning Group
Holton Parish Council	West Hagbourne Parish Council
Horspath Parish Council	Wheatley Parish Council
Kidmore End Parish Council	Wheatley Neighbourhood Planning Group
Kidmore End Neighbourhood Planning Group	Woodcote Parish Council

## Section 2.6: Final Publication Version (Second) – January 2019

### Consultation Activities

- 2.28 The Final Publication (Second) consultation took place from 7 January 2019 to 18 February 2019, a period of six weeks. The consultation was designed to meet the statutory consultation requirements for consultation under Regulation 19 of the Regulations.
- 2.29 In order to ensure that town/parish councils and neighbourhood planning groups were able to formulate their responses to the South Oxfordshire Local Plan within the statutory period, the Council notified them of the intention to consult on the Plan (subject to the agreement of the South Oxfordshire Local Plan by Councillors) via email/post on 5 December 2018. The notification letter also invited representatives from the town/parish councils and neighbourhood planning groups to attend a briefing session on 3 January 2019.
- 2.30 Further correspondence, confirming the consultation dates and requesting confirmation of attendance of the briefing, was sent on 21 December 2018. The briefing was held on Thursday 3 January 2019 in Didcot at the Civic Hall from 6:30 till 8:30pm. Attendance of the briefing is illustrated in Table 8. All town/parish councils that attended the briefing on the 3 January 2019, received a hard copy of the Local Plan and a copy of a poster advertising the

consultation and the public consultation events. Town/parish councils that did not attend the briefing were sent this information in the post.

- 2.31 Notification of the consultation period was sent to the bodies and individuals on the Council's database by letter or email at the start of the consultation on 7 January 2019. This correspondence set out how copies of the relevant documentation and submission forms could be accessed, how to submit representations, and deadlines for submission. This information was also made available on the Council's website together with a consultation factsheet and video for further guidance.
- 2.32 A Statutory Notice was produced setting out the Statement of Representation Procedure. The notice was advertised on the Council's website and was placed in The Herald series on Wednesday 9th January 2019, The Oxford Times on Thursday 10th January 2019 and The Henley Standard on Friday 11th January 2019. The Statutory Notice highlighted when the Public Exhibitions/ drop-in events detailed in Table 9 were to take place.
- 2.33 Targeted events were designed to target the following groups:
- Anyone who lives, studies or works in South Oxfordshire
  - All South Oxfordshire consultees on the consultation database including those who responded to the previous consultations
  - Statutory "specific and general consultation bodies" (set out in Reg 2 of the Regulations)
  - Parish and Town Councillors
  - District Councillors
- 2.34 These target groups were notified of Public Exhibition drop-in dates by letter, email, website, newsletters, posters, social media and press releases. Drop-in exhibitions were held at venues across the district to provide the public with an opportunity to ask questions of officers and gain a better understanding of the formal stage and its process. Consultation documents, information boards and display materials were available to view at the events shown in Table 8. In addition, hard copy feedback forms were available for respondents to submit on the day or via post at their convenience. Council officers (both district and County) were present to answer questions and encourage responses to the South Oxfordshire Local Plan. The event scheduled to be held in Wallingford on 2 February 2019 was postponed to Saturday 16 February due to heavy snowfall across the district. Notification of the change of event was sent to all email contacts on the planning database that registered to receive updates on the South Oxfordshire Local Plan. In addition, a notice was placed on the Council's website and social media updated with both the cancellation notice and details of the rescheduled event.

**Table 8: Attendees of the Parish Council and Neighbourhood Planning Group Briefing on 3 January 2019**

Aston Rowant Parish Council	Holton Parish Council
Baldons Parish Council	Horspath Parish Council
Beckley and Stowood Neighbourhood Planning Group	Kidmore End Neighbourhood Planning Group
Beckley and Stowood Parish Council	Kidmore End Parish Council
Benson Neighbourhood Planning Group	Lewknor Neighbourhood Planning Group
Benson Parish Council	Lewknor Parish Council
Berinsfield Neighbourhood Planning Group	Little Milton Parish Council
Berinsfield Parish Council	Nettlebed Parish Council
Berrick Salome Neighbourhood Planning Group	Nuneham Courtenay Parish Council
Berrick Salome Parish Council	Sonning Common Neighbourhood Planning Group
Brightwell-Cum-Sotwell Parish Council	Sonning Common Parish Council
Britwell Salome Parish Meeting	South Stoke Parish Council
Chalgrove Neighbourhood Planning Group	Stadhampton Parish Council
Chalgrove Parish Council	Sydenham Neighbourhood Planning Group
Culham Parish Council	Sydenham Parish Council
Dorchester Parish Council	Thame Neighbourhood Planning Group
Drayton St Leonard Neighbourhood Planning Group	Thame Town Council
Drayton St Leonard Parish Council	Towersey Neighbourhood Planning Group
East Hagbourne	Towersey Parish Council
East Hagbourne Parish Council	Wallingford Town Council
Elsfield Parish Meeting	Watlington Neighbourhood Planning Group
Forest Hill with Shotover Parish Council	Watlington Parish Council
Goring-on-Thames Parish Council	Wheatley Neighbourhood Planning Group
Great Haseley Parish Council	Wheatley Parish Council
Henley-on-Thames Neighbourhood Planning Group	Woodcote Neighbourhood Planning Group
Henley-on-Thames Town Council	Woodcote Parish Council

2.35 Copies of the South Oxfordshire Local Plan, supporting documents and comment forms were made available on the Council's website, in the Council office, at Oxford City Council offices and in the following libraries and leisure centres across the district:

- Abbey House, Abingdon
- Abbey Sports Centre, Berinsfield
- Barton Leisure Centre
- Benson Library
- Berinsfield Library
- Leys Pools and Leisure Centre, Blackbird Leys
- Chalgrove Post Office
- Chinnor Library
- Clifton Hampden Post Office
- Culham Parish Council
- Cornerstone
- Didcot Library
- Didcot Wave Leisure Centre
- Goring Library
- Holiday Inn, Grenoble Road
- Henley Library
- Sandford on Thames Talking Shop Cafe
- Sonning Common Library
- Thame Library
- Wallingford Library
- Watlington Library
- Wheatley Library
- Woodcote Library.

**Table 9: Events delivered for the Final Publication Version(second) Consultation**

Location	Venue	Date	Time	Attendees
Berinsfield	Church Hall	Tuesday 29 January 2019	3 – 7pm	63
Chalgrove	Chalgrove Village Hall	Thursday 7 February 2019	4 – 8m	64
Culham	Parochial School	Wednesday 23 January 2019	4 – 8pm	56
Didcot	Cornerstone Arts Centre	Thursday 17 January 2019	3 – 7pm	41
Henley-on-Thames	Town Hall	Saturday 19 January 2019	10 – 2pm	54
Horspath	Horspath Community Hub	Saturday 9 February 2019	10 – 2pm	85
Marston	Oxsrud Sports and Leisure Centre, Marston	Monday 11 February 2019	4 – 8pm	49
Sandford-on-Thames	Sandford-on-Thames Village Hall	Thursday 24 January 2019	3 – 7pm	66
Thame Public exhibition plus unstaffed market stand	Thame Town Hall	Tuesday 5 February 2019	10 – 2pm 2pm – 6pm	68 (not including visitor to market stand)

<b>Location</b>	<b>Venue</b>	<b>Date</b>	<b>Time</b>	<b>Attendees</b>
Wallingford  Public exhibition plus unstaffed market stand	Ridgeway Community Church	Saturday 16 February 2019  (Originally planned for Saturday 2 February 2019)	10 – 2pm	45 (not including visitors to market stand)
Wheatley	Merry Bells Village Hall	Monday 21 January 2019	3 – 7pm	98

### **Consultation Responses**

2.36 In total, 17,136 formal representations were received on the plan from 2,561 respondents. All representations will be available to view and access on the Council website and will be sent to the examining Inspector as part of the South Oxfordshire Local Plan submission. 14 respondents submitted their response following the close of the consultation. These responses are not considered to be “duly made”.

## **Section 3: Main Issues Raised During Regulation 18 Consultations**

- 3.1 This section outlines the main issues that have been raised during the preparation of the South Oxfordshire Local Plan and aims to satisfy the requirements of Regulation 22 of the Regulations, which state that a summary of the main issues raised at Regulation 18 and a statement of how issues raised at Regulation 18 have been considered in the South Oxfordshire Local Plan is required.
- 3.2 Throughout the preparation of the South Oxfordshire Local Plan, all representations received during each stage of consultation have been summarised, considered and, where relevant, have influenced the Plan. Full details of how the South Oxfordshire Local Plan has been influenced at each stage of consultation is set out in the relevant Consultation Statements which are available to view on the Council's website<sup>3</sup>.
- 3.3 To aid understanding of the consultation process undertaken in preparation of the plan, concise summaries of the main issues raised at each stage are provided within this section. The issues have been grouped by policy area for ease of reference but is not intended to constitute an exhaustive list of all issues raised for each policy area. The summary of main issues is accompanied by information on how the Council has responded during the preparation of the South Oxfordshire Local Plan.

### **Section 3.1 Spatial Strategy**

#### **Main Issues Raised During Regulation 18 Consultations**

##### **Issues and Scope Consultation – June 2014**

- Support for locating new employment land close to existing towns including Oxford, Reading, Didcot, Thame, Henley and Wallingford and within Science Vale.
- Support for the co-location of new employment in accessible locations where supporting infrastructure and amenities are available, close to transport corridors where cycling and walking are possible.
- New employment land should avoid long distance commuting, unacceptable traffic impacts, Green Belt, existing high employment areas, market towns and villages and heritage assets.
- Strong support for allocation of housing close to employment areas, particularly by those living outside of Didcot and Science Vale
- Very strong support for retention of the Green Belt with some limited support for reviewing the Green Belt adjoining Oxford to allow expansion of the city. Other areas promoted for Green Belt review included Culham Science Centre and adjoining land and sites around Wheatley.
- Strong support for allowing the impact of the Didcot, Henley, Thame and Wallingford Core Strategy allocations to be observed before allocating more development at these locations.

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<sup>3</sup><http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/emerging-local-plan/local-plan-previous-co>

### **Refined Options Consultation – February 2015**

- The strategy was not supported by the majority of respondents.
- Support for spreading growth more widely around the district to support existing service centres.
- Strong support for development at Didcot and the re-use of brownfield land.
- Continued support for housing growth within the places likely to see the greatest employment growth. Strong support for locating employment in locations with good public transport connections, good road connections and with good parking.
- Continued strong support for growth being concentrated in Science Vale tempered with views that concentrating too much growth within the Science Vale area risks poorly-designed developments lacking necessary amenities and connections.
- Support for allowing the changes directed by Core Strategy allocations to be observed before directing further growth. Objections to the further growth of Thame and Wallingford.
- Support for limited, proportional, appropriate development in larger villages that could be supported by existing infrastructure.
- Some support for growth of smaller villages as locations for growth with some support for protection of smaller settlements from any additional growth.
- Very strong support for the location of development being determined by local communities through Neighbourhood Development Plans (NDP).

### **First Preferred Options Consultation – June 2016**

- Respondents considered that the strategy did not support existing rural communities and focussed too much development in rural areas. Respondents considered that locations close to Culham, Didcot, Oxford and within Science Vale with good access to employment should be the focus.
- Support for Green Belt modifications close to Oxford to meet development needs, rather than development in rural areas.
- Continued strong support for the alignment of housing and employment growth and noted that any new employment growth should be supported by better transport links, with infrastructure matching development.

### **Second Preferred Options Consultation – March 2017**

- The need to change the overall strategy in response to the findings of the Strategic Housing Market Assessment was questioned.
- Support for focussing growth in Science Vale and, although some respondents considered that there was an over reliance on Didcot to deliver a significant amount of the housing need in the district.
- Support for diversification of the housing land supply towards more, smaller sites rather than three strategic allocations, particularly in view of the capacity of the existing highway network and deliverability of infrastructure to support strategic sites.
- The settlement hierarchy was generally supported.
- Respondents questioned whether the overall strategy was appropriate for meeting Oxford's needs, particularly in the context of whether to build in the Green Belt and siting homes near jobs. Respondents noted that there may be housing needs from Reading and London to be met within the district.
- The ability and capacity of current infrastructure to cope with growth was questioned as was the Council's approach for planning for new infrastructure.
- Maintenance of the character of the district under the proposed level of growth was of concern.

### **Final Publication (First) Consultation – October 2017**

- Neighbouring local authorities, Oxfordshire County Council, respondents within the development industry as well as a large number of public respondents, considered that the focus on the “heart of the district” overlooks the role of Oxford and omits the significant benefits of locating development on the edge of Oxford. Delivering housing to contribute to Oxford's needs solely in accordance with SODC's own spatial strategy was considered unsound as it takes no account of the relationship of those sites with Oxford.
- Support was also given to a strategy which focuses development on urban extensions to Oxford and Reading or within developments within commuting distance to those settlements.
- Support for explicit allocations of sites to address the unmet needs of Oxford, tempered with concern that the district would be meeting the needs of others despite the existence of significant Green Belt, landscape and flooding constraints.
- Support from public respondents for protecting and enhancing the countryside and particularly the land within the Areas of Outstanding Natural Beauty (AONB) and Oxford Green Belt.
- Continued support for diversification of the housing land supply towards additional smaller sites, particularly in view of the capacity of the existing highway network and deliverability of infrastructure to support strategic sites.
- Objections to the consideration of the South Oxfordshire Local Plan and allocation of strategic sites ahead of a route decision for the Oxford to Cambridge Expressway.

### **Response to Main Issues Raised During Regulation 18 Consultations on the Spatial Strategy**

- 3.4 The strategy in the emerging plan needs to reflect the environmental, social and economic roles for which planning has responsibility. Ultimately a balance needs to be struck to deliver necessary growth. The distribution of development in the district has been considered and consulted upon with different options being put forward. It is recognised that there is no single solution to where development should go, and as such a hybrid of options has been considered since the Preferred Options stage. All of these options have been fully appraised through the Sustainability Appraisal process. While elements of the spatial strategy are supported by respondents to the South Oxfordshire Local Plan, a consensus has not been achieved through the consultation process.
- 3.5 The spatial strategy within the South Oxfordshire Local Plan directs development to Didcot, Science Vale, strategic allocations and to the towns and larger villages, with limited growth at smaller villages, proportionate to their size. All allocations made in the Core Strategy have been retained and new allocations are proposed to meet additional housing requirements. The strategy has been updated to help address the key challenges facing the district and to make best use of available opportunities.
- 3.6 The responses to the consultation show that meeting Oxford's unmet needs in locations across South Oxfordshire is not supported. In addition, the scale of housing development required within South Oxfordshire to meet the growth envisaged by the Oxfordshire Housing and Growth Deal was formally quantified at a late stage of the South Oxfordshire Local Plan's development with the publication of the Oxford City Council's Publication Local Plan in November

2018. In seeking to address this need and in response to the consultation, the South Oxfordshire Local Plan now proposes a number of residential led strategic allocations, adjacent to Oxford, to contribute towards meeting Oxfordshire's growth.

- 3.7 Strategic sites are expected to deliver a total of 10,375 homes over the plan period. The total supply of housing over the plan period is 28,465 homes, so strategic sites account for approximately 44 percent of the total supply. It is not considered that this represents an over reliance on strategic sites, but rather a balanced approach to housing supply. It is recognised that strategic sites can be challenging to prepare for development and serve with appropriate infrastructure. The approach of meeting housing need through strategic sites is supported by national planning policy at paragraph 72 of the National Planning Policy Framework (NPPF) (2018). This challenge has been engaged with and is reflected in the Infrastructure Delivery Plan (IDP) and the supporting development trajectory which recognises the long lead in times associated with strategic sites. The consultation findings pertaining to infrastructure are discussed later in this section of the consultation statement.
- 3.8 The South Oxfordshire Local Plan directs development to the market towns of Henley-on-Thames, Thame and Wallingford and to the "larger villages" in accordance with the spatial strategy, and supports those Neighbourhood Development Plan groups who wish to promote development in the smaller villages. The Council strongly supports the neighbourhood planning process which is compliant with Para 183 of the NPPF1. The South Oxfordshire Local Plan's proposed devolution to Neighbourhood Development Plans is an innovative approach which is now fully supported by NPPF 2018 Para 65. Relevant policies have been included in the South Oxfordshire Local Plan that will operate as a contingency if a Neighbourhood Development Plan cannot, or will not, allocate the required level of development for housing or employment. The principle of allowing NDPs to allocate sites in the towns and village was strongly supported throughout the consultation process, notwithstanding some reservations expressed by Oxfordshire County Council in relation to effective infrastructure planning and Natural England with regard to ensuring allocated sites are on land of least environmental value, since this cannot be strategically assessed by NDPs.
- 3.9 It is unlikely that clarity on the route of the proposed Oxford to Cambridge Expressway will be available for some time. The expression of the choice of corridor still leaves a decision on the routing of the road to the north west or south east around Oxford to be taken and public consultation on the proposed route will need to take place before the decision is made. This is likely to be announced during 2020. The Expressway itself will be subject to a public examination. Until there is further certainty about the route of the Expressway its impacts cannot be considered by this local plan. However, the Council has been pro-active in its response and has included a new policy within the South Oxfordshire Local Plan committing the authority to working with Network Rail, Highways England, the National Infrastructure Commission, the County Council and others bodies to understand the impacts and plan for the provision of both the Expressway and East West rail.

## **Section 3.2 Development Needs**

### **Main Issues Raised During Regulation 18 Consultations**

#### **Issues and Scope Consultation – June 2014**

- The level of growth identified by the Strategic Housing Market Assessment (SHMA) was considered to be too high and based on unrealistic expectations of economic growth.
- Strong support for the option of meeting “planned economic growth plus affordable housing uplift” at 825 dpa.
- Strong support for continuing with the Core Strategy numbers of 547 dpa.
- The option of providing for “full affordable housing” level at 965 dpa was least popular.
- Some suggestions that the full OAN should be planned for including the full affordable need and Oxford’s unmet needs.

#### **Refined Options Consultation – February 2015**

- The accuracy of the SHMA, its findings and validity, was questioned.
- Strong support for planning for more than 3,600 additional homes for South Oxfordshire’s needs, particularly to help meet affordable housing needs and the needs of the ageing population.
- Some support for planning for a lower number of additional homes.
- Strong support for Oxford’s unmet housing needs being accommodated in Oxford rather than South Oxfordshire. The accuracy of the number of additional homes required for Oxford City was questioned.

#### **First Preferred Options Consultation – June 2016**

- The accuracy of the SHMA, its findings and validity continued to be questioned.
- Strong support for the SHMA to be revised in view of the changing economic outlook and the decision to leave the EU.
- A high number of respondents expressed frustration with the high housing numbers being planned for.
- Support for self-build plots to be allocated by the South Oxfordshire Local Plan.

#### **Second Preferred Options Consultation – March 2017**

- The accuracy of the SHMA, its findings and validity continued to be questioned.
- A high number of, generally public, respondents considered that the housing target was too high, and cited issues such as infrastructure capacity, the natural environment and the district’s character as reasons for reducing it. Others suggested that the South Oxfordshire Local Plan should only plan for the economic need figure of 750 homes per year while some suggested that more should be done to bring empty homes back into ‘usable’ housing stock and the council should engage with the issue of “under occupation” of homes.
- A number of, generally development industry, respondents considered that the housing target was too low and that 825 homes per year represents the full objectively assessed housing needs for the district and would allow the delivery of affordable homes and the expected job growth in Oxfordshire.
- There was general support for the flexible approach demonstrated by the use of the phrase “at least” before the housing target.
- Respondents were split with some considering that the district should accommodate the Oxfordshire Growth Board’s recommended apportionment of

Oxford's unmet housing needs of 4950 homes, while other respondents commented that the district should not help at all.

- Respondents considered that the proposed approach to meeting Oxford's unmet needs and monitoring it (i.e. counting any surplus development against the annual target from STRAT2 as meeting Oxford's needs) was too complicated and inefficient.
- Strong support for the identification a specific site/s to meet Oxford's unmet housing needs. Split views as to whether this should be adjacent to the city or in accordance with the South Oxfordshire spatial strategy.

### **Final Publication (First) Consultation – October 2017**

- The accuracy of the SHMA, its findings and validity continued to be questioned.
- Strong support for the view that the 2014 SHMA is now out of date and does not match the plan period. The assessment of housing needs is incorrect and the approach is flawed, particularly since it is based on interim projections. Assumptions relating to economic growth used in the SHMA are overly optimistic leading to the housing need being overestimated.
- Strong support for reducing the target to the minimum of 17,050 dwellings or the figure suggested by the housing assessment methodology that was consulted on in September 2017, which suggests South Oxfordshire's housing needs would be lower than those proposed by the plan.
- Limited support for increasing the target to 965 dwellings per year to meet full affordable housing needs.
- Limited support for increasing the target to 825 dwellings per annum to complement the employment land approach and/or to help address affordability issues in the district.
- Strong support for planning for the full Oxfordshire Growth Board apportionment of 4,950 dwellings with some support expressed for Oxford meeting needs within the city by increasing densities and planning for housing, not employment.

### **Response to Main Issues Raised During Regulation 18 Consultations on Development Needs**

3.10 The Oxfordshire Strategic Housing Market Assessment 2014 (SHMA) provides a consistent assessment of housing need across the Oxfordshire housing market area (HMA). The SHMA has been supported in recent final report and interim statements by Inspectors examining West Oxfordshire Local Plan, Cherwell Partial Review Local Plan and Vale of White Horse Local Plan Part Two. All authorities within the Oxfordshire Housing Market Area have committed to the Oxfordshire Housing and Growth Deal, which was in turn informed by the 2014 SHMA. The SHMA is the only document that provides an evidenced approach to the 100,000 homes identified in the Oxfordshire Housing and Growth Deal and provided a district breakdown. The Oxfordshire post SHMA work then sought to apportion the unmet housing needs of Oxford between the other districts. Each district has responded to that commitment in their Local Plans.

3.11 The full extent of the impact of Brexit is not yet known, and as such trying to respond to it at this stage would not be evidence based. Such a response will be addressed through any future assessment of housing need and indeed reflected through Ministry of Housing, Communities and Local Government household projections and Office of National Statistics population estimates.

- 3.12 The starting point for the assessment of housing numbers is now prescribed by the NPPF which sets out a standard methodology. The Government's adjustment of the methodology set out in the national planning practice guidance was subject to a consultation which closed on 7th December 2018; the outcome is pending. Using the standard method for South Oxfordshire results in an annual housing need of 556 homes a year using the current standard methodology. This figure represents the minimum annual housing need for South Oxfordshire, which is considered as the starting point before any uplifts are applied.
- 3.13 While the SHMA forms an important part of the Local Plan evidence base, it does not set the Local Plan housing requirement. Using the midpoint of South Oxfordshire's objectively assessed need (OAN) identified through the SHMA 2014 (775 dwellings per year) aligns South Oxfordshire's planned housing growth with the other district authorities within Oxfordshire and provides a common approach to the needs set out in the SHMA. This is considered to be an appropriate response to meeting the district's housing needs. Not only does this go beyond the committed economic growth housing requirement for South Oxfordshire, but also provides an uplift to deliver affordable housing identified in the Oxfordshire Strategic Housing Market Assessment (SHMA).
- 3.14 It is considered that the Housing and Growth Deal commitments and the Oxfordshire SHMA together provide a sound justification for uplifting South Oxfordshire's housing requirement above the current 556 homes per year derived from the standard method for calculating housing need. Taken together, the evidence indicates a housing requirement for South Oxfordshire of 775 homes a year between 2011 and 2034.
- 3.15 While the midpoint of the OAN for housing is being planned for, the higher end of the range of anticipated employment land requirements is being met. The 2014 SHMA forecasts anticipated economic growth of 11,455 jobs in South Oxfordshire from 2011 to 2031. The 2017 'South Oxfordshire Employment Land Review Addendum' (SOELRA) examined the forecasts of the 2014 SHMA. Based on the growth anticipated by the SHMA, the SOELRA projects a requirement of 33.2 to 35.9 hectares of additional employment land to 2033. The requirement has been extrapolated in the South Oxfordshire Local Plan to encompass the extended plan period to 2034, so that a total of between 34.7 and 37.5 hectares of employment land is expected to be required over the period 2011 to 2034.
- 3.16 The 2016 Strategic Economic Plan published by the Oxfordshire Local Enterprise Partnership in 2016 sets out an ambition for accelerated economic growth for Oxfordshire. In addition, Oxfordshire is developing a Local Industrial Strategy which outlines how Oxfordshire will support the achievement of the National Industrial Strategy. The South Oxfordshire Local Plan proposes making sufficient land available to meet the requirements anticipated at the higher range of the economic forecasts in recognition of the SEP and emerging Local Industrial Strategy as this is considered to be an appropriate response to anticipated growth within Science Vale over the plan period.
- 3.17 The South Oxfordshire Plan could not pre-determine the extent of Oxford's growth constraints. The publication of the Oxford City Proposed Submission

Local Plan during November 2018 now quantifies the extent of residential development required to meet the targets set out in the Oxfordshire Housing and Growth Deal. The South Oxfordshire Local Plan now proposes strategic allocations adjacent to Oxford to help meet those needs. A contribution of 4,950 dwellings is now proposed from 2024/25 to 2033/34 to help meet Oxford's housing needs. Some of these sites will continue to deliver further dwellings following the end of the plan period. In response to the consultation the strategy has been revised and sites have been selected in accordance with the revised spatial strategy, informed by the sustainability appraisal process. To meet the contribution to Oxford's needs additional strategic sites are proposed by the South Oxfordshire Local Plan at Grenoble Road, North of Bayswater Brook and Northfield on the periphery of Oxford.

## **Section 3.4 Green Belt**

### **Main Issues Raised During Regulation 18 Consultations**

#### **Issues and Scope Consultation – June 2014**

- Very strong support for retention of the Green Belt with some limited support for reviewing the Green Belt adjoining Oxford to allow expansion of the city. Other areas promoted for Green Belt review included Culham Science Centre and adjoining land and sites around Wheatley.
- Some support expressed for a new settlement or garden city to meet unmet need from Oxford. A number of sites were proposed for the expansion of Oxford, predominately by those with development interests. The site at Grenoble Road attracted a considerable number of negative comments from public respondents.

#### **Refined Options Consultation – February 2015**

- Strong support for preservation of the Green Belt.
- Limited support for modifications to the Green Belt to accommodate growth of settlements.

#### **First Preferred Options Consultation – June 2016**

- Divided opinions on the Green Belt with almost equal numbers of responses supporting meeting Oxford's unmet need to be built within sites currently in the Green Belt and respondents seeking protection of the Green Belt.
- Respondents were concerned about landscape impacts from development particularly with regard to increases in pollution, including noise and light pollution.

#### **Second Preferred Options Consultation – March 2017**

- Support was received for alterations to the Green Belt around Oxford to allow for expansion of the city, although concern was expressed that the separation of Oxford from surrounding villages is maintained.
- Support for a consistent approach to Green Belt review, particularly since both Blackbird Leys and Berinsfield are both deprived areas that would benefit from regeneration.
- Respondents noted that the Council had previously stated that the need to supply more housing is not considered to be an exceptional circumstance for a review of the Green Belt. Respondents considered that exceptional circumstances for Green Belt release had not been demonstrated nor was it clear why the options for

development outside of the Green Belt and considered in previous consultations had been discounted.

### **Final Publication (First) Consultation – October 2017**

- Strong support for the view that exceptional circumstances have not been demonstrated for the removal of the Strategic Allocations from the Green Belt.
- Support for the review of the Green Belt around Oxford to accommodate unmet needs from the city.

### **Response to Main Issues Raised During Regulation 18 Consultations on the Green Belt**

- 3.18 The Council remains committed to the protection of land within the Green Belt but the potential to review Green Belt boundaries, where exceptional circumstances exist, through the Local Plan is an established principle.
- 3.19 Meeting housing need alone is not considered sufficient to justify the exceptional circumstances to remove land from the Green Belt; the unmet needs of Oxford City could be met anywhere within the district. However, the responses to the consultation process have established that meeting Oxford's unmet needs in accordance with South Oxfordshire's spatial strategy is not supported.
- 3.20 The South Oxfordshire Local Plan identifies the specific exceptional circumstances for the release of land from the Green Belt for each proposed strategic allocation.
- 3.21 It is not considered that additional land should necessarily be added to the Green Belt designation to compensate for land removed. The addition of additional Green Belt land would not serve the five purposes of Green Belt set out in the NPPF.

## **Section 3.5 Proposed Strategic Sites**

### **Land at Berinsfield**

#### **Main Issues Raised During Regulation 18 Consultations**

##### **First Preferred Options Consultation – June 2016**

- Strong support for the regeneration of Berinsfield, provided that a full package of supporting infrastructure and employment opportunities was developed alongside the housing and that traffic impacts on existing villages were carefully managed.
- Support for rebalancing and diversifying the housing mix in Berinsfield to include less affordable housing and more market housing.
- Limited support regarding the infringement on the Green Belt and that building on it would set a precedent. It was also suggested that other land could be designated as Green Belt in lieu of Berinsfield.

##### **Second Preferred Options Stage – March 2017**

- Strong support for the regeneration of Berinsfield and the allocation of the site.
- Limited questioning of the scale of the proposals and whether they were necessary to facilitate the regeneration or exaggerated for overall housing delivery.
- Limited questioning of the viability of the proposals.
- Some opposition to the removal of land from the Green Belt in principal.
- Some concerns regarding about the impact of growth on the neighbouring villages of Drayton St Leonards, Burcot and Dorchester-on-Thames with regard to road traffic and potential coalescence.
- Historic England note that Berinsfield is an area of particular archaeological interest both above and below ground and surveys, protection and enhancement as appropriate must be part of the masterplan process.

##### **Final Publication (First) Consultation – October 2017**

- Some objections regarding the lack of demonstrable exceptional circumstances for the removal of the Green Belt. The area/boundary to be inset from the Green Belt does not align with the wishes of the local community and the emerging Neighbourhood Development Plan nor with the evidence in the SODC Green Belt study. The regeneration package does not require the land to be removed from Green Belt.
- Support for development on a smaller scale, in accordance with Berinsfield's 'Larger Village' status.
- Continued concern over traffic impact on nearby villages since the site is not served by sustainable transport modes.
- Support for the amount of employment land to be determined by the community.
- Continued limited questioning of the viability of the proposals.

#### **Response to Main Issues Raised During Regulation 18 Consultations on Land at Berinsfield**

3.22 The exceptional circumstances for the removal of the Green Belt at Berinsfield are set out in the South Oxfordshire Local Plan. While it is noted that the boundaries proposed do not align with the emerging Neighbourhood Development Plan, the Green Belt boundaries have been adjusted to accommodate the development in light of the evidence base including the Green Belt Study and the Strategic Allocation Landscape Sensitivity Final Report (January 2018) which supports the site allocations. The area to be released from

the Green Belt at Berinsfield will allow for clear and recognisable Green Belt boundaries to be established. It is envisaged that not all the land will be required for development and that areas of green infrastructure, which will help to redefine the settlement edge, will be provided. Allocation of the land within the local plan will mean that any speculative applications will need to meet the requirements set out in the policy.

- 3.23 The policy makes provision for the infrastructure required to support the development. Officers will work with Oxfordshire County Council and local bus operators to secure improved bus services to Berinsfield. A heritage study has been commissioned by the site promoters. This will include archaeology. The Final Publication (second) policy requires a contribution to road infrastructure such as the new Culham river crossing, the Clifton Hampden bypass and upgrades to the Golden Balls roundabout, the provision of sufficient education capacity an appropriate amount of convenience retail floorspace to support the regeneration of the village.
- 3.24 The housing mix for the site will be negotiated at the planning application stage having due regard to the viability of the proposals in accordance with the affordable housing policy of the South Oxfordshire Local Plan.

## **Land at Chalgrove Airfield**

### **Main Issues Raised During Regulation 18 Consultations**

#### **First Preferred Options Consultation – June 2016**

- Strong opposition to the proposed redevelopment of Chalgrove Airfield. Respondents considered that the development could not constitute sustainable development. The lack of employment opportunities close to the development would lead to most people would commute to Oxford, London, Didcot or the larger towns and the provision of 3,500 homes is too high for a rural area where the existing community has no needs to be met by such a large development in such close proximity.
- Severe concerns regarding the impact of additional traffic on Chalgrove and the surrounding villages and the provision of new roads causing an increase in traffic. Concerns were also raised regarding the impact on other infrastructure, such as schools, GP surgeries, shops and community facilities.
- Concerns that development could exacerbate the potential for flooding at the existing village of Chalgrove.
- Concerns in relation to impacts on the historic battlefield, the impact on the existing operations of the RAF airfield at Benson and the loss of, or impact on, Martin Baker Ltd who currently occupy the site.
- Limited support in favour of the development at the airfield.

#### **Second Preferred Options Consultation – March 2017**

- Continued strong opposition to the proposed redevelopment of Chalgrove Airfield for reasons outlined at First Preferred Option Stage.
- Limited support for the airfield as 'brownfield' development.

### **Final Publication (first) Consultation – October 2017**

- Continued strong opposition to the proposed redevelopment of Chalgrove Airfield for reasons outlined at First Preferred Option Stage. In addition, respondents note that the site is not available or viable and therefore not deliverable.
- Very limited support for the airfield development to help meet housing needs outside of the Green Belt.
- Historic England notes that the developable area is outside the area of the Registered Battlefield, which we welcome as any significant development on that part of the former airfield within the registered area would be likely to amount to substantial harm to the significance of the Battlefield. Further assessment of the significance of the Registered Battlefield and of the Airfield itself, is required to determine whether the principle of a new settlement on the Chalgrove Airfield is acceptable. More than a desk-based assessment and evaluation may be required and should consider both above and below-ground features and remains.
- Oxfordshire County Council considered that additional transport mitigation may need to be modelled and off-site infrastructure provided, concern that this will be a car based development. The County Council is not confident that the policies for the strategic sites provide for the anticipated need for additional land for education. Unclear how runway will be moved. It is not clear what funding is available for the offsite highways works.

### **Response to Main Issues Raised During Regulation 18 Consultations on Land at Chalgrove Airfield**

- 3.25 The location of development next to an existing community provides an opportunity to provide new services and infrastructure to the benefit of existing and future residents. It also helps support and strengthen the existing service provision on offer. The land at Chalgrove is a partially previously developed site, which is free from landscape, ecological, flood or other policy constraints. An existing employment site lies adjacent to the proposed Chalgrove airfield site.
- 3.26 The Council remains committed to the inclusion of this site as a reasonable and sustainable development option in the heart of South Oxfordshire. It will bring with it the opportunity to provide new services and facilities and to improve the local highway network. The site is outside of the Green Belt and AONB and as such offers a reasonable location to deliver strategic development without compromising land within those designations.
- 3.27 As with the other strategic allocations, the supporting evidence identifies known strategic planning constraints and other evidence will provide officers with additional information about the requirements for development. Specific requirements for education provision, transport infrastructure and public transport improvements have been added to the policy as evidenced by the infrastructure delivery plan.
- 3.28 Officers will continue to work with the site promoters, the tenants, and other stakeholders including the County Council to bring forward a scheme for development that is appropriately supported by deliverable infrastructure. An area of safeguarded land has been agreed within the site to ensure the future operations of Martin Baker Aircraft Company Limited.

- 3.29 Homes England (formerly the Homes and Community Agency) has confirmed its commitment to deliver the site and there is a realistic prospect that housing will start to be delivered on the site within five years in line with the approach set out in the National Planning Policy Framework. It is now anticipated that development of the site will continue well beyond the plan period with 2,025 of the 3000 homes expected to be delivered by 2034.
- 3.30 Policy EP4 of the Local Plan requires that flood risk is not increased elsewhere as a result of new development and that all new development addresses flood risk. The delivery of a surface water management scheme for the benefit of the existing village of Chalgrove has been added to the policy requirements. Other detailed matters will be addressed through a planning application.

## **Culham Science Centre**

### **Main Issues Raised During Regulation 18 Consultations**

#### **First Preferred Options Consultation – June 2016**

- Strong support for the redevelopment of an existing brownfield site, subject to a range of housing types being developed alongside supporting infrastructure.
- Support for increasing the housing numbers to be delivered at Culham, primarily in order to reduce development pressures on Chalgrove but also in recognition of the railway station and links to the A34. It was considered that the provision of more housing on the site could lead to other public transport being improved. Respondents considered that Culham is well located to help with the development of Science Vale as the provision of housing at this location would reduce the need to travel.
- Strong support for the provision of a bypass for Clifton Hampden.

#### **Second Preferred Options Consultation – March 2017**

- Strong support for maintaining and strengthening employment at the Science Centre and generally in Science Vale linking employment to new homes, transport and infrastructure.
- General support for the overall growth identified in both this site and the land adjacent although some respondents suggested that the cumulative growth could place a strain on infrastructure and services and threaten the character of the area.
- Historic England note that prior to demolition of buildings on site, then surveys of historic significance should be undertaken to ensure records are maintained of the value of any assets of interest concerned particularly with war time and/or post war activities on the site.

#### **Final Publication (First) Consultation – October 2017**

- Some objections regarding the lack of demonstrable exceptional circumstances for the removal of the Green Belt.
- Some objections to the lack of demonstrable need for the development.
- Some concern that infrastructure cannot support the growth at this site and land adjacent.
- Historic England continue to request that the policy is amended to require that, prior to demolition of buildings on site, surveys of historic significance should be undertaken to ensure records are maintained of the value of any assets of interest

concerned particularly with war time and/or post war activities on the site.

### **Response to Main Issues Raised During Regulation 18 Consultations on Culham Science Centre**

- 3.31 The exceptional circumstances justifying a review of the Green Belt in this area are set out in the South Oxfordshire Local Plan. The Employment Land Review 2015 supports the allocation of “a substantial amount of floorspace at Culham Science centre (CSC)”. The Local Plan 2011 identified the importance of CSC for its contribution to employment and research. The adopted Core Strategy built on the saved Local Plan policies further recognising the importance of CSC in policy CSEM3.
- 3.32 CSC is part of Science Vale and is considered to be important for the economic prosperity of the district. The proposed allocation will support CSC as a key part of Science Vale and Oxfordshire’s investment research and development, responding to the need to plan positively to support economic growth through the South Oxfordshire Local Plan.
- 3.33 Infrastructure requirements have been updated for the allocation based on the Infrastructure Delivery Plan and the policy now includes a requirement for a pedestrian/cycle bridge across the River Thames to link with Abingdon.
- 3.34 The South Oxfordshire Local Plan must be considered as a whole, and relevant policies for the preservation of heritage assets are considered to provide sufficient guidance for the protection of the historically significant buildings within the proposed allocation.

### **Land Adjacent to Culham Science Centre Main Issues Raised During Regulation 18 Consultations**

#### **Second Preferred Options Consultation – March 2017**

- Strong support for the alignment of homes and employment at Culham Science Centre with good opportunities for public transport via the railway station despite the limitations to the current service.
- Strong support for the requirement to deliver a new bridge over the Thames.
- Strong objections to the removal of land from the Green Belt in principal. Alternative brownfield sites such as Chalgrove and land beyond the Green Belt such as “Harrington” should be developed first.
- High levels of concern regarding the impact on the villages of Culham and Clifton Hampden particularly to historic and landscape character, facilities and services currently over capacity and likely traffic increases.
- Oxfordshire County Council support the need for a new river crossing and Clifton Hampden by-pass.
- Historic England raised particular concerns about listed structures and known and potential below ground archaeology across the site. Noting that these would all need to be surveyed and protected and enhanced as appropriate.
- Natural England identified that the site is adjacent to a Site of Special Scientific Interest (SSSI) and that an assessment will be needed to demonstrate that there will be no significant indirect impacts on the SSSI.

### **Final Publication (First) Consultation – October 2017**

- Continued strong objections to the removal of land from the Green Belt in principal. Alternative brownfield sites such as Chalgrove and land beyond the Green Belt such as “Harrington” should be developed first. Release of the site will lead to coalescence.
- Strong objections to development of the site which is considered to be far removed from Oxford’s employment opportunities and likely to become a commuter town. Development should be positioned on the edge of Oxford to address their unmet need.
- Concerns regarding railway line improvements, traffic increases, ecology and loss of biodiversity, air quality have not been addressed. The development site is an 'island' bordered by the Thames on three sides which will become inaccessible.
- High voltage power lines will be inappropriate alongside the residential development.
- Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust note that the allocation includes a small SSSI (Culham Brake) and adjoins a LWS (Furze Brake), adverse impact on which will need to be avoided. Further detail is required to understand whether proposed green infrastructure along the northern boundary of the site with the Thames will be sufficient to provide a buffer.
- Highways England is supportive of the production of a supplementary planning document given the potential impact of these sites on the nearby A34 and the need to ensure the safe and efficient operation of the Strategic Road Network.
- Oxford Bus Company considers that any bus route created to serve Culham would have to rely only on the new demand generated by the development itself. In particular, the policy should be reworded to include reference to the level and scope of bus service improvements to this development and the relevant developer contributions arising from it.
- Oxfordshire County Council considers that the South Oxfordshire Local Plan should clearly state the infrastructure challenges associated with development at and adjoining Culham Science Centre and the need to ensure that these are able to be resolved prior to any development proceeding. Mitigation through a new Culham-Didcot Thames Crossing and Clifton Hampden Bypass is likely to be required, and funding for that is not yet assured.

### **Response to Main Issues Raised During Regulation 18 Consultations on Land Adjacent to Culham Science Centre**

3.35 Support for the allocation of the site was strong at the Second Preferred Options stage but waned at Final Publication (First) stage. However, the objections raised later in the consultation process relate primarily to the principle of removal of land from the Green Belt, rather than objections to the allocation of the site as a location for development. The exceptional circumstances justifying a review of the Green Belt in this area are set out in the South Oxfordshire Local Plan. The concerns regarding planned infrastructure improvements, flooding, impacts on biodiversity, best and most versatile agricultural land, air quality and the existence of high voltage power lines on site are noted. The supporting evidence identifies known planning constraints for all the planned allocations and our other evidence, including the Infrastructure Delivery Plan, provides officers with additional information about the requirements to support development in order that the South Oxfordshire Local Plan can ensure that the proposed allocations are deliverable.

- 3.36 The amount of development anticipated to come forward on the site over the plan period has been reduced to ensure that infrastructure to support the development can be achieved in a timely manner, though it will continue beyond this time. The policy makes provision for the infrastructure required to support the development and the Final Publication (second) Plan includes a requirement for a pedestrian/cycle bridge across the River Thames to link with Abingdon.
- 3.37 The development boundary for the proposed allocation at Culham has been amended to exclude the SSSI at Culham Brake from the allocated area. This will also assist to form a more defensible and permanent Green Belt boundary.
- 3.38 Officers will continue to work with the site promoters and other stakeholders including the County Council to bring forward a scheme for development that is appropriately supported by deliverable infrastructure including community infrastructure as required by the suite of Community Facility policies.
- 3.39 The South Oxfordshire Local Plan must be considered as a whole; the South Oxfordshire Local Plan includes a suite of environmental and design policies to ensure that biodiversity and environmental concerns are addressed by all development within the district.

## **Harrington**

### **Main Issues Raised During Regulation 18 Consultations**

#### **First Preferred Options Consultation – June 2016**

- 3.40 The potential of development of Harrington attracted a high number of responses. There was a general consensus that the scale of development was at odds with the location. Respondents raised concerns regarding environmental impacts, congestion affecting the M40 and surrounding local communities, pollution and flooding. Respondents were also concerned about the affordability of the development to local people rather than commuters to London and Oxford.

#### **Second Preferred Options Consultation – March 2017**

- 3.41 The principle of development at Harrington was supported both as an alternative development to Chalgrove and also as a sustainable location. However, a number of respondents considered that neither Chalgrove or Harrington should be allocated as the scale of development proposed is at odds with the rural nature of the district.

#### **Final Publication (First) Consultation – October 2017**

- 3.42 Strong objections to the removal of land from the Green Belt in principal. Alternative brownfield sites such as Chalgrove and land beyond the Green Belt such as “Harrington” should be developed first.

#### **Response to Main Issues Raised During Regulation 18 Consultations on Harrington**

- 3.43 The sustainability appraisal assessed two alternative options for growth within the “heart of the district” in accordance with the spatial strategy. Land at Harrington was assessed on the basis that assumption that 3,850 of the 6,500 dwellings that could be accommodated on the site could be developed during the plan period.

- 3.44 The site performed well against the SA objective for all but biodiversity, land use and flood risk. The site scores the highest for housing, access to facilities, health and wellbeing, travel choice, employment and education and skills. Due to the scale of development proposed, the site could potentially support a range of facilities and potentially provision for a park and ride facility. Lowest scores relate to biodiversity, land use and flood risk.
- 3.45 When testing options it was found that, although the site has the highest capacity of all the options, deliverability within the plan period was poor due to the significant infrastructure investment required to support the development. In addition, Oxfordshire County Council and Natural England raised concerns regarding the infrastructure and environmental impacts of development at Harrington.
- 3.46 With regards to infrastructure there were concerns regarding sustainable transport accessibility, phasing of required infrastructure such as healthcare and improvements to M40 motorway access, and whether the proposed areas of employment would be sufficient to ensure the development does not become a dormitory settlement.
- 3.47 With regard to environmental impacts has areas of flood zone 2 and 3, is located directly adjacent to a SSSI and ancient woodland, and is c. 6.5 km from the designated European Special Area of Conservation at Aston Rowant and it was considered that the site would have a strong visual impact on the landscape. As such, significant mitigation is likely to be needed to make the development acceptable and preliminary investigation and assessments have not fully considered the requirements for mitigation.
- 3.48 In accordance with the sustainability appraisal, development at Harrington was not pursued through the early stages of plan development. Following the Final Publication (first) Consultation and the decision to revisit all land capable of forming a strategic allocation, Land at Harrington was re-assessed. This process is set out in full in the Sites Selection Background Paper (January 2019). The option for development at Harrington was rejected; the potential allocation of Harrington were determined as not being sustainable in the Councils evidence base and assessment process of the fifteen potential strategic sites identified. Thornhill and Harrington were the two least sustainable allocations as determined by the Sustainability Appraisal.

## **Land at Wheatley Campus, Oxford Brookes University Main Issues Raised During Regulation 18 Consultations**

### **First Preferred Options Consultation – June 2016**

- Support for the redevelopment of the campus subject to appropriate infrastructure improvements.
- Support for the site remaining with the Green Belt with development restricted to the previously developed areas.
- Strong support for the replacement of the tower.

Respondents considered that the housing mix should be focussed on homes suitable for younger people, families and the elderly.

### **Second Preferred Options Consultation – March 2017**

- Strong support for the redevelopment of a 'brownfield' site, in a sustainable location with good transport links.
- Capacity of local infrastructure was of some concern.
- No consensus regarding whether the site should be removed from the Green Belt.

### **Final Publication (First) Consultation – October 2017**

- Support for re-use of previously developed land.
- Support for restricting development to the existing built footprint.
- Support for a reduction and/or defined limit to the number of homes proposed respecting the Green Belt location.
- Support for retention of the site within the Green Belt.
- Deliverability of the site was questioned.
- The suggestion to only allow vehicular access to the west will increase congestion and road safety issues. This is contrary to the emerging Wheatley Neighbourhood Development Plan which requires access from both the east and the west.
- SHELAA Site 982 could be delivered alongside the Wheatley Campus site to provide a larger quantum of development. It offers a reasonable alternative that should have been tested as an option.
- Historic England notes that any redevelopment of the campus should retain the Scheduled Monument on the site and respect both its setting and that of the Scheduled Monument and listed buildings to the north-west. Further assessment of the significance of the Monuments and listed buildings and of the potential impacts of development on that significance may be necessary to determine the form that development should take to avoid or minimise harm.
- Oxford Bus Company considers that without an operating university campus, a bus service entering the site is unlikely to be financially viable with only 300 dwellings. Therefore, there needs to be high quality public transport within and adjacent to the site, although they would need to be financially supported.
- Oxfordshire County Council notes that the primary school pupil generation from approximately 300 houses at Wheatley can be expected to be accommodated at the existing primary school, but there would be a capacity issue if more houses are proposed in the area. The Wheatley Park Secondary School is expected to expand. In addition to primary and secondary schools, publicly funded provision is also expected for Special Education Needs and for early years and child care. Financial support for bus services through the site are required.

### **Response to Main Issues Raised During Regulation 18 Consultations on Land at Wheatley Campus, Oxford Brookes University**

3.49 The residential redevelopment of the campus has been generally supported throughout the consultation process. While the Council initially supported the retention of the campus within the Green Belt, further work on the deliverability of the allocation has shown that a comprehensive redevelopment of the site cannot be viably achieved within the existing built footprint. It is the intention of the South Oxfordshire Local Plan to achieve redevelopment of the site without further restricting the overall openness of the Green Belt within the proposed allocation. In order to achieve this, the South Oxfordshire Local Plan now proposes that the site is removed from the Green Belt.

- 3.50 The Local Plan Viability Study tested a brownfield, 300 dwelling development type which was found to be viable. The proposed allocation site is subject to a number of constraints; these are not considered insurmountable. The majority of the identified constraints can be overcome by focusing development on the eastern side of the site and through sensitive design. There is no evidence to suggest that this site is not deliverable.
- 3.51 The precise quantum of development that is appropriate on this site will be dependent upon the impacts of development on the Green Belt and designated heritage assets, as well as how the design responds to other constraints. This can only be tested as detailed proposals are developed. The allocation of the site for a minimum of 300 dwellings is based on high level assessments undertaken to inform the Local Plan process taking into consideration constraints, the existing built footprint and the need to ensure an efficient use of land.
- 3.52 Oxford Bus Company and Oxfordshire County Council have both highlighted that there is likely to be a need for financial support for bus services through the site and the allocation policy in the Final Publication (second) Plan reflects this. Access requirements will need to be assessed and tested in more detail at the planning application stage. The policy wording provides flexibility to allow vehicle access from the west if needed and has been amended to enable buses to move through the site.

## **Section 3.6 Didcot**

### **Main Issues Raised During Regulation 18 Consultations**

- 3.53 The Local Plan has generally received a low level of response at all stages of the Local Plan consultations from residents and those with interests in Didcot.
- 3.54 The Council could theorise as to why this is the case. This could be reflective of a possibly underlying support for the principle of the Didcot Garden Town development; However it is more probable that a low response is reflective of the fact that the Didcot allocations are carried forward from previous local plans, where extensive consultation and examinations finding these allocations to be sound have been progressed.

### **Second Preferred Options Consultation – March 2017**

- Limited support for the removal of the focus on Didcot due to the poor delivery at this location.
- Limited support for the allocation of further sites in and around Didcot, including a reassessment of appeal sites with reference to the Garden Town proposals.
- Concern regarding the infrastructure investment required to support the level of growth proposed in Didcot.

### **Final Publication (First) Consultation – October 2017**

- Limited objections to the preparation of a Supplementary Planning Document which was considered inappropriate for the Garden Town. Preparation of a Development Plan Document was supported.
- Support for expansion of the policy to specifically support the Garden Town objectives.

- Concern that the c Garden Town Masterplan is unduly influencing the Council in what should be plan-led decisions through their local plan about the best locations for housing growth.
- Oxfordshire County Council set out amendments to the supporting text to clarify the strategic approach for Science Vale. The amendments are needed as the text is currently not clear, for example it suggests a 'cycle strategy' which may or may not be referring to the Science Vale Cycle Strategy or the Active and Healthy Travel Strategy.

### **Response to Main Issues Raised During Regulation 18 Consultations on Didcot**

3.55 The sustainability appraisal supports the spatial distribution of development within the district. Drawing on a combined approach to the distribution of new housing development enables a series of benefits to be delivered through the Local Plan. Development at Didcot Garden Town supports the delivery of the spatial strategy as it is located in the heart of the Science Vale area and is a sustainable settlement. The changes to the supporting text suggested by Oxfordshire County Council have been integrated into the South Oxfordshire Local Plan.

3.56 The principle of allocating development at this location will be tested through the local plan examination process again. The detail of the masterplan and delivery requirements will be established through a review of the local plan.

3.57 The Garden Town masterplan, as part of the delivery plan, has been developed independently alongside production of the local plan.

## **Section 3.7 Henley-on-Thames, Thame and Wallingford**

### **Main Issues Raised During Regulation 18 Consultations**

#### **Refined Options Consultation – February 2015**

3.58 Strong support for restricting any growth within the Areas of Outstanding Natural Beauty.

#### **First Preferred Options Consultation – June 2016**

- Support for high levels of affordable housing provision in all three towns.
- Support for allocating equal amounts of development to all three towns but reducing the overall level of development required to reflect the AONB and river Thames constraints.
- Strong objections to the level of development proposed which was considered to be at odds with the highways, social infrastructure and landscape capacity of the towns and the surrounding villages.
- Limited support for additional allocations for Thame and Wallingford in view of the existence of additional capacity in other sustainable locations.
- Concern that the character of Thame as a market town was being eroded and that plans for expansion at Princes Risborough and Long Haddenham within Aylesbury Vale risk creating a new conurbation with Thame.

- Some support for the provision of further employment land at Thame and Wallingford but some respondents considered that upgrading existing employment land would be more appropriate.
- High levels of concern that cross-border infrastructure implications of development were not being sufficiently addressed at Henley and Thame.
- Continued very strong support for the allocation of non-strategic development through neighbourhood planning, although the need for there to be more detail and strategic direction given to Neighbourhood Development Plans with specific minimum housing levels to be provided at the towns was noted by respondents.
- Support for the provision of the contingency policy for Neighbourhood Development Plan allocations, albeit with some suspicions that it would be used by the Council to impose its will on local communities.

### **Second Preferred Options Consultation – March 2017**

- Support for the allocation of sites through the neighbourhood planning process, supported by a contingency policy in case a Neighbourhood Development Plan does not deliver the required level of development within a specified timeframe.
- Limited support for allocations to be made through the local plan process with the identification of sites or broad locations for development.
- Support for a specific number of homes to be delivered at each town to be set out in the South Oxfordshire Local Plan.
- Support for maintaining the separation of Thame from neighbouring villages.
- Support for maximising development within the towns to minimise AONB and Green Belt development.
- Objections to the level of development proposed for Henley-on-Thames in view of AONB and highway capacity impacts.
- Concerns regarding air quality, increases in traffic and capacity of local infrastructure to support development.

### **Final Publication (First) Consultation – October 2017**

- Support for the provision of some justification for the 15 percent growth allocation, supported by evidence.
- Strong support for disaggregation of the collective target for the three towns. Under delivery in one town should not imply further delivery in another.
- Some support for further growth at the market towns, particularly from those who consider that Thame is unconstrained and could accommodate more development.
- Support for the reduction of the housing number for Henley-on-Thames since the town is constrained by AONB and the river Thames.
- Continued strong support for the allocation of development by the Neighbourhood Development Plans, however the time allotted for the review of Neighbourhood Development Plans was considered to be too short.
- Continued limited support for allocations to be made through the local plan process with the identification of sites or broad locations for development.
- Continued concerns regarding the lack of evidence on infrastructure constraints.
- The Chilterns Conservation Board considered that the allocation at Henley-on-Thames is too high in view of the AONB constraints. The 15% allocation, on top of Core Strategy allocations, could involve major development in the AONB that may not constitute exceptional circumstances nor be in the public interest.
- Natural England was concerned that the policy approach of 15% growth to be delivered through Neighbourhood Development Plans does not fulfil the

requirement of the NPPF to ensure allocated sites are on land of least environmental value, as this cannot be strategically assessed by NDPs.

- Oxfordshire County Council was concerned that leaving a large number of house allocations to Neighbourhood Development Plans could lead to ineffective infrastructure planning. The locations of housing allocations will need to be considered for each individual Neighbourhood Development Plan. The provision for speculative planning applications in the event that Neighbourhood Development plans do not proceed to allocate sites could lead to unforeseen consequences as infrastructure will then need to be considered incrementally in respect of individual planning applications. The plan is not justified as there is not a robust and credible proportionate evidence base for deliverability of the housing figures. Further work is required and additional allocations may be needed.

### **Response to Main Issues Raised During Regulation 18 Consultations on Henley-on-Thames, Thame and Wallingford**

3.59 It is considered that there is sufficient capacity within each of the market towns to meet the allocated number of homes as supported by the findings of the SHELAA. It was not the intention of the policy for deficits in delivery in one town to be supplemented by delivery in another since it is important that each Town aims to provide allocations to meet its individual requirements because the towns are sustainable settlements and growth of them forms an essential part of the South Oxfordshire Local Plan's spatial strategy. The South Oxfordshire Local Plan has been amended to provide clarification on this point.

3.60 An update to additional requirements for each settlement was carried out in view of all completions to March 2018 and extant permissions to September 2018, the policy (and table 5d) has been revised to clarify how many new homes each town's NDP will need to allocate. The policy has also been revised to provide further clarity on the amount of additional development required and will express the housing requirement as individual residual targets for the NDPs to progress.

3.61 The Council strongly advocates neighbourhood planning and offers a range of support to neighbourhood planning groups. The Council supports the view that Neighbourhood Development Plans are an appropriate way to manage development at a local level. There has been great success in the district with drafting and making Neighbourhood Development Plans and it is anticipated that this will continue to support the overall spatial strategy of the local plan. The South Oxfordshire Local Plan directs development to the towns in accordance with the spatial strategy. The South Oxfordshire Local Plan's proposed devolution to Neighbourhood Development Plans is an innovative approach which is fully supported by NPPF 2018 Paragraph 65. In response to the consultation, relevant policies have been included in the South Oxfordshire Local Plan that will operate as a contingency if a Neighbourhood Development Plan cannot, or will not, allocate the required level of development for housing or employment.

3.62 The principle of allowing Neighbourhood Development Plans to allocate sites in the towns was strongly supported throughout the consultation process, notwithstanding some reservations expressed by Oxfordshire County Council in relation to effective infrastructure planning and Natural England with regard to

ensuring allocated sites are on land of least environmental value, since this cannot be strategically assessed by Neighbourhood Development Plans.

- 3.63 Neighbourhood Development Plans are subject to a screening opinion to assess whether an SEA/SA is required to support the plan and Natural England is a statutory consultee to that screening process. Funding and support is available to neighbourhood plan groups for carrying out site assessments and for specialist studies. The total development to be provided at the market towns and larger villages represents approximately 4% of the total housing land supply. This is not a significant proportion and is not considered to be an over reliance, but represents a balanced approach to housing supply which will allow for effective infrastructure planning based on the Infrastructure Delivery Plan and the operation of the adopted CIL.
- 3.64 Neighbourhood Development Plans must be in general conformity with the strategic policies of the Local Plan, and with the NPPF to meet the basic conditions. The South Oxfordshire Local Plan's strategy is to allow proportional growth at each of the towns as a starting point and for the NDP to determine whether any more growth is acceptable or desirable to help meet community development aspirations. Ultimately a detailed evidence base will need to be provided to support each Neighbourhood Development Plan and its assessment of capacity, whether this is to support a higher or lower number than that specified by the policy.
- 3.65 The concerns expressed regarding potential impacts on the AONBs have been addressed by an amendment to the supporting text to recommend that where Neighbourhood Development Plans are considering sites within an AONB or that form part of the setting of an AONB a Landscape and Visual Impact Assessment should be undertaken.
- 3.66 The contingency period set out for the review of Neighbourhood Development Plans is 12 months from adoption of the South Oxfordshire Local Plan. The Publication (first) Version of the South Oxfordshire Local Plan, which set out the expectations for Neighbourhood Development Plan allocations, was published in October 2017 and the South Oxfordshire Local Plan is scheduled to be adopted late in 2019. It is considered that neighbourhood planning groups will have been given adequate time to prepare a review of their plans, with the support of the Council and other bodies.

## **Section 3.8 Development in the Villages**

### **Main Issues Raised During Regulation 18 Consultations**

#### **Refined Options Consultation – February 2015**

- Strong support for the provision of housing in smaller villages through preparation of Neighbourhood Development Plans with appropriate support from the Council.
- Support for a relaxation of policies to allow a small increase in the number of homes in smaller villages, subject to adequate infrastructure provision and the maintenance of the village character. Respondents considered that this would help

to support local services and facilities and result in a more sustainable distribution of development.

- Development site options at all villages were the subject of a high number of responses. These site options have not been pursued by the South Oxfordshire Local Plan as NDP are being prepared covering each of the proposed “larger villages”, with the exception of Nettlebed, and these NDP will allocate all non-strategic development.

#### **First Preferred Options Consultation – June 2016**

- Some objections to the reliance on Neighbourhood Development Plans with support for either a requirement for a specific number of homes for each village or site allocations in the local plan.
- Objections to the derivation of the village growth figures as an appropriate methodology. Respondents suggested that a specific capacity assessment should be undertaken to guide the level of development but most supported NDP determination of housing numbers based on local need.
- Limited support for the identification of a “medium village” tier within the settlement hierarchy.

#### **Second Preferred Options Consultation – March 2017**

- Continued objections to the reliance on Neighbourhood Development Plans with support for either a requirement for a specific number of homes for each village or site allocations in the local plan.
- Limited support for the NDP contingency policy, some respondents consider more time or flexibility for NDP was required.
- Continued objections to the derivation of the village growth figures as an appropriate methodology. Respondents suggested that a specific capacity assessment should be undertaken to guide the level of development but most supported NDP determination of housing numbers based on local need.
- Concern that infrastructure capacity would be insufficient for the new development.
- Objections to the policy approach for smaller village. The limits on the size of infill development and application of the affordable housing policy to sites of greater than 10 homes would restrict affordable housing delivery.

#### **Final Publication (First) Consultation – October 2017**

- Continued objections to the derivation of the village growth figures as an appropriate methodology. Respondents suggested that a specific capacity assessment should be undertaken to guide the level of development but most supported NDP determination of housing numbers based on local need.
- Objections to the high level of development proposed in light of the new standard methodology balanced by objections suggesting that the development proposed is insufficient to retain vitality and local services.
- Over reliance on Neighbourhood Development Plans risks 5-year housing land supply position, delivery of affordable housing and may constrain development in the early years of the plan.
- Natural England is concerned that the policy approach of 15% growth to be delivered through Neighbourhood Development Plans does not fulfil the requirement of the NPPF to ensure allocated sites are on land of least environmental value, as this cannot be strategically assessed by Neighbourhood Development Plans.

- Oxfordshire County Council is concerned that leaving a large number of house allocations to Neighbourhood Development Plans may lead to ineffective infrastructure planning. The locations of housing allocations will need to be considered for each individual Neighbourhood Development Plan. The provision for speculative planning applications in the event that Neighbourhood Development Plans do not proceed to allocate sites could lead to unforeseen consequences as infrastructure will then need to be considered incrementally in respect of individual planning applications. The plan is not justified as there is not a robust and credible proportionate evidence base for deliverability of the housing figures. Further work is required, and additional allocations may be needed.

### **Response to Main Issues Raised During Regulation 18 Consultations on Development in the Villages**

- 3.67 There are approximately 140 settlements in South Oxfordshire. The settlements have been categorised by the services and facilities they offer to establish a hierarchy. Villages have been categorised as being either “larger villages”, with a wide range of services and facilities in sustainable locations, and “smaller villages” that have a more limited range of services. There is a clear distinction between the villages in the settlement hierarchy although there are interdependencies which exist at all levels. Exploration of the introduction of a “middle” village category was considered to add an unnecessary tier into the settlement hierarchy.
- 3.68 The South Oxfordshire Local Plan directs development to the larger villages in accordance with the spatial strategy and supports those Neighbourhood Development Plan groups who wish to promote development in the smaller villages. The Council strongly supports the neighbourhood planning process which is compliant with Para 183 of the NPPF1. The South Oxfordshire Local Plan’s proposed devolution to Neighbourhood Development Plans is an innovative approach which is now fully supported by NPPF 2018 Para 65. Relevant policies have been included in the South Oxfordshire Local Plan that will operate as a contingency if a Neighbourhood Development Plan cannot, or will not, allocate the required level of development for housing or employment. The principle of allowing NDP to allocate sites in the towns and village was strongly supported throughout the consultation process, notwithstanding some reservations expressed by Oxfordshire County Council in relation to effective infrastructure planning and Natural England with regard to ensuring allocated sites are on land of least environmental value, since this cannot be strategically assessed by NDPs.
- 3.69 The South Oxfordshire Local Plan proposes 15% growth in the larger villages. This level of growth has been calculated on the basis of the housing stock existing as at the 2011 base date of the Local Plan. Initially a 10% growth figure was proposed, but this was in addition to core strategy allocations, where these existed. This 15% distribution process does not take into account of social, economic and environmental factors that may impact upon the ability of settlements to accommodate the amount of development that has been calculated. Similarly, it does not take into account the availability of suitable and deliverable sites which may also impact on how much development a settlement may accommodate. Some villages are constrained by factors such as Green

Belt, Areas of Outstanding Natural Beauty, and flood zones. In these villages, a 15% growth may not be fully achievable. Other villages are unconstrained and can plan for more than 15% growth. The level of growth proposed should be evidenced within the Neighbourhood Development Plan with local communities helping to shape the development of their village.

- 3.70 A reassessment of completions, commitments and windfall data has shown that windfall completions are likely to exceed previous expectations over the plan period, such that the 500 dwelling allocation requirement proposed by the South Oxfordshire Local Plan at smaller villages is no longer necessary to meet the housing requirement for the district. The primary evidence for this assessment is the SHELAA, which looks at development opportunities at the settlements and also analyses the role of windfall development.
- 3.71 It is anticipated that the level of development required will be achieved through windfall development which will achieve a growth of between 5 to 10% within the smaller villages. However, to support the neighbourhood level of planning where communities would like to direct growth to locations of their choosing, the policy will allow villages preparing Neighbourhood Development Plans to set out sites to achieve a minimum of five percent growth. This complies with the approach set out in NPPF 2018 Para 65 and 66, allowing communities scope to determine what they would like to achieve through their Neighbourhood Development Plan depending on the capacity for development in each village and the community's vision for their area. Accordingly, the policy has been revised so that the smaller villages will only accommodate growth where there is community commitment to achieving this through a Neighbourhood Development Plan.
- 3.72 Neighbourhood Development Plans are subject to a screening opinion to assess whether an SEA/SA is required to support the plan and Natural England is a statutory consultee to that screening process. Funding and support is available to neighbourhood plan groups for carrying out site assessments and for specialist studies. The total development to be provided at the market towns and larger villages represents approximately 4% of the total housing land supply. This is not a significant proportion and is not considered to be an over reliance, but represents a balanced approach to housing supply which will allow for effective infrastructure planning based on the Infrastructure Delivery Plan and the operation of the adopted CIL.
- 3.73 Neighbourhood Development Plans must be in general conformity with the strategic policies of the Local Plan, and with the NPPF to meet the basic conditions. The South Oxfordshire Local Plan's strategy is to allow proportional growth at each of the villages as a starting point and for the NDP to determine whether any more growth is acceptable or desirable to help meet community development aspirations. Ultimately a detailed evidence base will need to be provided to support each Neighbourhood Development Plan and its assessment of capacity, whether this is to support a higher or lower number than that specified by the policy.
- 3.74 The concerns expressed regarding potential impacts on the AONBs have been addressed by an amendment to the supporting text to recommend that where

Neighbourhood Development Plans are considering sites within an AONB or that form part of the setting of an AONB a Landscape and Visual Impact Assessment should be undertaken.

- 3.75 The contingency period set out for the review of Neighbourhood Development Plans is 12 months from adoption of the local plan. The Publication Version of the plan, which set out the expectations for Neighbourhood Development Plan allocations, was published in October 2017 and the plan is scheduled to be adopted late in 2019. It is considered that neighbourhood planning groups will have been given adequate time to prepare a review of their plans, with the support of the Council and other bodies.

### **Section 3.9 Non-Strategic Housing Allocations**

#### **Main Issues Raised During Regulation 18 Consultations**

##### **Refined Options Consultation – February 2015**

- Strong support for the allocation of Land to the west of Priest Close, Nettlebed of the options presented, which indicated that NET3 was the most favoured site due to its location, proximity to the village, ease of access. Respondents considered that development of NET3 would have the least impact on the rest of the village.

##### **Second Preferred Options Consultation – March 2017**

- Concern regarding the landscape impacts of the proposed allocations at Priest Close, Nettlebed and Joyce Grove, Nettlebed on the AONB.
- Some concern regarding the cumulative impact of the proposals for the two sites on infrastructure and services in the local area of Nettlebed.
- Concerns regarding the green the green space and ecological value of the Priest Close, Nettlebed site.
- Some respondents questioned the availability of the Joyce Grove, Nettlebed site.

##### **Final Publication (First) Consultation – October 2017**

- A limited number of objections to the allocation of the site at Priest Close, Nettlebed. Respondents note impacts on the AONB, ecological constraints, distance to the village centre and access constraints.
- A limited number of objections to the allocation of the site at Joyce Grove, Nettlebed. Respondents note impact on the AONB and deliverability concerns.
- Respondents note that the Land to the South and West of Nettlebed Service Station would impact on the AONB, relates poorly to the village and has access constraints.
- Respondents consider that development should be permitted in the grounds of the Joyce Grove, Nettlebed site.
- Historic England request inclusion of a criterion requiring a survey of above and below ground archaeology at Joyce Grove, Nettlebed to determine the extent and significance of archaeological remains to inform and guide the development proposals, with appropriate mitigation.

## **Response to Main Issues Raised During Regulation 18 Consultations on Non-Strategic Housing Allocations**

- 3.76 The Landscape Capacity Assessment for Larger Villages (2015) found that development on the site at Priest Close has the potential to harm the landscape setting of the village and AONB. However, the site is enclosed and is not visually prominent. The Landscape Capacity Assessment (2018) reassessed the site under reference NET1. The study found that overall the site has a medium landscape capacity, despite the location within the AONB, the site is extremely well contained and relates well to the existing village edge. The assessment found that there may be some potential for a small housing development within the site subject to appropriate boundary vegetation retention and strengthening. Land to the South and West of Nettlebed Service Station is considered to be well contained and not visually prominent within the AONB.
- 3.77 The inclusion of development criteria aimed at minimising impacts on the AONB together with the operation of policy ENV1: Landscape and Countryside is considered to offer sufficient protection to the AONB. In response to the consultation and revised landscape evidence the policies for allocations at Nettlebed have been amended to include a requirement for landscaping to minimise impacts on the AONB.
- 3.78 The development potential of the Priest Close site has been reviewed. The ecology of the site has been further considered in determining the level of development that would be appropriate in view of additional ecology evidence. In response to the issues raised regarding ecological impacts during the Second Preferred Options consultation, the site allocation has been reduced from 19 dwellings to approximately 11 dwellings.
- 3.79 Access to the land at Nettlebed Service Station may be achieved directly onto the A4130, but the access would be determined through discussions with the Highway Authority. The access over common land for the site at Priest Close can be gained through submission of an application, and it is acknowledged that this will take time to achieve. The development trajectory for this site takes this delay into account and it is expected that delivery on site will commence in 2022/23.
- 3.80 The proposed allocation at Joyce Grove relates to re-using existing buildings and the supporting text states that it would not be suitable for new-build housing. The listed building stands in a parkland setting which it is considered important to conserve. For this reason, it is not considered that the provision of additional housing in the grounds is appropriate. A requirement for archaeological survey is therefore unnecessary. The site is currently in use but it is understood that the occupants are searching for a more suitable location. Officers will assist in the search to ensure timely delivery of the allocation.

## **Section 3.10 Affordable Housing**

### **Main Issues Raised During Regulation 18 Consultations**

#### **First Preferred Options Consultation – June 2016**

- Strong support for the principle of delivering affordable housing as part of new development.
- Strong support for the reduction of the amount of affordable housing required for each site to an achievable percentage.
- Some support for removal of the threshold to allow the target to be reduced.
- Some support for determination of the affordable housing contribution by Neighbourhood Development Plans or by location and local need.
- Strong support for the retention of affordable housing in perpetuity.

#### **Second Preferred Options Consultation – March 2017**

- Continued strong support for the principle of delivering affordable housing as part of new development.
- Continued high levels of concern that the amount of affordable housing required for each site should be set at an achievable percentage.
- Continued strong support for the retention of affordable housing in perpetuity.
- Respondents questioned the viability of the policy and sought greater flexibility in the tenure mix to aid deliverability.
- Respondents questioned how the policy would operate where unmet needs from Oxford City are being planned for.

#### **Final Publication (First) Consultation – October 2017**

- Limited support for an uplift to district housing requirement to address affordability.
- Lack of evidence on the viability of the policy, especially considered in combination with other policies in the plan;
- Respondents questioned the viability of the policy and sought greater flexibility in the tenure mix to aid deliverability.
- Continued high levels of concern that the target should be set at an achievable percentage. The policy wording of 'at least' 40% was considered ambiguous.
- Support for the retention of high proportion of the affordable housing for those with a local connection, this should include the shared ownership proportion;
- Support for the inclusion of affordable rent in the tenure mix.
- Support for the removal of the site size threshold for contributions. Respondents considered that local need should not be overruled by the Written Ministerial Statement (Brandon Lewis, "support for small scale developers, custom and self-builders, November 2014).
- Respondents questioned how C2 units will be treated for the purposes of calculating affordable housing requirements.
- Respondents continued to question how the policy would operate where unmet needs from Oxford City are being planned for.

### **Response to Main Issues Raised During Regulation 18 Consultations on Affordable Housing**

3.81 The housing requirement identified for the district includes an uplift which will help to address affordability issues. Viability testing on the affordable housing requirements has been undertaken in combination with other plan requirements,

as required to justify the policy. An updated viability study will be prepared to test the viability of the revised Plan.

- 3.82 The South Oxfordshire Local Plan is clear that the policy represents the starting point for affordable housing negotiations and that the exact amount of affordable housing on a site will be agreed through further negotiations between developers and the Council, supported by appropriate, specific viability evidence and where relevant local housing needs surveys.
- 3.83 The allocation of affordable housing to individuals is outside of the remit of the local plan. The need to include affordable rent within the tenure mix has been noted along with the need for flexibility within the tenure mix on each site. The policy and the supporting text have been amended accordingly. The policy has also been amended to specify the development size at which affordable housing will be sought. This change will ensure that the policy may also be applied to C2 development that meets the threshold.
- 3.84 NPPF 2018, Para 63 states that affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas. In response to the consultation which supports the reduction of the site size threshold, the policy will be amended to seek a contribution to affordable housing from “minor” development of greater than five units within the AONB.
- 3.85 In response to the consultation and the publication of a Proposed Submission Plan by Oxford City Council during November 2018, which quantifies the level of further growth required to meet the requirements of the Oxfordshire Housing and Growth Deal, the South Oxfordshire Local Plan has been revised to include specific strategic allocations of land adjacent to Oxford for residential led development intended to help address Oxford’s development needs. In support of this revised approach, the policy for affordable housing requirements has also been revised to require 50% affordable housing within the allocations on the periphery of Oxford which will contribute to meeting the needs of Oxford for both market and affordable housing. This level of requirement is supported by the Oxfordshire SHMA.
- 3.86 The Council will also seek to increase the overall level of provision of affordable housing through exception sites.

## **Section 3.11 Housing**

### **Main Issues Raised During Regulation 18 Consultations**

#### **Refined Options Consultation – February 2015**

- Respondents supported the provision of smaller homes to allow elderly people to downsize, provided that such development was provided where elderly people would be able to easily access local services and infrastructure.
- Respondents did not feel qualified to comment regarding the suitability of Gypsy and Traveller sites at Menmarsh scrapyard and Philips Tyres although some

identified the existing sites were predominantly in the north of the district and considered that new sites should be distributed more evenly. Alternative sites suggested by respondents included – Adjacent to Monument Business Park, Chalgrove; Didcot Power Station; Chalgrove airfield; old council depots; abandoned airfields.

### **First Preferred Options Consultation – June 2016**

- Support for the provision of smaller, starter homes and a good mix of housing types and sizes.
- Support for specific allocations for accommodation for elderly people to be made within the South Oxfordshire Local Plan.
- Support for the allocation of self-build plots within the South Oxfordshire Local Plan.
- Support for not allowing pitches and plots for Gypsies, Travellers and Travelling Showpeople in the Green Belt, although there was some concern that this was discriminatory given the review of the Green Belt to accommodate residential development for settled communities.
- Limited support and limited objections to the provision of Gypsy and Traveller sites in Kiln Lane Garsington.
- Limited objections to the identification of Chalgrove Airfield for the provision of sites for Gypsies and Travellers.

### **Final Publication (First) Consultation – October 2017**

- Strong support for inclusion of a development trajectory for housing sites, showing annual delivery.
- The South Oxfordshire Local Plan is based on unrealistic/over-optimistic lead-in times and build-out rates for strategic sites.
- Limited support for a review of policies for the development of replacement dwellings and infill which are considered to be overly permissive.
- Limited support for a review of policies for the development of replacement dwellings and infill; wording is considered to be overly restrictive and would restrict development on suitable sustainable sites.
- Support for the inclusion of local targets for delivering the accommodation needs for older people rather than over reliance on NDPs and strategic allocations.
- Support for the allocation of self-build plots within the South Oxfordshire Local Plan, although respondents were concerned that the strategic allocation approach would not meet the need for smaller, serviced plots.

### **Response to Main Issues Raised During Regulation 18 Consultations on Housing**

3.87 The Council is in the process of updating its annual housing land supply position statement for the five year period covering 2019/20 to 2024/25. Engagement with promoters and developers of all major developments in the district has been undertaken to understand and test their assumed trajectories against local evidence of lead in times and delivery rates, and also to address any known delivery questions relating to the sites. Where a development does not benefit from a detailed planning permission (i.e. it is an outline consent or allocation), the Council will be seeking to agree a Statement of Common Ground with the promoter or developer of a site. We anticipate that this work will be completed by the end of April, and will provide the Inspector with an updated land supply statement showing detailed trajectories for every site that makes up our housing

land supply, including those allocations proposed in the South Oxfordshire Local Plan.

- 3.88 The consultation responses show that there is some contention regarding the policies for infill and replacement dwellings. It is considered that as the South Oxfordshire Local Plan should be read as a whole, it is not necessary to repeat policy within individual sections. It is considered that the suite of heritage policies provide adequate protection for heritage assets of value, that the design policies DE1 to DE10 as well as the South Oxfordshire Design Guide provide adequate guidance to ensure good design in the district and that policy ENV12: Pollution – Impact of Development on Human Health, the Natural Environment and/or Local Amenity (Potential Sources of Pollution) provides adequate protection from noise and vibration generated by new development. In addition, Policy STRAT6: Green Belt aims to maintain the openness of the Green Belt while Policy ENV1: Landscape and Countryside aims to ensure that the conservation of the natural beauty of the area within the AONBs is conserved.
- 3.89 A district level target for the amount of specialist housing for older people is not set by the South Oxfordshire Local Plan, though delivery does contribute to the county wide needs established by the 2014 SHMA. As such, the delivery can be monitored but the measurement will be at a more strategic level.
- 3.90 The South Oxfordshire Local Plan includes flexibility in the policy to ensure that the Council's housing strategy will be used to identify appropriate locations for development. The specific sites for delivery will be identified through Neighbourhood Development Plans as specified in Policy H1: Delivering new homes. Where housing need for older people has been demonstrated, it may also be permitted at Strategic Allocations and smaller sites allocated by the plan.
- 3.91 It is not considered that the policy for the identification of self-build plots places too much emphasis on large developers; the policy states that sites will be identified in various way such as through Neighbourhood Development Plans, on strategic allocations and through individual proposals seeking planning permission. The need for self-build plots is sought through the major allocations of the plan using terminology that is consistent with the Inspector's recommended approach at both East Devon and Cornwall Councils. The South Oxfordshire Local Plan's requirements are not considered to be comparatively onerous, with a 3% contribution being sought through strategic allocations. The smaller plots that are required for self-build purposes can be provided within a larger site boundary with effective sub-division in the masterplanning of the site. It is unlikely that there will be unforeseen conflicts between housing types within a scheme which has been adequately masterplanned and subsequently granted planning permission. The policy does not preclude Neighbourhood Development Plans from identifying small sites for self-build; it encourages it.
- 3.92 Allocations for accommodation for Gypsies and Travellers have been made in accordance with the findings of the Gypsy and Traveller Accommodation Needs Assessment (2017) and sites have been allocated at the most appropriate

strategic sites of Didcot North East (rolled forward from the Core Strategy), Chalgrove Airfield and Culham Science Centre.

## **Section 3.12 Employment**

### **Main Issues Raised During Regulation 18 Consultations**

#### **Refined Options Consultation – February 2015**

- Support for proposed allocations at Monument Business Park, Culham Science Centre, Didcot Station area and the market towns.
- Limited objections to Monument Park due to its isolated location.
- Some support for all employment to be located within Science Vale.
- Limited support for the following suggested additional locations for employment:
  - Howbery Park
  - Berinsfield – redevelopment of existing sites and use of the car boot field
  - Watlington and Wheatley industrial area expansion
  - Didcot power station
  - Oxford, Grenoble Road
  - MOD land at Benson and Chalgrove
  - Junction 7 on the M40 (Harrington)

#### **First Preferred Options Consultation – June 2016**

- Support for review of the employment allocations in response to the prospect of economic recession following the Brexit decision.
- Some support for provision of further employment growth at Culham Science Centre and Didcot and Chalgrove Airfield.
- Some opposition to the provision of further employment land at Monument Business Park balanced with some support, in accordance with brownfield first principles.
- Some objections to the provision of further employment land at Thame.
- Support for the provision of a greater number of smaller business premises and a focus on tourism related jobs in the AONB.
- Support for non-strategic allocations of employment land through Neighbourhood Development Plans.

#### **Second Preferred Options Consultation – March 2017**

- Variety of objections to the clarity of the plan; it is not considered that the needs, demands and losses of employment land have been adequately addressed.
- Variety of objections to the allocation of employment land at Chalgrove on the basis that it is considered to be too inaccessible for employment development.
- Support for the allocation of land at Culham, as this links to the Strategic Economic Plan (2014).
- Some support for further employment land to be allocated balanced with some objections to the level being provided.
- Some objections and some support for the provision of further employment land at Thame.

### **Final Publication (First) Consultation – October 2017**

- The major sites for employment are contrary to the NPPF in terms of minimising journey lengths for employment. The policy overstates possible employment opportunities at Monument Business Park.
- Additional sites should be included. Insufficient deliverable employment land has currently been identified. The allocations do not align with the evidence.
- Sites should be apportioned more effectively.

### **Response to Main Issues Raised During Regulation 18 Consultations on Employment**

3.93 The proposed areas for employment are located throughout the district at allocated strategic sites, Science Vale and Didcot. The South Oxfordshire Local Plan also directs employment development to the market towns and larger villages with specific locations to be identified through the Neighbourhood Plan process. These proposals are considered to align housing and employment growth in accordance with the spatial strategy.

3.94 The primary evidence base for determining the amount of employment land required over the plan period is The South Oxfordshire ELR Addendum (SOELRA) 2017. The allocations proposed within the plan align with the SOELRA which supplements the findings of the 2015 Employment Land Review (ELR). The SOELRA translates the economic forecasts used in the Oxfordshire SHMA 2014 into an area of employment land needed in the district for the period 2011 to 2033. The SOELRA 2017 forecasts net additional demand of employment land from 2011 to 2033 in South Oxfordshire of between around 19 and 35.9 hectares, with the higher figure relating to committed/planned economic growth, as supported in the Strategic Housing Market Assessment and the Strategic Economic Plan. The figures are comparable with those of the 2015 ELR although slightly higher due to the use of a refined methodology of examining both labour demand and local labour supply, using up to date job density ratios and plot ratio assumptions.

3.95 The location and size of employment land is influenced by the needs of business and while the South Oxfordshire Local Plan can provide for a mix of sizes of employment land in locations with good transport links, the market will determine the take up in a way which is not experienced with residential development. Sufficient flexibility must be allowed in the provision of employment land to ensure that business needs are met over the plan period. The 2015 ELR found that there is an opportunity to expand Monument Business Park. It was found to be a very successful location for office use, particularly in providing affordable and flexible space to accommodate the growth of Small and Medium Sized Enterprises. Vacancy was observed to be relatively low during the site survey, with high value occupiers attracted to the excellent public realm and good quality stock. In consideration of this evidence, the South Oxfordshire Local Plan proposes that the site is suitable for expansion to help meet additional demand for employment floorspace in rural area and the strategic allocation at Chalgrove airfield can assist with the business parks extension.

3.96 The impacts of leaving the European Union cannot be predicted at present, but the monitoring framework which accompanies the local plan includes

employment land and economic indicators that will indicate whether a review of the South Oxfordshire Local Plan is necessary to respond to changing circumstances.

### **Section 3.13 Infrastructure**

#### **Main Issues Raised During Regulation 18 Consultations**

##### **Issues and Scope Consultation – June 2014**

- Objections to the provision of a Thames road crossing near Reading and another near Culham/Clifton Hampden due to impacts on the settlements and wider road network.
- Strong support for the provision of better cycle and pedestrian routes, especially off-road cycle links between settlements and major employment locations.
- Support for green technology such as electric vehicle charging points, low emission buses, tempered with some scepticism regarding uptake.
- Strong support for improvements to public transport and road surfaces.

##### **Refined Options Consultation – February 2015**

- Concern regarding the ability of the transport infrastructure to support development.
- Concern regarding traffic and air pollution levels.

##### **First Preferred Options Consultation – June 2016**

- Support for planning appropriately for a new Thames crossing close to Reading, taking account of impacts on South Oxfordshire.
- Support for the safeguarding land for the delivery of required transport infrastructure improvements and particularly new park and ride sites.
- Support for ensuring that the provision of new infrastructure is secured to support the large number of new developments being proposed. Maintenance funding should also be required.
- Support for the principles of the transport strategy of locating development close to public transport corridors, and making sure new development encourages walking and cycling. However, respondents were concerned that cuts to funding of bus services mean that development in certain settlements would not be sustainable given that high quality public transport links would not be available.
- Support for improvements to the A34/ M40 corridors.
- Support for the improvement of bus services in Didcot.
- Support for the relocation of Didcot train station.
- Support for transport connections between villages and towns as large developments would increase demand on rural roads causing traffic.
- Support for improved parking provision within Thame town centre, Wallingford, railway stations (Didcot, Cholsey, and Goring-on-Thames), and close to the M40 Junction 6 at Lewknor (a stop for express bus service known as the Oxford Tube that connects London and Oxford).
- Support for the provision of electric vehicle charging points and cycle parking at stations.
- High levels of concern were expressed regarding air quality/ environmental impact of new transport movements associated with development particularly in Henley-on-Thames, Watlington and Thame.
- Support for water infrastructure improvements to supply the growing population.

- Support for the infrastructure policy supporting the alleviation improving of flooding in areas which have previously flooded.

### **Second Preferred Options Consultation – March 2017**

- Concern regarding the impacts of the proposed new Thames crossing close to Reading on South Oxfordshire particularly regarding the AONB and need for appropriate mitigation for villages affected.
- Concern regarding the impacts of the proposed Oxford to Cambridge Expressway.
- Continued support for cross border working to understand and manage the impacts of growth particularly on the highway network.
- Continued support for ensuring that the provision of new infrastructure is secured to support the large number of new developments being proposed. Concern regarding the timing and deliverability of infrastructure due to the high cost and dependence on delivery by other parties.
- Concern regarding the impact of development on minor roads and existing local services.
- Concern that Watlington, Chalgrove and Goring are not included in the fully modelled area of the transport model.
- Support for development contributions to securing improvement to public transport provision.
- Some support for the proposed safeguarded schemes tempered with concern regarding the impacts that the schemes will have on surrounding areas. Alternative routes were suggested for a number of safeguarded schemes
- Some support for additional safeguarded schemes including a bypass for Little Milton, a Wallingford northern bypass, a Park & Ride at Lewknor, and improvements at junction 7 of the M40.
- Support for the provision of additional parking in towns and villages and the enforcement of parking controls in Wallingford.
- Objections to the Local Transport Plan 4 Park and Ride Strategy, especially with regard to the location of sites within the Green Belt.
- Support for a better understanding of the relationship with Air Quality and the control of emissions.
- Objections to the lack of detail regarding the provision of essential services such schools and health services.
- Historic England had concerns about the impact of an Abingdon southern bypass and Culham to Didcot crossing on scheduled monuments. Both of the routes for the Culham to Didcot crossing proposed are a cause for serious concern.
- Sport England was concerned that part of the safeguarded area for the Didcot Northern Perimeter Road runs through Hadden Hill Golf Club. Provision should be made for a replacement area.
- Clinical Commission Group (CCG) note that developer contributions will be needed to fund new GP practices and extend existing practices.
- Network Rail requested an additional policy in the South Oxfordshire Local Plan stating that developer contributions towards rail infrastructure will be required from significant housing developments near existing rail infrastructure.
- Education & Skills Funding Agency (ESFA) request that land is safeguarded for provision of new schools and to expand existing schools.
- Scottish and Southern Energy (SSE) note that contractual arrangements with SSE should be provided for any modifications before permission is granted.

## Oxfordshire County Council

- Oxfordshire County Council consider that the Council should consider exempting strategic sites from CIL and instead require specific infrastructure to be funded through S106 Agreements. There will be pressure on waste and recycling facilities. These facilities are due to be reviewed in 2018/19. The policy should make reference that the Oxfordshire Infrastructure Strategy.
- It is essential that the proposed access to the development site does not prejudice the delivery of the Didcot Northern Perimeter Road junction onto Hadden Hill. Detailed design is ongoing and there may need to be changes to the safeguarded area.
- Safeguarding needs to be wide enough to enable new routes to effectively provide for future traffic by diverting relevant A or B road.
- Continued work on whether Southern Didcot Spine Road is required. The safeguarded area should continue to be protected.
- Consider whether the Culham allocation should include the Rail Station and railway line or whether there is a need to specifically safeguard land to facilitate rail upgrade.
- Parcels of land proposed to be safeguarded for the Culham crossing and Benson bypass are within mineral safeguarding area.
- Concern regarding funding sources for bypasses of villages which are receiving relatively little development.

## **Final Publication (First) Consultation – October 2017**

- High level of concern expressed regarding the proposed expressway and the lack of detail on implications. Respondents considered that the latest NIC report on the Oxford to Cambridge arc should be referenced.
- High level of concern regarding the impacts of the proposed new Thames crossing close to Reading on South Oxfordshire particularly regarding the AONB, heritage impacts and the need for appropriate mitigation for villages affected.
- Support for the consideration of cross border infrastructure matters, particularly education and transport. There is a need to reference more specifics of possible mitigation schemes/ traffic impacts.
- Support for the provision of further detail on infrastructure requirements linked to strategic sites, e.g. through more detailed planning documents.
- Support for ensuring that infrastructure improvements associated with development are provided ahead of the development taking place.
- Concerns regarding the lack of focus on sustainable transport improvements, and the need for more detail on public transport improvements.
- Concern about safeguarding land for transport schemes in the Green Belt.
- Objection to the Abingdon bypass safeguarding.
- Support for the provision of a Benson bypass.
- Concerns regarding the environmental impacts and deliverability of Watlington and Stadhampton bypasses. A route around Chiselhampton could be included. The plan should assess options to the south of the village. Some support for safeguarding of land for a Watlington Bypass across site WAT7 (Watlington NP SHLAA site adjacent to B4009).
- Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust considered that the infrastructure policies took insufficient regard to the natural environment. Biodiversity should be included in the list of considerations.
- Chilterns Conservation Board objects to delivery of a new Thames Crossing due to potential traffic impacts on the Chilterns.

- Environment Agency advise that a sequential test and level 2 SFRA should be undertaken for all proposed areas of safeguarding within Flood Zone 2.
- Highways England noted that any additional sites will need appropriate cumulative assessment of highway impacts. Agree that further clarity on preferred Expressway options is needed before any conclusions can be drawn on links to proposed development and that impacts/ benefits on SODC will depend on the route of the road.
- Oxford Bus Company considered that more detail on proposed bus service improvements is required.
- The Education and Skills Funding Agency suggested further detail be outlined regarding planning for schools, including a schools topic/ background paper, and if possible a Schools Planning Development Plan Document (as was produced by the London Borough of Ealing), to set out where schools need to expand, or new schools providing, including safeguarding land where relevant.
- National Grid notes that development needs to be planned appropriately around power lines, in accordance with the guidelines, 'A sense of place' as best practice to address urban design issues around power lines. Powerlines cannot normally be re-located. Ensure that due account of 'High Pressure Major Accident Hazard Pipelines' (gas pipes) is taken when planning for growth.
- Scottish and Southern Energy Power Distribution (SSE) expressed concern regarding conditions requiring removal of overhead power lines, which are considered ultra-virid. A condition prohibiting development until such time as the developer has reached agreement with the Distribution Network Operator (DNO) (a) as to how the development can be laid out such that the line(s) can be retained in their current position or (b) such that contractual arrangements have been agreed to modify the overhead lines should be included in the South Oxfordshire Local Plan. It is for Planning Authorities to consider how best to achieve this when land is first being considered for development.
- Oxfordshire County Council will provide updates on costs in the Infrastructure Delivery Plan, otherwise it is considered that it could impact on viability, and are in general concerned that the money from S106 for schools and transport may not come forward if sites only pay CIL towards these measures.
- Oxfordshire County Council considered that further Evaluation of Transport Impact work should be carried out, to feed into an updated Infrastructure Delivery Plan, and Regulation 123 list. Oxfordshire County Council lack confidence in delivery of strategic sites, particularly Chalgrove, based on the current evidence.
- Aylesbury Vale District Council considered that further reference to the Expressway proposal, and the impact on the growth strategy in the Thame/ Wheatley area should be included in the plan.
- Reading Borough Council considered that a specific reference to park and ride provision on main road corridors into Reading including the A4074, A4155 and B481 should be included within the plan.
- Reading Borough Council and Wokingham Borough Council considered that land should be safeguarded for the proposed Thames Road crossing adjacent to Reading.
- West Berkshire Council expressed concern regarding the traffic impacts on the A34 from growth, and potential impacts from developments in Goring.

## **Response to Main Issues Raised During Regulation 18 Consultations on Infrastructure**

- 3.97 The Council is committed to continued work on cross border infrastructure matters with relevant bodies. A cross border memorandum of understanding for transport has been agreed between Buckinghamshire and Oxfordshire County Councils.
- 3.98 Officers are working with the statutory bodies to ensure that infrastructure requirements are addressed by the plan. Memoranda of Understanding (MOU) are being prepared to ensure that our work with these bodies is clearly documented. Cross border matters will be addressed through MOUs with adjacent authorities/ statutory bodies. Matters related to the Strategic Road Network have been covered in the signed MOU with Highways England. Matters related to more local transport issues will be addressed by the MOU with Oxfordshire County Council. Further detail regarding cross border co-operation is detailed in the Statement of Compliance with the Duty to Cooperate.
- 3.99 The concerns expressed regarding the provision of infrastructure in a timely manner are noted. The infrastructure associated with each strategic development is covered in each policy and the IDP, but at an appropriate level of detail to demonstrate reasonable delivery. NPPF 2018, para 34 notes that: 'Plans should set out the contributions expected from development. Such policies should not undermine the deliverability of the plan.' The full detail of what infrastructure is required to be delivered will be agreed at planning application stage, this will include negotiations on required infrastructure and viability.
- 3.100 At this stage of plan preparation, the requirement is to show how the infrastructure required to support the plan as a whole can be funded in accordance with NPPG Paragraph: 055 Reference ID: 61-055-20180913, which states that "The government recommends that when preparing a plan strategic policy-making authorities use available evidence of infrastructure requirements to prepare an Infrastructure Funding Statement. This should set out the anticipated funding from developer contributions, and the choices local authorities have made about how these contributions will be used. At examination, this can be used to demonstrate the delivery of infrastructure throughout the plan-period."
- 3.101 An update to the Infrastructure Delivery Plan has been undertaken in consultation with Oxfordshire County Council. The updated Infrastructure Delivery Plan has provided more detail on education and transport matters. The findings of, and assumptions made by the update, have been considered in parallel to the updated viability report and where appropriate, the findings have been incorporated into the revised Plan.
- 3.102 Where possible infrastructure will be phased alongside development to ensure that new developments have the services and facilities they need on site, or have access to facilities nearby. The Council will collect funds through the Community Infrastructure Levy and these will be used to mitigate against the impacts of development and to provide new facilities e.g. schools,

improvements to public transport links etc. Officers will continue to work with stakeholders and external providers to achieve this.

- 3.103 The detail of infrastructure requirements for individual sites is being reviewed with Oxfordshire County Council through the Infrastructure Delivery Plan. This will satisfy the requirement of NPPF 2018, paragraph 34; it will not provide the level of detail required to support individual planning applications. Officers will continue to work positively with site promoters and Oxfordshire County Council to develop more detail on infrastructure matters associated with strategic sites, including sustainable transport proposals.
- 3.104 The proposed provision of strategic allocations of land adjacent to Oxford in the revised Plan has meant that the Council will need to work with other bodies to support sustainable transport measures that improve access to/from proposed major development around Oxford. The commitment to this joint working has been included in the policy.
- 3.105 Officers will continue to work positively with site promoters and Oxfordshire County Council to develop more detail on infrastructure matters associated with strategic sites, including sustainable transport proposals.
- 3.106 In response to the consultation, the infrastructure policies have been revised to include further guidance on power distribution matters and to ensure that development takes account of existing infrastructure in proposals.
- 3.107 It is unlikely that clarity on the route of the proposed Expressway will be available for some time. The expression of the choice of corridor still leaves a decision on the routing of the road to the north west or south east around Oxford to be taken and public consultation on the proposed route will need to take place before the decision is made. This is likely to be announced during 2020. The Expressway itself will be subject to a public examination. Until there is further certainty about the route of the Expressway its impacts cannot be considered by this local plan as supported by the consultation response from Highways England. However, the Council has been pro-active in its response and has included a within the revised Plan committing the Council to working with Network Rail, Highways England, the National Infrastructure Commission, the County Council and others bodies to understand the impacts and plan for the provision of both the Expressway and East West rail.
- 3.108 Oxfordshire County Council is committed to exploring the options for the provision of a new Thames river crossing near Reading as set out in Local Transport Plan 4 (2015), more technical work is needed to justify the safeguards for this route.
- 3.109 The safeguarded land set out in the South Oxfordshire Local Plan aligns with the strategic transport schemes Oxfordshire County Council has included within the Oxfordshire Local Transport Plan 4 (2015) and land required to deliver the transport requirements to support the delivery of individual sites proposed by the South Oxfordshire Local Plan. In accordance with the duty to co-operate the Council needs to make provision for the safeguarded routes indicated by

LTP4 within the South Oxfordshire Local Plan. The transport infrastructure requirements to support the delivery of individual sites is being reviewed with Oxfordshire County Council through the Infrastructure Delivery Plan.

- 3.110 The Local Plan needs to ensure that land is only safeguarded for transport schemes where it is possible to demonstrate that there is a reasonable prospect of the scheme being delivered. As the Highways Authority for the area is Oxfordshire County Council, it is beyond the remit of this Plan to safeguard routes where the county council has not committed to the delivery of a scheme. Accordingly, a route for a bypass around Little Milton has not been included in the South Oxfordshire Local Plan.
- 3.111 Further work with Oxfordshire County Council regarding the deliverability of a bypass for Stadhampton has concluded that the proposed safeguarding of land around Stadhampton will no longer be necessary although the bypass is required. This safeguarded route has been removed from the revised Plan but referred to in the policy for Chalgrove airfield.
- 3.112 The need for sequential flood assessment in relation to the appraisal process is noted and has been reflected in the revised Plan, including the need for a flood risk sequential test and exception test where schemes are located in areas within Flood Zones 2 and 3.

## **Section 3.14 Environment**

### **Main Issues Raised During Regulation 18 Consultations**

#### **Refined Options Consultation – February 2015**

- Strong support for restricting growth entirely within the Areas of Outstanding Natural Beauty.
- Support for an initial assessment of the ecological value of all proposed development sites being undertaken to determine whether allocation of the site is appropriate in terms of biodiversity impacts.
- Support for developments integrating ecology.
- High level of concern regarding traffic and air pollution levels.
- Concerns that an increase in hard surfaces will lead to further flooding of the upper Thames Valley.
- Strong support for flood prone areas should be adequately identified and avoided.
- Support for the protection of agricultural land for access to local food and to increase food security.

#### **Second Preferred Options Stage – March 2017**

- Support for further recognition of the importance of nature reserves and Green Infrastructure.
- Support for specific protection of the AONB including circumstances under which development will be permitted in the AONBs and reference to the AONB management plan.
- Support for further recognition of impacts of infrastructure development on landscape and countryside.
- Support for further references to trees and forestry including a requirement for early planting of trees on developments, and the use of suitable native trees.

- Support for an explicit reference to the NPPF provisions for local green space designation.

### **Final Publication (First) Consultation – October 2017**

- Support for stronger protection of AONBs. Support for the inclusion of a separate AONB policy such as the model Chilterns AONB policy developed by The Chilterns Conservation Board.
- Support for specific reference to the protection of tranquillity in the AONBs.
- Limited support for making allowances for planned growth within the AONBs.
- Support for the inclusion of Green Belt within the policy text of ENV1.
- Some support for the protection of heritage assets to be prioritised, rather than balanced against other benefits, although also some objections to the conservation and enhancement of heritage assets in accordance with the balancing exercise set out in the NPPF where harm is considered against the benefits of a proposal to be taken into account.
- Support for the importance of views of the historic core of Oxford City being recognised.
- Concern that the sequential test for site allocations should be applied across the district, not to individual neighbourhood plan areas, as this might artificially force developments into higher flood risk areas. If neighbourhood planning groups are unable to identify sites in low flood risk areas, then the Council should advise on alternative sites beyond the neighbourhood planning area.
- Concern that the provision of the additional moorings needed at Wallingford would be prevented by Policy ENV1.
- Limited support for the recognition that, while compensatory planting may be appropriate, other forms of mitigation or compensation should not be ruled out.

### **Response to Main Issues Raised During Regulation 18 Consultations on Environment**

3.113 In response to consultation responses significant changes have been made to Policy ENV1: Landscape and Countryside to reflect the hierarchy of landscape designations as required by NPPF 2018. The highest level of protection has been given to the landscape and scenic beauty of AONBs. The NPPF requires that local plans plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries. This is particularly relevant in considering the Chilterns and North Wessex Downs AONBs which cross multiple local authority boundaries. To support the enhancement of the AONBs' natural capital at a landscape scale, neighbouring authorities' AONB policy wording has been reviewed with the aim of ensuring consistency of approach, considering the Chiltern Conservation Board's 'model local plan policy' and has taken into consideration relevant AONB Management Plans. This is reflected in the resultant Policy ENV1 wording, specifically the requirement to consider AONB setting, the requirement for a proportionate Landscape and Visual Impact Assessment, and the confirmation that AONB Management Plans will be a material consideration in decision making.

3.114 The second part of Policy ENV1 relates to South Oxfordshire's landscape, countryside and rural areas more broadly. It aims to protect and enhance features that contribute to the nature and quality of South Oxfordshire's valued landscapes. The NPPF does not define what constitutes a valued landscape.

The South Oxfordshire Local Plan has therefore set out in Policy ENV1 a number of features which might contribute to value and quality and therefore may require protection and enhancement. This includes tranquillity.

- 3.115 It is considered that sufficient protection for land within the Green Belt is set out in Policy STRAT6: Green Belt and within the NPPF 2018.
- 3.116 It is appropriate to use the definition of important hedgerows as defined in The Hedgerow Regulations 1997 as this is a statutory definition which recognises the value of hedgerows based on a range of characteristics such as age, archaeology and history, and wildlife and landscape. The supporting text of the South Oxfordshire Local Plan seeks to protect and retain South Oxfordshire's important hedgerows and to provide compensation where this is not possible.
- 3.117 It is important to consider cross-boundary impacts on heritage assets. The supporting text to Policy ENV6: Heritage Assets refers to sources of information on the historic environment such as the Oxfordshire Historic Landscape Characterisation Project and Conservation Area Character Appraisals. Taken together, these sources of information on the historic environment are considered to adequately reference important historic views such as views of the historic core of Oxford City. Specific references to the protection of views of Oxford has now been set out within the South Oxfordshire Local Plan within relevant allocation policies.
- 3.118 In setting housing targets to be delivered through Neighbourhood Development Plans, the South Oxfordshire Local Plan recognises that environmental constraints such as flood risk may mean that targets are not fully achievable. The impact on delivery is addressed through the inclusion of a buffer in the housing supply.
- 3.119 The Strategic Flood Risk Assessment has assessed flood risk relating to strategic sites and this has been taken into consideration through the site allocation process. The South Oxfordshire Local Plan also ensures that flood risk will be addressed in detail at the planning application stage as Policy EP4: Flood Risk requires site-specific flood risk assessments for all developments of 1 hectare or more and in addition Policy STRAT5: Strategic Development requires an integrated water management plan to be submitted as part of development proposals for strategic sites. The Environment Agency is clear that Policy EP4: Flood Risk complies with national policy requirements.

## **Section 3.15 Design**

### **Main Issues Raised During Regulation 18 Consultations**

#### **Refined Options Consultation – February 2015**

- Support for the use of an industry recognised standard for energy efficiency for residential and commercial development. BREEAM standards were considered to be suitable.

- Concern as to how the 20 per cent carbon reduction target by 2020 will be reached particularly since the energy efficiency of new-builds and climate change had not been addressed.
- Support for the promotion of good urban design, social cohesion and good quality housing.

### **Second Preferred Options Consultation – March 2017**

- Support for an increase in density requirements above 25 dwellings per hectare.
- Support for the application of the density requirements subject to assessment of the local context/character.
- Concern as to whether new development would create an Air Quality Management Area.
- Support for the encouragement of renewable energy microgeneration as part of new development.

### **Final Publication (First) Consultation – October 2017**

- Limited objections to the policy for the provision of public art. There is no evidence to show how this policy would meet the tests set out in the National Planning Practice Guidance (CIL tests). The delivery of public art should be considered on a case by case basis.
- Continued support for increasing the density requirement for new development subject to consideration of the local context.
- Support for the delivery of more sustainable/energy efficient housing above and beyond Building Regulations requirements.
- Limited objections to the inclusion of policies guiding energy efficiency since the standards for energy efficiency in new development are set out in Building Regulations. The policy is a duplication of other legislation and should be removed from the plan.

### **Response to Main Issues Raised During Regulation 18 Consultations on Design**

3.120 In accordance with the Government's Housing White Paper the policy seeks to maximise the use of land and sets a minimum density. In response to the consultation further guidance on density has been included within the South Oxfordshire Local Plan at Policy STRAT5: Residential Densities which advises density expectations for major development based on the location of the development. In addition, the minimum density to be achieved across the district for major development has been raised to 35dph as set out in Policy DES8: Efficient use of resources. Policy DES8 also encourages high quality, high density development that minimises land take. The minimum density requirement seeks to protect the local character and heritage of development by requiring that local circumstances are also taken into account including local character. In response to the consultation the achievement of minimum densities will take account of protection of the local environment in addition to local circumstances access to local services and facilities and local character. The character and heritage of villages are also protected by policies DES1: Delivering High Quality Development, DES2: Enhancing Local Character and the heritage protection policies set out in ENV6 to ENV10.

3.121 In response to the consultation the inclusion of encouragement to re-use vacant buildings has been added to Policy DES8.

- 3.122 The Council does not have the power to require higher energy efficiency standards than those set out in Building Regulations. Optional technical standards can only be set by the Council with regards to accessibility, water efficiency and space standards. The Council has adopted the higher optional standards for accessibility and water efficiency.
- 3.123 The Council recognises that it is the Government's intention that energy efficiency should be primarily guided by building regulations; a review of the building regulations is being undertaken. To ensure that energy efficiency is given due consideration in the design of new development Policy DES8 also sets out a number of energy efficiency related requirements. These requirements do not directly repeat the standards set out in building regulations nor do they go above and beyond those standards and have been included to encourage the consideration of a full range of energy efficiency measures from the outset.
- 3.124 Public Art is an integral part of good design. Like good design, the delivery of high quality public art is directly related to a development and the requirements of Policy DES7: Public Art should ensure that the public art delivered is fairly and reasonably related in scale and kind.

## **Section 3.16 Town Centres**

### **Main Issues Raised During Regulation 18 Consultations**

#### **Issues and Scope Consultation – June 2014**

- Strong support for providing adequate amounts of free car parking and creating additional car parks in town centres.
- Strong desire to see independent retailers supported, including support for farmers markets.
- Support for completion of Orchard Centre Phase 2 in Didcot.

#### **Refined Options Consultation – February 2015**

- Support for a focus on the development on town centres not out-of-town shopping centres.
- Support for the improvement and retention of leisure and recreational facilities in towns.
- Support for the focus on Didcot.

#### **Second Preferred Options Consultation – March 2017**

- Limited opposition to the requirement for an impact assessment to be submitted with proposals of more than 500 sq. m on sites outside town centres.
- Support for the retention of the existing town centre boundaries and designated primary retail frontages.
- Support for the building of more shops and facilities where the large residential developments are proposed.
- Objections to the creation of large, out of town shopping centres.

### **Final Publication (First) Consultation – October 2017**

- Support for the provision and management of additional public car parking in town centres, together with improvements to public transport to meet the needs of the local community and visitors to the town centres.
- Question why Henley has been elevated as a ‘Major Town’ in the retail hierarchy alongside Didcot. Didcot is clearly a focus for growth, and as such the retail hierarchy should be revised to designate only Didcot as a ‘Major Town Centre’ and group the three market towns as ‘Town Centre’.
- Support for the provision of additional retail within strategic allocations commensurate with the level of residential development proposed.

### **Response to Main Issues Raised During Regulation 18 Consultations on Town Centres**

3.125 Oxfordshire County Council as highways authority, lead on highways matters which includes parking. All applications will be considered and determined in accordance with the South Oxfordshire Local Plan, The South Oxfordshire Design Guide and Oxfordshire County Council Parking Standards. It is considered that Policy TRANS2: Promoting Sustainable Transport and Accessibility sets out sufficient detail in respect of promoting sustainable transport and accessibility.

3.126 It is acknowledged that throughout the South Oxfordshire Local Plan, Henley-on-Thames, Thame and Wallingford are all referred to as ‘market towns’, whilst Didcot is referred to separately. However, for the purposes of retailing, both Didcot and Henley-on-Thames serve both a local and wide catchment area, whilst Thame and Wallingford serve a local catchment area. As such, it is reasonable to make this distinction with reference to the retail hierarchy.

3.127 In response to the consultation the strategic allocation policies in the South Oxfordshire Local Plan have been amended to require an appropriate provision of convenience retail floorspace in accordance with the retail hierarchy set out in the revised Plan.

## **Section 3.17 Community Facilities**

### **Main Issues Raised During Regulation 18 Consultations**

#### **Refined Options Consultation – February 2015**

Support for the inclusion of policies to support community infrastructure in the South Oxfordshire Local Plan.

#### **Second Preferred Options Consultation – March 2017**

- Support for the retention of community facilities
- Support for strengthening the policy to require new residential development to provide or contribute towards new community facilities.
- Support for the provision of alternative facilities to be accessible in terms of pedestrian and cycle links and parking provision.
- Support for inclusion of a definition of community facilities.

### **Final Publication (First) Consultation – October 2017**

- Support for the protection of public rights of way, with reference made to their historic and landscape value.
- Support an increase and improvement to walking and cycling links in areas where significant growth is proposed.
- Support for the provision for new community facilities within and connected to new developments. These include community halls, sports and recreation facilities and public houses.
- Support for inclusion of a definition of what constitutes an essential community facility or service.
- Support for inclusion of a list of assets of community value.
- Support for the South Oxfordshire Local Plan to specify Asset of Community Value listing status as a Material Consideration for planning applications.

### **Response to Main Issues Raised During Regulation 18 Consultations on Community Facilities**

- 3.128 Public Rights of Way and National Trails are managed outside of the jurisdiction of the district council. Highway authorities (including Oxfordshire County Council) manage the Public Rights of Way network in partnership with land managers, user groups and local councils. National Trails are managed by representatives of the highway authorities through whose area the Trail passes and other statutory bodies including Natural England, and the Environment Agency.
- 3.129 Public Rights of Way are protected under legislation outside the jurisdiction of local authorities. However, this does not preclude local authorities from seeking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails as detailed in NPPF 2018 Para 98. Since the provision of improvements is set out in national policy, there is no need for the local plan to restate this.
- 3.130 Infrastructure funding, including money to provide and improve community facilities, is collected from developers through the Community Infrastructure Levy. On larger development schemes it can be secured through a Section 106 legal agreement. The requirement for new development to provide appropriate infrastructure is set out at Policy INF1: Infrastructure Provision. The Local Leisure Strategy will identify where there is a need for improvements to and/or new local facilities such as community and village halls. A separate policy is not required.
- 3.131 Evidence studies, including the leisure strategy, have been considered by the Infrastructure Delivery Plan which identifies where new or expanded sports and recreation facilities will be required due to the amount of growth proposed. The Council is confident that the Infrastructure Delivery Plan will identify where additional provision of new community facilities are required to support development and also where deficits are currently experienced.

- 3.132 In response to the consultation, Policy CF4: Existing Open Space, Sport and Recreation Facilities has been amended to require the accessibility of any replacement facilities.
- 3.133 It is considered that Policy TRANS2: Promoting Sustainable Transport and Accessibility adequately supports the provision of measures which improve cycling and walking networks within and between towns and villages in the district.
- 3.134 In response to the consultation, a definition of what is considered to be an essential community facility is set out in Policy CF1: Safeguarding Community Facilities. The Assets of Community Value (England) Regulations 2012 infer that ACV can include a property that must have a current or recent use which can be shown to further the social well-being or social interest of the community. Social interests can include cultural, recreational and sporting interests and it can be a private or publicly-owned property. Therefore, given that community facilities and services could form such wide range of uses, it is considered inappropriate to try and list them all in the policy. It has been decided not to list what constitutes a community service or facility.
- 3.135 It is noted that listing an Asset of Community Value (ACV) as a material planning consideration is at the discretion of the Local Planning Authority. It should also be noted that any ACV that had been successfully listed would be considered when determining a planning application in conjunction with all relevant policies in the adopted development plan.

## Section 4: Main Issues Raised During the Regulation 19 Consultation (January 2019)

- 4.1 This section summarises the main issues that have been raised in response to the consultation undertaken on the Final Publication (Second) version of the South Oxfordshire Local Plan. The main issues have been summarised for each policy. This summary of main issues is intended to satisfy the requirements of Regulation 22 1c (iv) of the Regulations, which require a summary of the main issues raised during the consultation undertaken under Regulation 19 prior to submission of the South Oxfordshire Local Plan.
- 4.2 A brief summary of the main issues raised in response to each policy in the South Oxfordshire Local Plan is included within this section. Full summaries of the comments submitted in response to each policy are shown in Appendix 3. The Council has submitted additional modifications to the Local Plan for consideration by the examining Inspector. These changes are set out within the 'Schedule of Modifications' which accompanies the submission of the South Oxfordshire Local Plan to the Secretary of State and are contained within a Track Changed version of the Regulation 19 Local Plan.
- 4.3 Respondents commented on other aspects of the South Oxfordshire Local Plan in addition to comments on the proposed policies. These comments are also summarised at the start of this section.
- 4.4 The total number of comments for each policy is illustrated in Table 10.

**Table 10: Number of Comments received for each Policy Area**

<b>Policy / Subject Commented On</b>	<b>Number of Comments Received</b>
STRAT1: The Overall Strategy	506
STRAT2: South Oxfordshire Housing and Employment Requirements (including comments on Oxford City's Unmet Need)	1,491
STRAT3: Didcot Garden Town (including comments on Appendix 6)	33
STRAT4: Strategic Development	67
STRAT5: Residential Densities	298
STRAT6: Green Belt (including comments on Appendix 4)	2,350
STRAT7: Land at Chalgrove Airfield (including comments on Appendix 2 and 3)	1,304
STRAT8: Culham Science Centre (including comments on Appendix 2 and 4)	73
STRAT9: Land adjacent to Culham Science Centre (including comments on Appendix 2 and 4)	395
STRAT10: Land at Berinsfield (including comments on Appendix 2 and 4)	118
STRAT10i: Berinsfield Local Green Space	0

<b>Policy / Subject Commented On</b>	<b>Number of Comments Received</b>
STRAT11: Land South of Grenoble Road (including comments on Appendix 2 and 4)	1,053
STRAT12: Land at Northfield (including comments on Appendix 2 and 4)	1,798
STRAT13: Land North of Bayswater Brook (including comments on Appendix 2 and 4)	709
STRAT14: Land at Wheatley Campus, Oxford Brookes University (including comments on Appendix 2 and 4)	102
Policy HEN1: The Strategy for Henley-on-Thames	13
Policy TH1: The Strategy for Thame	28
Policy WAL1: The Strategy for Wallingford	27
Policy H1: Delivering New Homes (including comments on 5YHLS and Appendix 8)	241
Policy H2: New Housing in Didcot (including comments on Appendix 3)	16
Policy H3: Housing in the towns of Henley-on-Thames, Thame and Wallingford (including comments on Appendix 3)	64
Policy H4: Housing in the Larger Villages	182
Policy H5: Land to the West of Priest Close, Nettlebed (including comments on Appendix 3)	24
Policy H6: Land at Joyce Grove, Nettlebed (including comments on Appendix 3)	12
Policy H7: Land to the South and West of Nettlebed Service Station (including comments on Appendix 3)	13
Policy H8: Housing in the Smaller Villages (including comments on Appendix 7)	67
Policy H9: Affordable Housing	95
Policy H10: Exception Sites	8
Policy H11: Housing Mix	31
Policy H12: Self-Build and Custom Housing	21
Policy H13: Specialist Housing for Older People	18
Policy H14: Provision for Gypsies, Travellers and Travelling Showpeople	10
Policy H15: Safeguarding for Gypsy, Traveller and Travelling Showpeople sites	2
Policy H16: Infill Development and Redevelopment	40
Policy H17: Sub-division and Conversion to Multiple Occupation	5
Policy H18: Replacement Dwellings	7
Policy H19: Re-use of rural buildings	2
Policy H20: Rural Workers' Dwellings	1
Policy H21: Extensions to Dwellings	1
Policy H22: Loss of Existing Residential Accommodation in Town Centres	0
Policy EMP1: The Amount and Distribution of New B-class Employment Land	19

<b>Policy / Subject Commented On</b>	<b>Number of Comments Received</b>
Policy EMP2: Range, Size and Mix of Employment Premises	4
Policy EMP3: Retention of Employment Land	8
Policy EMP4: Employment Land in Didcot (including comments on Appendix 3)	1
Policy EMP5: New Employment Land at Henley-on-Thames	4
Policy EMP6: New Employment Land at Thame	6
Policy EMP7: New Employment Land at Wallingford (including comments on Appendix 3)	6
Policy EMP8: New Employment Land at Crowmarsh Gifford	3
Policy EMP9: New Employment Land at Chalgrove	2
Policy EMP10: Community Employment Plans	3
Policy EMP11: Development in the Countryside and Rural Areas	3
Policy EMP12: Tourism	8
Policy EMP13: Caravan and Camping Sites	1
Policy EMP14: Retention of Visitor Accommodation	0
Policy INF1: Infrastructure Provision	196
Policy TRANS1a: Supporting Strategic Transport Investment across the Oxford to Cambridge Arc	828
Policy TRANS1b: Supporting Strategic Transport Investment	52
Policy TRANS2: Promoting Sustainable Transport and Accessibility	56
Policy TRANS3: Safeguarding of Land for Strategic Transport Schemes (including comments on Appendix 5)	76
Policy TRANS4: Transport Assessments, Transport Statements and Travel Plans	12
Policy TRANS5: Consideration of Development Proposals	9
Policy TRANS6: Rail	5
Policy TRANS7: Development Generating New Lorry Movements	5
Policy INF2: Electronic Communications	3
Policy INF3: Telecommunications Technology	2
Policy INF4: Water Resources	6
Policy ENV1: Landscape and Countryside	770
Policy ENV2: Biodiversity – Designated Sites, Priority Habitats and Species	24
Policy ENV3: Biodiversity – Non-Designated Sites, Habitats and Species	8
Policy ENV4: Watercourses	6
Policy ENV5: Green Infrastructure in New Developments	8
Policy ENV6: Historic Environment	7
Policy ENV7: Listed Buildings (including comments on Appendix 12)	8
Policy ENV8: Conservation Areas (including comments on Appendix 12)	4
Policy ENV9: Archaeology and Scheduled Monuments	7
Policy ENV10: Historic Battlefields, Registered Parks and Gardens and Historic Landscapes (including comments on Appendix 11)	4

<b>Policy / Subject Commented On</b>	<b>Number of Comments Received</b>
Policy ENV11: Pollution – Impact from existing and/or Previous Land Uses on New Development (Potential Receptors of Pollution)	3
Policy ENV12: Pollution – Impact of Development on Human Health, the Natural Environment and/or Local Amenity (Potential Sources of Pollution)	7
Policy EP1: Air Quality	20
Policy EP2: Hazardous Substances	1
Policy EP3: Waste Collection and Recycling	2
Policy EP4: Flood Risk	13
Policy EP5: Minerals Safeguarding Areas	2
Policy DES1: Delivering High Quality Development	12
Policy DES2: Enhancing Local Character	6
Policy DES3: Design and Access Statements	3
Policy DES4: Masterplans for Allocated Sites and Major Development	7
Policy DES5: Outdoor Amenity Space	3
Policy DES6: Residential Amenity	3
Policy DES7: Public Art	4
Policy DES8: Efficient Use of Resources	17
Policy DES9: Promoting Sustainable Design	32
Policy DES10: Renewable Energy	7
Policy TC1: Retail and Services Growth	0
Policy TC2: Retail Hierarchy	10
Policy TC3: Comparison Goods Floorspace Requirements	3
Policy TC4: Convenience Floorspace Provision in the Market Towns	3
Policy TC5: Primary Shopping Areas (including comments on Appendix 13)	7
Policy CF1: Safeguarding Community Facilities	9
Policy CF2: Provision of Community Facilities and Services	12
Policy CF3: New Open Space, Sport and Recreation Facilities	42
Policy CF4: Existing Open Space, Sport and Recreation Facilities	35
Policy CF5: Open Space, Sport and Recreation in New Residential Development	16
Other categories:	
Miscellaneous comments (including comments on Neighbourhood Development Plans)	216
Site Selection Process (includes comments on alternative sites and evidence studies to inform site selection e.g. Landscape Capacity, SFRA, Water Cycle Study etc)	935
Sustainability Appraisal	57
Habitats Regulation Assessment	5
Oxfordshire Housing and Growth Deal	735
Public Consultation (including comments on lack of Reg 18 consultation)	1514

<b>Policy / Subject Commented On</b>	<b>Number of Comments Received</b>
Saved Policies from the Core Strategy and Local Plan 2011	1
Monitoring	5
<b>Total</b>	<b>17,136</b>

### **Oxfordshire Housing and Growth Deal**

- 4.5 West Oxfordshire District Council considers that the level of anticipated supply will make a valuable contribution towards the commitments set out in the Oxfordshire Housing and Growth Deal and is therefore supported. Some respondents supported the commitments made to the Growth Deal as positive plan making.
- 4.6 The majority of respondents objected to the use of the Growth Deal as a basis for uplifting the housing requirement. Respondents considered that the Growth Deal is based on unrealistic projections of economic growth and that the £215 million offered by the Government in exchange for signing up to the Growth Deal will be inadequate to support the number of homes planned. They also consider that the funding need, according to the Oxfordshire Infrastructure Strategy (OxIS) is £9 billion, and that the motivation for signing up to the Growth Deal was purely financial.
- 4.7 Some respondents considered that consideration of the South Oxfordshire Local Plan had been rushed because of the Growth Deal and that inadequate public consultation had been carried out.
- 4.8 A number of respondents considered that specific sites would not be required to meet the actual housing requirement as calculated using the Government's standard method, without the uplift applied for the Growth Deal. These respondents considered that consequently, the exceptional circumstances for Green Belt release had not been demonstrated.

### **Public Consultation/Duty to Cooperate**

- 4.9 Aylesbury Vale DC, Oxford City Council and West Oxfordshire support the proposals to meet the unmet needs of Oxford adjacent to the city and consider that the Duty to Cooperate requirement has been met.
- 4.10 A high number of respondents objected to the lack of consultation on the inclusion of the proposed strategic allocations adjacent to Oxford prior to the Final Publication (Second) version of the South Oxfordshire Local Plan. The respondents consider that the Final Publication (Second) version of the South Oxfordshire Local Plan is a new plan, not an amendment to the Final Publication (First) version of the South Oxfordshire Local Plan. The past four statutory consultations have focused on protecting the Green Belt and not building on the edge of Oxford. The major change in strategy is considered to require a return to the Regulation 18 consultation stage.

- 4.11 Respondents object to the commitment to the Oxfordshire Housing and Growth Strategy and the Oxford-Cambridge Expressway which were both supported by the Council without public consultation.
- 4.12 Some respondents consider that preparation of the South Oxfordshire Local Plan has not complied with the Council's Statement of Community Involvement. Some respondents consider that the Council did not adequately advertise the consultation while others consider that the South Oxfordshire Local Plan has not been prepared with relevant and required statutory bodies. Respondents considered that insufficient consultation with the NHS and Rail Regulator had been conducted.
- 4.13 Some respondents consider that the South Oxfordshire Local Plan includes incorrect and incomplete information. The lack of time to make any changes to the plan between the end of the consultation and before submission. This is considered to be contradictory to paragraph 021 of the NPPG.
- 4.14 Some respondents were concerned that the Council had not relayed previous representations made on the South Oxfordshire Local Plan to the examining Inspector. Some respondents consider that the Council has ignored the concerns expressed at previous stages of the consultation and that representations have been misconstrued. In particular, support for the development of Culham is considered to have been generated by some people who wished to see development deflected from the village of Chalgrove. Respondents consider that there is not actual support for the development of Culham. Respondents consider that the plan takes insufficient regard of existing Neighbourhood Development Plans.
- 4.15 A number of concerns were raised over the democratic process. Respondents consider that the South Oxfordshire Local Plan preparation was rushed and that not all documents were available for councillors to read before approving the South Oxfordshire Local Plan. The limited documentation that was on the website contained errors. The plan was not properly scrutinised and no debate took place at the South Oxfordshire District Council meeting which meant that the views of the public were ignored. No responses or reasoning was offered by the council. There was no debate at the Full Council meeting from councillors. The suspension of the six councillors who voted against the changes to the South Oxfordshire Local Plan is undemocratic and demonstrates a disregard of the views of the electorate, some areas are without representation since the suspension of the councillors, claimed these representations.
- 4.16 A number of comments have noted that the South Oxfordshire Local Plan is confusing, too long and only accessible to those with computers. Some respondents consider that the diagrams are confusing and language is difficult to understand. Respondents commented the comment form was complex. Respondents note that the document is a draft and that no final document was published. With regard to the evidence base, comments noted that there were limited hard copies of documents at public consultation events, the supporting documents are lengthy and technical and there was very little time available to consider if they comply with the 2018 NPPF.

## **Saved Policies**

4.17 The respondent notes that the Policies Map South allocation should refer to Policy H3 not Policy H2.

## **Site Selection Process**

4.18 There was some support for the site selection process from respondents. Oxfordshire County Council support the outcome of the site selection paper; subject to minor amendments.

4.19 Respondents consider that alternative sites should be brought forward before sites within the Green Belt; an assessment of suitable sites across the county should be undertaken in order to meet Oxford City's unmet need. A number of alternative sites, both within and outside the Green Belt, were presented for consideration for inclusion in the South Oxfordshire Local Plan.

4.20 Many of the respondents commented on aspects of the evidence base used to support the production of the South Oxfordshire Local Plan. Respondents questioned whether the evidence used is adequate, proportionate and justifies the site selection. Particular reference was made to the need for further, detailed assessments in relation to ecology, archaeology, transport, landscape and air quality. Respondents consider that more detailed work should have been carried out as part of the site selection process rather than deferred to the planning application stage.

4.21 Specific objections were raised on the following elements of the evidence base:

- Evaluation of Transport Impacts
- Green Belt Study
- Health Impact Assessment
- Heritage Impact Assessment
- HRA
- Leisure Study
- Settlement Assessment Paper
- Strategic Flood Risk Assessment
- Strategic Housing and Employment Land Availability Assessment
- Strategic Site Green Belt Assessment
- Transport Study
- Viability Assessments

4.22 Respondents questioned whether the Infrastructure Delivery Plan had adequately demonstrated that the necessary infrastructure can be provided to meet the cumulative impact of planned development, not just that of the proposed Strategic Allocations.

4.23 Many of the respondents considered that the site selection process used was flawed. Objections were raised regarding the lack of evidence of collaboration with Duty to Co-operate bodies, the paucity of deliverability evidence, the approach to the Green Belt and AONB, the use of site size thresholds, and the use of distances to goods and services rather than walking/cycling/public transport access measures.

## **Sustainability Appraisal**

4.24 Limited support for the appraisal was received.

4.25 A number of respondents considered that alternative strategies should have been appraised. Suggestions for alternative strategies to be appraised include alternative levels of growth at the market towns, alternative levels of growth at villages, alternative levels of need for Oxford, and a development focus on Didcot. Respondents set out a number of reasonable alternative development sites to be considered including shifting the focus to the south of the district to consider sites adjacent to Reading, a new settlement, alternative levels of growth for individual sites, alternative levels of growth at individual village, alternative levels of growth at individual market towns.

4.26 A high number of site specific comments were made regarding the Sustainability Appraisal. Respondents considered that the appraisals for a number of sites were incomplete or based on incorrect information and objected to the findings based on this information.

4.27 The Sustainability Appraisal framework was considered inadequate by a number of respondents. Respondents consider that the appraisal does not comply with Regulation 12 (3), makes inadequate provision for emergency services and does not consider sites of less than 500 dwellings for strategic sites.

## **Habitats Regulation Assessment (HRA)**

4.28 The robustness of the HRA was questioned in relation to the assessment of increased recreational pressure, water usage and air pollution in combination with other plans and programmes. Particular concern was raised in relation to the assessment of air pollution impacts on Aston Rowant SAC.

4.29 Natural England have stated that the screening out of Oxford Meadows SAC in relation to likely significant effects from air pollution is not accepted. The assessment of likely impacts of nitrogen on the Oxford Meadows SAC ecosystem and is not accepted; additional transport modelling is required, taking into consideration other relevant plans and programmes.

## **Miscellaneous Comments**

4.30 There were a number of varied miscellaneous comments received and the Regulation 22 statement would not be identifying key issues raised if all of the varied comments were summarised below. The most common key issues raised are summarised as follows:

- Support for the preservation of the district's beauty and heritage, with comments criticising the approach to the environment and urging for greater protection of the AONBs and Green Belt;
- Support for the Council's policies protecting the historic and natural environment;
- Criticisms of the change of approach to allocating land in the Green Belt;
- Support of the Council's approach allocating sites on the edge of Oxford;

- Support for changing the South Oxfordshire Local Plan to a brownfield development focus;
- Criticism of the production of the South Oxfordshire Local Plan since the district's housing needs were being met by the existing Core Strategy;
- Concern that the infrastructure in the district is unable to support the level of growth proposed;
- Concern that the Oxfordshire Joint Statutory Spatial Plan will not sufficiently address the questions left unanswered by this Plan;
- Criticisms of the South Oxfordshire Local Plan superseding made Neighbourhood Development Plans and requiring further housing allocations in the villages or market towns;
- Criticisms of the approach to undertaking the Duty to Cooperate, including with Oxford City, Buckinghamshire County Council, and neighbouring town and parish councils;
- Support for ensuring that any profits from development are retained for the benefit of the people of South Oxfordshire.

## **Strategic Policies**

### **Policy STRAT1: The Overall Strategy**

- 4.31 A significant level of support was received for the policy. Some respondents supported all elements of the strategy, while other comments focussed on specific elements of it. The comments in support of the policy noted support for: focussing development in, or close to, Science Vale; housing allocations on the edge of Oxford; the strategy's overall approach, but criticisms of the inclusion of specific strategic allocations; the settlement hierarchy and role of the larger villages; the collaboration between the Council and stakeholders. Statutory consultees supporting the overall strategy include Oxford City Council, West Oxfordshire District Council, Oxfordshire County Council, Historic England and the Oxfordshire Clinical Commissioning Group.
- 4.32 A large number of people objected to the Spatial Strategy citing a range of reasons. Some respondents considered that the strategy would not be deliverable and would result in an unsustainable pattern of development. A lack of cooperation was cited and conflict with the plan's objectives was raised.
- 4.33 In spatial terms, some respondents thought the strategy should be more dispersed. Some suggested that all settlements within the settlement hierarchy are appropriate for development, particularly where development will support the rural economy. Some considered that the role of market towns should be strengthened and increased, whilst others thought they should be afforded more protection. Greater focus on Didcot and Science Vale was supported by some respondents.
- 4.34 Some respondents considered that there was an over-reliance on strategic development sites, and a consequential reliance on Neighbourhood Development Plans to make smaller allocations resulting in smaller sites in other accessible locations to Oxford being overlooked. Several respondents indicated that strategic allocations should be reduced or removed, with several citing Chalgrove specifically. Respondents stated that other settlements in the hierarchy, ranging from smaller villages through to market towns, should

accommodate higher levels of growth to help address the over-reliance on strategic sites.

- 4.35 Some supporting comments were received for the Neighbourhood Development Plan approach to allocating development, while others consider that the responsibility afforded to neighbourhood plan groups is too great. Criticisms include the speed at which Neighbourhood Development Plans are prepared, and the extent to which they are willing to accommodate growth.
- 4.36 There were significant objections to the strategic approach of allocating housing sites adjacent to Oxford while some respondents agreed that homes to help meet Oxford's unmet need should be built at the edge of Oxford. The following concerns were raised with regard to the approach: Oxford City should provide for its own housing needs and could do more to allocated sites for housing rather than employment uses; Land at the edge of Oxford has not been adequately considered in Plan, SA or site selection work; Likelihood of impacts on the historic setting of Oxford; Concern for the character of the edge of Oxford and previously rural areas particularly to ensure that the separation between city, villages and towns was maintained; Infrastructure on the periphery of the City is incapable of accommodating this growth; Most development is still some distance from the city and patterns of development should be considered to maximise walking and cycling.
- 4.37 Some respondents considered that there was a lack of evidence that the Council has examined options outside of the Green Belt first. A greater focus on brownfield sites was supported by some respondents, particularly within Oxford. It was questioned whether all sites were required in view of the increases in density proposed by the South Oxfordshire Local Plan. A high number of respondents considered that development should avoid areas of Green Belt and the AONBs and their settings. These respondents consider special or exceptional circumstances for the proposals had not been demonstrated. Some respondents consider that there is a lack of evidence justifying the strategic approach of addressing unmet need in the Green Belt since other spatial options have not been properly assessed and this undermines the exceptional circumstances for Green Belt release.
- 4.38 Several respondents suggested that the strategy does not sufficiently reflect the proposals for the Oxford to Cambridge corridor and its focus for growth. Other omissions cited include the need for planning for biodiversity at a landscape level, the need for references to agriculture and the need to retain farming land.

#### **Policy STRAT2: South Oxfordshire Housing and Employment Requirements**

- 4.39 Some support was expressed for the approach set out in the South Oxfordshire Local Plan by respondents who consider that the uplift in housing need above the standard method to support the Oxfordshire Housing and Growth Deal, in accordance with the PPG, is appropriate.
- 4.40 Many respondents considered that the housing requirement for South Oxfordshire is too high. Objectors suggest that the housing need and requirement identified in the plan would result in the delivery of too many homes

within too short a time span. They note that delivery of 1,500 homes per annum far exceeds historic delivery rates and there is a risk to the housing land supply in adopting a high housing requirement.

- 4.41 Some comments on the amount and speed of expected delivery were made. Respondents raised concerns that the infrastructure in the district would not be able to keep pace with delivery.
- 4.42 Some comments identified a tension between the plan's housing requirement and its environmental policies which seek to protect the countryside. Some respondents supported the use of Paragraph 11 of the NPPF to justify a lower housing requirement if alternative sites outside the Green Belt are not available within the district. Some respondents supported the use of Paragraph 11 of the NPPF to justify a lower housing requirement if alternative sites outside the AONBs are not available to meet the housing requirements of those settlements located in the AONB.
- 4.43 The age of the SHMA was a source of concern for some respondents. Respondents objected to the use of the SHMA as the basis for identifying housing need particularly since the introduction of the new "Standard Method" provides a more accurate assessment of housing needs.
- 4.44 Respondents were critical of the use of the Oxfordshire Housing and Growth Deal to justify higher housing numbers, suggesting that the infrastructure funding is being used as an incentive for local councils to support higher housing numbers in an area highly constrained by AONB and Green Belt. Other respondents identified shortfalls across Oxfordshire to meet the 100,000 home Growth Deal target, and suggested that the housing requirement for South Oxfordshire should increase to address this shortfall.
- 4.45 Some respondents consider that the housing requirement is too low. These respondents suggest that the annual requirement should increase from 775 homes a year to either 825 or 965 homes a year to meet affordable housing needs in full, these are figures identified in the Oxfordshire SHMA 2014.
- 4.46 Some comments note that there is a lack of evidence on elderly people's needs, and as a result the South Oxfordshire Local Plan does not make sufficient provision for the needs of elderly people.
- 4.47 A high number of respondents criticised the inclusion of 4,950 homes in the housing requirement to assist Oxford in meeting its housing needs. Objections note that the 2018 Oxford SHMA update significantly reduces the housing need of Oxford and that Oxford City should base its unmet housing need on this more up-to-date assessment of need. Other respondents note that the NPPG stated that unmet housing needs should only be added to the housing need of the importing authority where it is based on the standard method<sup>4</sup>.

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<sup>4</sup> At the time when the representation was submitted to the Council the NPPG stated that unmet needs should only be added to the housing need of the importing authority where it is based on the standard method. During February 2019 the Government updated the NPPG, removing the stipulation that unmet need should be based on the standard method.

Respondents suggested that the Oxford City Plan should be examined ahead of the South Oxfordshire Local Plan to resolve the issue of unmet needs. In addition, respondents considered that the Oxford City Plan should raise densities and re-allocate employment land to increase the level of residential development within the city boundaries.

- 4.48 A few respondents commented on the Employment Land Requirement. Supporters believed the approach to employment land is flexible enough to support strategic investments in the area. Some respondents object to the high level of forecasted job growth citing historically lower rates of job growth. Some respondents considered that the requirement should be increased since employment land losses had not been adequately addressed by the Employment Land Review. Some respondents questioned whether the projected job growth would take keep pace with housing growth. They were concerned that economic circumstances would result in slower or lower job growth, leading to an imbalance between jobs and homes that would result in further out-commuting.

### **Policy STRAT3: Didcot Garden Town**

- 4.49 There was some limited support for the policy.

- 4.50 Historic England noted that the Masterplan boundary contains a number of listed buildings and abuts a Scheduled Monument. Principle 5 in Appendix 6 of the South Oxfordshire Local Plan is welcomed and supported as part of the positive strategy for the conservation and enjoyment of, and clear strategy for enhancing, the historic environment as required by the NPPF. However, more detailed planning policy for the Garden Town will be expected, including the masterplan and DPD or SPD, to integrate individual listed buildings and undesignated heritage assets successfully into the urban fabric of the new Garden Town.

- 4.51 Oxfordshire County Council noted that the supporting text about Didcot does not mention the pressing need to improve the transport infrastructure.

- 4.52 Some respondents noted that the Garden Town is expected to contribute a significant amount of economic and housing growth. The respondents consider that the proposals for the Garden Town should be underpinned by robust and clear strategic policy. The provision of a development plan document to support the delivery of the Garden Town was supported by some respondents.

- 4.53 Some respondents considered that more residential development could be directed to Didcot as proposed housing growth does not currently match the proposed economic growth of the Science Vale area. They considered that there is an opportunity to maximise the potential provided by the Garden Town. Some respondents considered that Didcot would be a more sustainable location for development than many of the proposed strategic allocations.

### **Policy STRAT4: Strategic Development**

- 4.54 Historic England supported the policy. The Oxford Bus Company supported the policy.

- 4.55 A number of respondents supported the inclusion of a requirement for the timely delivery of infrastructure with some supporting the delivery of infrastructure ahead of development. Some respondents considered that the assessments required to support proposals should have been carried out prior to allocation in the South Oxfordshire Local Plan, rather than the application stage.
- 4.56 Some respondents considered that the policy is unnecessary since it repeats the provisions of other policies in the plan. Some respondents considered the requirement for a “comprehensive masterplan” for strategic sites to be unduly onerous; they consider that the deliverability of some sites may be compromised as a result of the requirement.

#### **Policy STRAT5: Residential Densities**

- 4.57 Some support for the policy was expressed by respondents who considered that increasing densities will reduce land take, support viable services and encourage walkable neighbourhoods.
- 4.58 A number of respondents considered that the density requirement has been set too high. Respondents considered that the policy is prescriptive and inflexible and does not reflect the need to address the characteristics of individual sites and their surroundings. It was considered that densities should be used as a guide. In addition, some respondents consider that the policy removes the flexibility to allow Neighbourhood Development plans to decide how their neighbourhood develops.
- 4.59 Respondents considered that the density requirements were inappropriate for rural areas, particularly within the AONB. Respondents were concerned that the pursuit of higher densities should not be achieved at the expense of quality place making and residential amenity.
- 4.60 Respondents noted that the Local Plan has failed to evaluate the social and economic impact that building at 70 dph might have on the adjoining urban areas of Oxford which already have socio-economic issues. Some respondents considered that there has been a failure in the Duty to Co-operate as density requirements have not been harmonised for development at the edge of Reading and Oxford.
- 4.61 A number of comments were raised in relation to the justification and evidence base used to support the policy. A number of respondents considered that the Housing Topic Paper (January 2019) fails to provide a robust reasoning for the specific minimum density standards. A number of respondents question whether the minimum net density of 70 dph across major centres and 50 dph in the market towns are justified, deliverable, or achievable noting that the figures are high compared to experience in the industry and examples of development recently permitted.
- 4.62 Some respondents considered that the policy conflicts with the requirements for the proposed strategic allocations, Policy H11: Housing Mix, Policy H16: Infill Development and the design policies, particularly Policy DES8: Efficient Use of Resources. In addition, respondents note conflicts with the policy and the

adopted South Oxfordshire Design Guide. Some respondents consider that the South Oxfordshire Design Guide principles relating to separation distances, amenity space and car parking, for example, could be contravened if the density requirements are applied.

#### **Policy STRAT6: Green Belt**

- 4.63 Oxfordshire County Council supported the policy, they consider the Green Belt proposals reflect national policy, especially as the policy recognises the opportunities for urban extensions to the built edge of Oxford, where there are clear sustainability benefits of development. They stated that providing unmet housing need for Oxford on the edge of the city outweigh any harm to the Green Belt and that the choice of sites broadly reflects the work undertaken by the Oxfordshire Local Planning Authorities to apportion unmet housing need for Oxford (the work that included a Green Belt assessment, transport assessment, and education capacity assessment). This work considered the sustainability benefits of site options approximate to those proposed by SODC and concluded that there are significant sustainability benefits to these sites.
- 4.64 Many respondents noted that there is an inconsistency between the release of land for development from the Green Belt the Council's stated objective at Paragraph 7.1 and Policy STRAT1 (ix).
- 4.65 Several hundred comments raised concern over whether exceptional circumstances have been demonstrated to justify the release of Green Belt sites. Some respondents suggest that there exist a wide range of alternative site options available outside the Green Belt in sustainable locations that accord with the spatial strategy that have not been adequately tested or proposed for development. It was suggested that the Council has essentially carried out a 'planning balance' exercise on 15 'strategic site' options, as opposed to firstly exploring whether sites outside the Green Belt, including non-strategic options can accommodate all or part of the housing need or whether the optimisation of development densities could reduce the need for Green Belt release.
- 4.66 A high number of respondents raised specific objections to the release of the individual proposed strategic allocations from the Green Belt. These comments were made in addition to wider objections to Green Belt release, and object to the ecological, landscape, air quality, heritage, settlement character, flooding and highway capacity impacts that are expected to be experienced as a result of the proposed developments.
- 4.67 A high number of respondents criticised the inclusion of 4,950 homes in the housing requirement to assist Oxford in meeting its housing needs. Respondents considered that the need figure is inflated and that the Oxford City Plan could raise densities and re-allocate employment land to increase the level of residential development within the city boundaries. On this basis respondents considered that meeting the need does not constitute an exceptional circumstance to release land from the Green Belt.
- 4.68 A high number of respondents agreed that exceptional circumstances have been demonstrated to justify release of land from the Green Belt, either for individual

sites or for all Green Belt sites proposed. A number of comments stated that the approach provides housing close to the area where it is needed and would also mean commuting distances would be short. Some comments note that the Inspectors examining the Cherwell and Vale of White Horse Local Plans have concluded that addressing the unmet housing need for Oxford does constitute an exceptional circumstance to justify Green Belt release.

**Policy STRAT7: Land at Chalgrove Airfield**

- 4.69 A few comments in support for the policy were received, focussed on the suitability of this site for allocation in preference to alternatives within the Green Belt.
- 4.70 A very high number of objections to the policy were received. The deliverability of the site was questioned by a high number of respondents. Respondents, including the current lease holder, have commented that the site is unavailable and that the current leaseholder has no intention to leave and will oppose any attempt to proceed with compulsory purchase of the site. Some respondents note that the cost of delivering the required infrastructure impacts on the viability of the site; they consider that the cost of delivering this site is considerably higher than the other strategic allocations proposed. Respondents consider the housing trajectory has been exaggerated in view of the deliverability issues. Comments were also made that the proposed housing allocation is not compatible with the continued use of the airfield and may pose a risk to safety. Homes England as landowner, confirmed that the proposals at Chalgrove are developable, there is a reasonable prospect that the site is available; and deliverable and that appropriate mitigation will be provided. Land adjacent to the allocation is promoted as available and suitable for development.
- 4.71 A high number of respondents considered that the highways surrounding the proposed allocation lack the capacity to support the development. Respondents expressed concern that public transport and other means of sustainable transport, would be limited by the remote location of the site. Concern was expressed that the re-alignment of the B480 may have negative impacts on Chalgrove village. General concern was expressed that the development will be dependent on private vehicle use and the resulting increase in traffic will contribute to the deterioration of air quality.
- 4.72 A high number of respondents considered that the provision of infrastructure required to support the delivery of the site is uncertain. Respondents consider that the provision of services within the allocation would lead to the closure of the local education and health facilities within the village and could affect the viability of local businesses.
- 4.73 A number of respondents considered that views from the Chilterns and North Wessex Downs AONBs need to be considered by the policy. Some comments were received regarding possible indirect impacts on Aston Rowant SAC and the Chilterns AONB caused by increased air pollution and recreational pressures.
- 4.74 A high number respondents considered that the policy will have an unacceptable impact on the "way of life" within Chalgrove Village. Comments regarding

contradictions to the objectives of the Chalgrove NDP were received. Some respondents consider that development at the airfield will exacerbate flooding issues within Chalgrove village.

4.75 Some respondents considered that there are issues with the assessment of the site by the Sustainability Appraisal. Some respondents considered that there is an imbalance between the number of homes proposed at the site and the provision of employment and retail land proposed. Some comments identified an oversupply of housing against the requirement of the plan. From this evidence, respondents concluded that Chalgrove is not needed to meet development needs and should be removed from the plan. Some respondents considered that the proposals would have an unacceptable impact on heritage assets. Historic England have suggested changes to the policy to a layout and form which respects the setting of the Listed Buildings (particularly Rofford Hall and Rofford Manor), the Registered Battlefield (Battle of Chalgrove 1643), and the significance of the former WW2 Airfield and the potential archaeological interest of the site.

#### **Policy STRAT8: Culham Science Centre**

4.76 Oxfordshire County Council generally supported the policy but suggested a number of modifications to the concept plan. A number of respondents supported the allocation. Most of the supporting respondents considered that the allocation is in a sustainable location aligning jobs with new homes and transport links.

4.77 The Oxford Bus Company noted that further detailed transport work is required. Historic England consider that the existing layout and open character should be retained and that more detailed evaluation of buildings should be undertaken and recorded which should be an explicit policy requirement. Historic England also notes that care will need to be taken to protect the Grade II listed Culham overbridge, Maud Hales Bridge and Abingdon Bridge/Burford Bridge from construction traffic when the site is developed.

4.78 A number of respondents objected to the removal of the site from the Green Belt and consider that exceptional circumstances for Green Belt release have not been demonstrated. Reasons for rejection of the exceptional circumstances set out in the South Oxfordshire Local Plan include the lack of consideration of reasonable alternatives; lack of evidence of need and exaggeration of the potential for expansion to become a major employment location. Some respondents considered that there is no need to remove the site from the Green Belt since the development could be accommodated on the previously developed area as appropriate development within the Green Belt.

#### **Policy STRAT9: Land adjacent to Culham Science Centre**

4.79 Some respondents expressed support for the policy. The respondents considered development at this location is consistent with the policy of providing housing close to employment opportunities and supports the strategy outlined in STRAT1. Historic England supported criterion 4 iv) of Policy STRAT9 as part of the positive strategy for the conservation and enjoyment of, and clear strategy for enhancing, the historic environment. Historic England noted that the archaeological desk-based assessment and evaluation should take place before

the preparation of the masterplan to establish where development may be acceptable and the form that development should take to avoid or minimise harm to the significance of the archaeological remains. It was suggested that amendments should be made to the policy to ensure adequate protection for the setting of Oxford. Historic England also noted that care will need to be taken to protect the grade II listed Culham overbridge, Maud Hales Bridge and Abingdon Bridge/Burford Bridge from construction traffic when the site is developed.

- 4.80 Some respondents expressed concern regarding the flood risks associated with the site. The respondents noted that the proposed site is surrounded on three sides by the River Thames and is in Flood Zones 2 & 3. They considered that building on the site will increase the rate of run off and the site is likely to become isolated in flood events. The Environment Agency recommended that changes are made to this policy to include the recommendations for local plan policy as detailed in Appendix L – SFRA Level 2 strategic site summary sheets.
- 4.81 A number of respondents objected to the policy. Some respondents considered that the number of homes proposed is excessive in comparison to the employment opportunities in the immediate area. Some considered that exceptional circumstances for Green Belt release at Culham have not been demonstrated by the South Oxfordshire Local Plan. They considered that the release of the site from the Green Belt will lead to coalescence. Respondents were also concerned that Green Belt should not be sacrificed to fund a new river crossing.
- 4.82 The deliverability of the allocation was questioned by some respondents. Thames Water advised that water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic water supply/waste water infrastructure upgrades are likely to be required to ensure sufficient capacity is brought forward ahead of the development. In addition, respondents considered that the delivery within the plan period will only be for a limited number of homes and is contingent on the provision on large scale infrastructure. Some suggested that the allocation was not deliverable due to the viability of the proposals, the existence of an infrastructure funding gap despite reliance on HIF funding, overly optimistic assumptions of build out rates and the need for extensive collaboration and co-operation for the delivery of the required infrastructure, particularly the river crossing.

#### **Policy STRAT10: Land at Berinsfield**

- 4.83 A number of respondents supported the policy. These respondents supported the provision of homes close to the centre of the Science Vale with excellent transport links. Further comments were received in support of the regeneration of Berinsfield which was considered to benefit the local community and improve the area.
- 4.84 The Defence Infrastructure Organisation commented that the site allocation for Berinsfield falls within the statutory aerodrome height safeguarding zone and birdstrike safeguarding consultation zone surrounding RAF Benson.

- 4.85 Historic England noted that there are no designated heritage asset, but Berinsfield lies within an area of high archaeological potential for pre-historic, Roman and Anglo-Saxon archaeology, as indicated in the Oxfordshire Historic Environment Record. They recommended that the policy includes a new requirement to ensure proposals respond to known and potential archaeological interests of the site, with the retention of nationally important archaeological remains, and, where possible, other archaeological remains, in situ under areas of open space.
- 4.86 Oxfordshire County Council considered that the infrastructure challenges associated with development at Berinsfield (including the dependence on the Housing and Infrastructure Bid to deliver the new Culham-Didcot Thames Crossing and Clifton Hampden Bypass) should be noted in the policy and that no development is possible until this infrastructure is secured. Oxfordshire County Council further considered that additional text should be included in the plan related to primary school education needs and the strategy to provide a new secondary school on the Culham site, linked by a bus service to Berinsfield and further additional text should be included to require the provision of public transport facilities including bus service between Berinsfield, Culham and Abingdon with options to extend to Chalgrove and Didcot.
- 4.87 The Environment Agency made further comments on the policy following the close of the consultation period. The agency notes that the policy does not detail the specific flood risk recommendations set out in the Level 2 Strategic Flood Risk Assessment and recommend changes to this policy to include the recommendation set out in Appendix L of the SFRA and to reflect NPPF paragraphs 149 and 155.
- 4.88 Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust considered it essential that the mitigation hierarchy is followed and substantial landscape buffers incorporated to protect key habitat features of the Dorchester Gravel Pit Local Wildlife Site.
- 4.89 A number of objections to the policy were received. Respondents commented on the lack of exceptional circumstances for Green Belt release, the inappropriate scale of development, the adequacy of infrastructure provision and the deliverability of the site. Some respondents questioned the evidence base findings with regard to the site, particularly the landscape capacity study and Site Selection Background Paper. Some respondents questioned the sustainability of the allocation and noted that the Settlement Assessment Background Paper awards Berinsfield a total score of 111, compared to other towns such as Thame which scores 768. Some respondents consider that development should be directed towards more sustainable locations such as the market towns and within Didcot Garden Town.

**Policy STRAT10i: Berinsfield Local Green Space**

- 4.90 No comments were made on this policy.

### **Policy STRAT11: Land South of Grenoble Road**

- 4.91 A number of respondents supported the policy. Oxford City Council and West Oxfordshire District Council supported the allocation of the site in principle. A high number of comments considered that the site is a good location for helping to meet Oxford's unmet housing need and is accessible to main areas of employment, transport links and existing infrastructure.
- 4.92 Several hundred respondents objected to the removal of the Green Belt at the proposed allocation. The exceptional circumstances set out in the South Oxfordshire Local Plan were not accepted by respondents. The extent of Oxford's unmet needs was not accepted by respondents who note that Oxford City Local Plan and Oxfordshire Plan 2050 have not been examined, so Oxford's housing needs have not been established. Respondents considered that the site assessment had failed to consider all reasonable alternatives to Green Belt release. Other respondents considered that the provision of the park and ride scheme, the extension of the Oxford Science Park and the regeneration of Greater Leys do not constitute justification for removing land from the Green Belt.
- 4.93 A number of respondents noted removal of the site from the Green Belt has been previously assessed as inappropriate due to the coalescence of the settlements of Marsh Baldon and Toot Baldon and encroachment to the villages of Garsington and Horspath. Respondents noted that the assessment found that the separation of these settlements from the city are essential to maintaining the historic setting of Oxford.
- 4.94 A high number of respondents objected to the development of the site for a number of other reasons. Comments included criticisms of the lack of highways capacity and inaccessibility of the site for more sustainable modes of transport (including the proposed rail improvements to the Cowley branch line), environmental impacts in terms of pollution, biodiversity and flood risk increase, deliverability of the site and supporting infrastructure.
- 4.95 Some respondents considered that the site is undeliverable due to the lack of evidence that the odour from sewage works on the western edge of the site can be mitigated. Respondents also note that the Infrastructure Delivery Plan shows gaps in funding for the delivery of essential supporting infrastructure. Thames Water noted that the water network capacity in the area may be unable to support the demand anticipated from the development and advise that local upgrades the existing water network infrastructure may be required. The recommended that the developer engages with Thames Water to understand what infrastructure is required.
- 4.96 The Environment Agency recommended changes to this policy to include the recommendations set out in the Appendix L of the Strategic Flood Risk Assessment. Berkshire Buckinghamshire and Oxfordshire Wildlife Trust recommended that further ecological work is required to demonstrate there will be no adverse impacts from the allocation of this site on the Sandford Brake Local Wildlife Site. Historic England commented that development of this site

should be restricted to the northern area to reflect evidence set out in the Oxfordshire Green Belt Study, and provide an adequate buffer zone for the Grade II\* listed building at Minchery Farmhouse. Historic England commented that there should be a requirement in Clause 3 of the policy to provide a green infrastructure link to the south of the Farmhouse, as indicated on the concept plan

#### **Policy STRAT12: Land at Northfield**

4.97 A number of respondents supported the policy. Oxford City Council and West Oxfordshire District Council supported the allocation of the site in principle. Oxfordshire County Council considered that the allocation is well located in relation to Oxford City and will support regeneration. The County Council considered that delivery of the site could be earlier than suggested by the Council's trajectories. A high number of comments considered that the site is a good location for helping to meet Oxford's unmet housing need and is accessible to main areas of employment, transport links and existing infrastructure.

4.98 Several hundred respondents objected to the removal of the Green Belt at the proposed allocation. It was considered that exceptional circumstances for the release of the site from the Green Belt had not been demonstrated and that there had been inadequate consultation conducted in view of the changes made to the strategy. The extent of Oxford's unmet needs was not accepted by respondents who noted that Oxford City need should be based on the up to date evidence of the Oxford City 2018 SHMA roll-forward to 2036 (2018). Comments considered that the villages adjacent to Oxford should remain separate to the city; Respondents considered that the site serves all five purposes of the Green Belt and its development will result in coalescence of Oxford with the surrounding villages. Comments identified an oversupply of housing against the requirement of the plan. From this evidence, respondents concluded that Northfield is not needed to meet development needs and should be removed from the plan.

4.99 Several hundred respondents made comments concerning transport infrastructure at the proposed allocation. Respondents were concerned that the highways capacity surrounding the proposed development would be insufficient and consider that there are potential impacts on the strategic road network. Respondents raised concerns that the transport assessment and modelling is not comprehensive and does not provide a realistic outcome of travel movements. Highways England noted that further evidence will be required to inform the timing of housing delivery in consultation with Highways England.

#### **Policy STRAT13: Land North of Bayswater Brook**

4.100 A number of respondents supported the policy. A high number of comments considered that the site is a good location for helping to meet Oxford's unmet housing need and is accessible to main areas of employment, transport links and existing infrastructure.

4.101 It was considered that exceptional circumstances for the release of the site from the Green Belt had not been demonstrated and that there had been inadequate consultation conducted in view of the changes made to the strategy. The extent of Oxford's unmet needs was not accepted as needing to be met within South

Oxfordshire. Comments noted the existence of brownfield sites within Oxford and the need to regenerate Cowley and Blackbird Leys could accommodate the needs identified. Comments identified an oversupply of housing against the requirement of the plan. From this evidence, respondents concluded that Bayswater Brook is not needed to meet development needs and should be removed from the plan.

- 4.102 A number of respondents objected to the environmental impacts of the development. Comments note that the Site Assessment Background Paper (2019) states that there is a high-risk of harm to Sydling's Copse and College Pond SSSI. Comments noted that a range of environmental impact assessment studies are required but have not been prepared; it is considered that this evidence is required to support the allocation at the plan making stage. The consideration of the impacts on neighbouring settlements was also considered to be inadequate with a number of comments noting unacceptable impacts on Sandhills, Barton, Old Marston and the wider parish area.
- 4.103 A considerable number of respondents raised concerns with regard to both the transport and general infrastructure required to support the development. A number of pinch points on the local highway network were identified by respondents and it was noted that the A40 is a major physical and psychological barrier to connectivity, particularly in terms of walking and cycling. Comments considered that the policy does not set out any requirements for mitigating transport infrastructure. Education and health services were considered to be at capacity by a number of respondents. Comments considered that a significant infrastructure funding gap associated with the development had been identified by the Infrastructure Delivery Plan.
- 4.104 Thames Water advised that the water network capacity and waste water network, is unlikely to be able to support the demand associated with the proposed development and that upgrades are likely to be required. Oxfordshire County Council expressed a number of concerns regarding the transport issues associated with development of the site. They considered that opportunities for connecting with public transport routes are better on other sites and that there are no existing public transport routes that can readily be adjusted to cater for this site. Instead, they stated that there are significant difficulties with devising an appropriate public transport solution for this site. Concerns were also raised by the County Council with regard to the identification of key transport challenges associated with the allocation, without any adequate description of proposals for solutions.

**Policy STRAT14: Land at Wheatley Campus, Oxford Brookes University**

- 4.105 Oxford City Council and West Oxfordshire District Council supported the allocation of the site in principle. Historic England welcomed the recognition of the Scheduled Monument on the site and note that any redevelopment of the campus should retain the Scheduled Monument and preserve or enhance both its setting and that of the Scheduled Monument and listed buildings to the north-west. They noted that focusing development on the previously-developed eastern part of the site is welcomed. They considered that further assessment of the significance of the Monuments and listed buildings and of the potential

impacts of development on that significance, may be necessary to determine the form and extent of that development.

- 4.106 Scottish and Southern Energy have stated that overhead powerlines must be retained Development beneath the overhead lines or diversion / undergrounding of the overhead lines may not be possible.
- 4.107 Oxford County Council considered the policy should reference 'approximately' 300 homes, instead of 'at least', consistent with other policies and to reflect the refusal of a recent planning application for 500 homes. The County Council considered a higher number of homes is more desirable and will support a bus service becoming commercial and potentially better fund other infrastructure although there are constraints due to the current primary school capacity. They considered that the masterplan requirements do not sufficiently address transport and movement matters within the site.
- 4.108 A number of respondents supported the redevelopment of the site for residential development in principal, however a number of comments were received objecting to the removal of the site from the Green Belt. A number of respondents considered that the redevelopment should be constrained to the previously developed part of the site and do not consider that there is a need for the site intended for green infrastructure to be removed from the Green Belt.
- 4.109 A number of respondents commented on the infrastructure to support the development. Respondents supported the inclusion of a requirement for a further pedestrian and cycle links and a bridge over the A40. Respondents were concerned regarding the capacity of health care, education and highway capacity to support the development and considered that further detail is required.
- 4.110 One respondent considered that the site does not meet the Council's criteria for consideration as a strategic site and notes that treating the site as strategic excludes it from being considered through the Wheatley Neighbourhood Development Plan. The respondent considered that an inconsistent approach has been taken.

### **Policy HEN1: The Strategy for Henley-on-Thames**

- 4.111 Oxfordshire County Council considered the strategies and supporting text are generally appropriate and provide for the future of Henley-on-Thames. Oxfordshire County Council agreed that the policy appropriately provides for car parking and pedestrian and cycle links but need to provide for improvements to bus services. Historic England supported the overall strategy including the protection of the historic environment of towns and welcomes environmental improvements that help to maintain the attractiveness of centres. Historic England particularly welcomed clause iii) of Policy HEN1 which emphasises the enhancement and conservation of the town's heritage and environmental assets.
- 4.112 Respondents supported the approach of allocation of suitable sites by Neighbourhood Development Plans. Some respondents considered that the housing allocation proposed by the South Oxfordshire Local Plan for Henley-

on-Thames is too high and does not consider the physical constraints of the River Thames, conservation areas, and AONB. Respondents support the inclusion of an additional requirement to protect the Chilterns AONB.

- 4.113 Two respondents considered that the density proposed is too high and does not consider the character of the town or surrounding landscape. One respondent considered that the policy should protect the A4130 and Henley on Thames from surrounding development.

#### **Policy TH1: The Strategy for Thame**

- 4.114 Historic England supported the overall strategy including the protection of the historic environment of towns and welcomes environmental improvements that help to maintain attractiveness of centres. Oxfordshire County Council agreed that the policy appropriately provides for car parking and pedestrian and cycle links, but needs to provide for improvements to bus services. One respondent supported the policy since it reflects the need for Thame to accommodate a range of uses commensurate with its status as a market town.
- 4.115 The majority of respondents considered that the housing allocation for Thame is too low in view of the significant capacity for growth, the relative freedom from constraint, and the town's sustainable location due to existing services and infrastructure. Some respondents considered that there is an over-reliance on the Neighbourhood Development Plan process and that allocations should be made within the South Oxfordshire Local Plan, especially since the current Thame NDP conflicts with the policies in the South Oxfordshire Local Plan. However, some respondents considered that the housing figure should be decreased in response to the high level of growth proposed at neighbouring settlements in Buckinghamshire.
- 4.116 The infrastructure to support the development of Thame was questioned by respondents. In particular, the capacity of the A418 was questioned. The provision of further employment land allocations was supported. Policy support for the provision of a new hotel for Thame was considered appropriate on the basis of the evidence in the Hotel Needs Assessment (2014).

#### **Policy WAL1: The Strategy for Wallingford**

- 4.117 Historic England supported the overall strategy including the protection of the historic environment of towns and welcomes environmental improvements that help to maintain attractiveness of centres. Historic England particularly welcomed clauses ii) and vi) of Policy WAL1 which emphasises the enhancement and conservation of the town's heritage and environmental assets. Oxfordshire County Council agreed that the policy appropriately provides for car parking and pedestrian and cycle links but need to provide for improvements to bus services.
- 4.118 Respondents noted that the declining retail function of the town centre and the potential of this centre to attract visitors should be addressed by the strategy for Wallingford and that the need for improved leisure / community facilities should also be included in the policy.

- 4.119 Some respondents considered that there is an over-reliance on the neighbourhood plan process and that allocations should be made within the South Oxfordshire Local Plan 2034. There was some support for amendments to the policy to positively support any sustainable proposals for housing growth.
- 4.120 Respondents supported the provision of new employment opportunities and improvements to the stock of existing employment areas in the town. One respondent considered that the density proposed should be lowered to ensure that new developments are not out of character with the historic market town. One respondent supported the inclusion of a reference to both the North Wessex Downs AONB and the Chilterns AONB; they considered that the policy should be amended to protect these AONBs and their settings.
- 4.121 The infrastructure to support the development of Wallingford was questioned by respondents. Respondents considered that existing education and health centres are already over capacity and there is inadequate sports and leisure provision for the existing population. The findings of the leisure study in respect of Wallingford were criticised by respondents who consider that the evaluation of suitable sites for the provision of new leisure centres should include Wallingford.

## **Housing**

### **Policy H1: Delivering New Homes**

- 4.122 A number of respondents identified the oversupply of housing against the housing requirement in the plan as problematic. Respondents considered that the over-provision was a concern both in terms of infrastructure provision and physical capacity due to constraints such as the AONBs. Some respondents also questioned whether the supply was deliverable, citing historically lower delivery rates in the district as evidence of a more pessimistic delivery scenario.
- 4.123 Comments suggested that the housing targets of the plan were too high, and unable of being delivered. Some respondents suggested that Brexit would have an impact on delivery rates. Some respondents objected to the reliance on strategic housing sites, recommending the plan allocate land for more, smaller housing sites. Some respondents suggested that a reliance on subsequent Neighbourhood Development Plans to deliver smaller sites was inappropriate as there is no guarantee that these plans will allocate smaller site.
- 4.124 A number of comments were received from site promoters objecting to the approach to speculative applications and supporting a more liberal approach to permitting non-allocated development sites. Other site promoters supported the identification of sites by Neighbourhood Development Plans too, but supported tighter controls / incentives for Neighbourhood Development Plans to progress in a timely manner.
- 4.125 A number of respondents criticised the lack of a detailed housing land supply trajectory. Comments on this topic were split between those who believed that the strategic sites identified in the local plan were capable of earlier delivery, and those who were concerned that the Council was relying too heavily on these sites to demonstrate a sufficient supply of housing. The windfall

assumptions were criticised fairly evenly, both for being too conservative based on past trends, and too generous given a paucity of evidence.

- 4.126 Respondents considered that further evidence is needed to understand the need for elderly, institutional and specialist housing needs to enable the South Oxfordshire Local Plan to identify specific sites for C2 and C3 uses.

**Policy H2: New Housing in Didcot**

- 4.127 Some respondents considered that sufficient development is already planned in Didcot and that, despite the “garden town” designation the space for gardens and green space would be compromised. Delivery of high density sites on the edge of Didcot was considered to lead to a large number of people driving into the town centre for shopping or leisure, and out of town to work.

- 4.128 Some respondents supported the growth of Didcot but considered that there is insufficient evidence to indicate that all of the sites previously allocated should continue to be saved. Respondents considered that slow/non-delivery of existing Core Strategy allocations should be supplemented by additional allocations in the Local Plan. The flexibility of wording requiring “at least 6,500 new homes” in the October 2017 Publication (first) Version of the South Oxfordshire Local Plan should be reinstated.

- 4.129 One respondent objected to the Orchard Centre Phase 2 allocation. The respondent considered that it is not clear that 300 homes can be developed on the remaining land, and if they could, it would likely result in severe transport effects in the vicinity.

- 4.130 The deliverability of the Ladygrove East site was supported. The respondent noted that the site is capable of accommodating a higher number of units than the 642 proposed in the historic application and retained in the policy. The Council’s SHELAA indicates a higher capacity for the site.

**Policy H3: Housing in the towns of Henley-on-Thames, Thame and Wallingford**

- 4.131 Oxfordshire County Council expressed concern regarding the level of housing growth proposed in Henley-on-Thames since the transport network in the area is over capacity. Aylesbury Vale District council noted that the potential for increased rail customers at Haddenham and Thame Parkway Railway Station could exacerbate the current problem of station users parking cars in Haddenham village. This may have implications for traffic volumes on a congested part of the local highway network. As an adjoining authority, Aylesbury Vale are keen to understand what effect any future housing and employment allocations will have on this local highway network.

- 4.132 Some respondents considered that the housing requirement for the three towns is too high. Respondents considered that the level of development allocated to each settlement should be capacity led to ensure that the levels of housing proposed can be met. The capacity of supporting infrastructure to meet the development needs was questioned at all three settlements.

- 4.133 Some respondents considered that the housing requirement for the three towns is too low. A few respondents considered that there is no justification for the 15% growth figure and consider that there has been no assessment of alternative levels of growth at settlement hierarchy levels has been considered within the Sustainability Appraisal. Respondents considered that market towns can accommodate significant development based upon their existing range of services, facilities and infrastructure and support allocation of further development to the market towns. Additional levels of growth were supported by a few respondents at both Wallingford and Thame although the AONB was considered to restrict development options for Henley-on-Thames.
- 4.134 Some respondents objected to allocations being prepared by Neighbourhood Development Plans due to the time it takes for them to prepare, or their willingness to accommodate growth. Some respondents supported the identification of sites by Neighbourhood Development Plans but considered that the timescale for NDP review was unrealistic and should be lengthened.

#### **Policy H4: Housing in the Larger Villages**

- 4.135 The 15% growth figure for larger villages was not generally supported. Respondents considered that that the growth for the larger villages was arbitrary taking no account of the constraints of the area and resulting in development being refused at sustainable locations. Some respondents supported the approach but cautioned that it needs to be balanced against negative impacts of growth.
- 4.136 Some respondents considered the level of growth proposed too low. Some respondents suggested the creation of a new category of larger village to take more growth than others. Other comments along these lines suggested that the numbers in the larger villages should be higher to help accommodate more smaller sites, and hence strengthen the deliverability of housing in the district where there is a perceived over-reliance on strategic sites.
- 4.137 Some respondents considered the level of growth proposed too high. Objectors identified that the policy would require the allocation of sites in the AONB which is not in conformity with the NPPF since there are sufficient, sustainable alternative locations outside of the AONB to accommodate the growth envisaged by the policy. Some respondents considered that future windfall development should be factored in to how many homes the larger villages need to accommodate.
- 4.138 Some respondents objected to allocations being prepared by Neighbourhood Development Plans due to the time it takes for them to prepare, or their willingness to accommodate growth. Many respondents were critical that the failure of a Neighbourhood Development Plan to meet its targets of growth and timescales would result in speculative developments on greenfield sites. Some respondents were concerned that the proposed approach would result in the erosion of NDP policies, particularly settlement boundaries.

4.139 Some respondents were concerned that the plan has not sufficiently identified the infrastructure capacity of larger villages to accommodate the proposed levels of growth.

**Policy H5: Land to the West of Priest Close, Nettlebed**

4.140 Respondents objected to residential development within the AONB. It was considered that no exceptional circumstances for development in the AONB had been demonstrated, particularly given the over provision of housing within the South Oxfordshire Local Plan.

4.141 Natural England advised that decision making should be guided by the NPPF and landscape evidence and that the Chilterns AONB Board should be consulted. Furthermore, they commented that an assessment of the cumulative impact on the AONB of development allocations around Nettlebed should be undertaken.

4.142 The accessibility of the site was questioned. Respondents considered that the achievement of acceptable road access, had not been demonstrated.

4.143 The need for an ecological assessment of the site was highlighted by respondents in consideration of on-site ecology, impacts on Priests Hill SSSI and the adjoining BAP priority habitat. Respondents noted that the site capacity does not reflect the density requirements set out in the South Oxfordshire Local Plan and healthcare capacity needs to be considered. It was noted that the site is within the aerodrome height safeguarding consultation zone and within the statutory birdstrike safeguarding consultation zone surrounding RAF Benson. It was noted that any overhead power lines should be regarded as permanent physical features.

**Policy H6: Land at Joyce Grove, Nettlebed**

4.144 Historic England welcomes criterion i) and ii) of Policy H6 “A scheme of an appropriate scale and layout in a form that respects the listed building and its setting” and considers that, if this criterion is fully adhered to, development as proposed could be acceptable in principle. There was some support for the reuse of the site.

4.145 Integration of the new development with the village was supported with the maintenance of the right of way through the site.

4.146 There was some support for the policy to make reference to the AONB and its statutory purpose and limited support for the consideration of opportunities for sympathetic new build development within the site.

4.147 The availability of the site for development was questioned and it was noted that healthcare capacity needs to be considered.

**Policy H7: Land to the South and West of Nettlebed Service Station**

4.148 There was some support for the policy, noting that the site is well located in relation to Nettlebed’s services and facilities.

- 4.149 Respondents objected to residential development within the AONB. Natural England advised that decision making should be guided by the NPPF and landscape evidence and that the Chilterns AONB Board should be consulted. Furthermore, that an assessment of the cumulative impact on the AONB of development allocations around Nettlebed should be undertaken. One respondent considered that the development would undesirably extend the settlement of Nettlebed westwards along the road, the consideration of alternative sites was recommended.
- 4.150 Respondents noted that the site capacity does not reflect the density requirements set out in the South Oxfordshire Local Plan, that additional structural planting screening would be needed to conserve long and short distance views and that healthcare capacity needs to be considered.

#### **Policy H8: Housing in the Smaller Villages**

- 4.151 Respondents support the provision of housing in smaller villages.
- 4.152 Some respondents were concerned that the focus on strategic sites in the South Oxfordshire Local Plan does not allow sufficient flexibility in the housing land supply making the South Oxfordshire Local Plan undeliverable over the plan period. Alongside the strategic sites a supply of smaller sites, that can be delivered quickly, should be identified. Some respondents suggested that an allocation for the "Smaller Village" tier of the settlement hierarchy should be a minimum requirement to reduce reliance on strategic allocations and allow for growth of these sustainable settlements, rather than relying on Neighbourhood Development Plan led delivery. A few respondents considered the policy is too restrictive and limits the growth within the "other village" category.
- 4.153 A number of respondents considered that the 5-10 percent growth allocation is not justified or based on evidence. Some respondents considered that the target growth is too high and doesn't consider the impact on settlements within areas of AONB or Green Belt or availability of suitable sites.
- 4.154 A few respondents were concerned that maximising density could spoil the character and heritage of villages.
- 4.155 Some respondents considered that the policy wording is too ambiguous. Some respondents considered that the policy should implement settlement boundaries.
- 4.156 A few respondents considered a separate category should be created for 'medium villages'. Some respondents considered the Settlement Assessment Background Paper and Hierarchy in Appendix 7 is not justified, consistent or based on sufficient evidence. A few comments were made supporting a different categorisation for individual settlements in the Settlement Hierarchy.

#### **Policy H9: Affordable Housing**

- 4.157 The policy was generally supported by respondents, albeit accompanied by a number of comments regarding the need for flexibility in practice.

- 4.158 All respondents supported the policy aim of greater provision of affordable homes. A number of comments sought justification for the policy.
- 4.159 Some respondents considered that the policy wording should be strengthened to ensure that developers provide sufficient affordable housing. Some respondents considered that viability should be taken into account in the decision-making process. Some respondents wanted to ensure that a pragmatic approach would be adopted to ensure that sites could come forward including exemption, mix and smaller sites.
- 4.160 The application of the policy to provision to development within the AONBs was generally supported, although the approach was queried with respect to the combination of thresholds and site size restrictions.
- 4.161 A number of respondents supported the higher target for provision adjacent to Oxford. Some comments considered that the affordable housing requirement should be specific where it is to meet Oxford's needs.

#### **Policy H10: Exception Sites**

- 4.162 One respondent supported the policy.
- 4.163 Six respondents supported an amendment to the policy to allow enabling market housing on exception sites in accordance with NPPF Para 71 and Para 77.
- 4.164 One respondent considered that the policy does not make clear what is meant by 'local need'. The respondent considered that Para 5.48 of the South Oxfordshire Local Plan suggests that it will be on a village by village basis but given the chronic shortage of affordable housing across the district it is considered that this approach will not help alleviate the wider problem of affordable housing need. The respondent considered policy should be amended in conformity with NPPF Para 78 which notes that development in one village can support another.

#### **Policy H11: Housing Mix**

- 4.165 It was considered that the policy conflicts with the NPPF with regard to the application of wheelchair standards. Respondents noted that wheelchair standards should only be applied where the local authority is responsible for allocating that dwelling. Additional comments were received, suggesting the policy should apply the standard more flexibly and suggesting that a marketing clause for wheelchair accessible properties should be included.
- 4.166 The need for flexibility in the application of the policy was the subject of a number of comments. Some respondents raised concerns about the density standards as set out in Policy STRAT 5: Density, conflicting with the space standards set out in this policy. Other respondents suggested that the Council should take account of site specific circumstances, and note that needs could change over the plan period.

4.167 One respondent considered that the Council should provide the necessary evidence to justify the standards.

### **Policy H12: Self-Build and Custom Housing**

4.168 Three respondents support the policy.

4.169 Four respondents considered that the approach used to assess the need for self-build across the district is flawed and should consider other factors than the self-build register.

4.170 Ten respondents considered that there is an over-reliance on strategic sites to deliver self-build plots. Two respondents considered that the policy does not support the identification or delivery of plots for individual or small scale self-build.

4.171 Respondents were also concerned that the delivery of self-build plots on strategic sites would be incompatible with demand and would affect site viability and delivery.

### **Policy H13: Specialist Housing for Older People**

4.172 The general approach of encouraging the development of specialist accommodation to meet older people's needs was supported.

4.173 Reference was made to NPPF and PPG and the requirement to identify a specific need and size, type, tenure of housing need for different groups in the community, which should be assessed and reflected in planning policies. On this basis, it was suggested that the current policy does not identify the specific need or provide sufficient flexibility.

4.174 A number of comments raised questions about the clarity of the policy wording and offer various suggestions for how these shortcomings could be addressed. It was suggested that the term 'major development sites' should be defined as this is currently unclear. It was suggested that the policy is also unclear what proportion of dwellings is required to meet older people's needs and how this will be determined. It was suggested that the policy provides insufficient clarity regarding what is expected to be delivered, or how this relates to the requirements in H1: Delivering New Homes concerning the requirements for accessible and adaptable homes.

4.175 A number of comments raised questions about how specialist accommodation for older people will be delivered and whether the policy is effective. Several comments referred to the reliance on the Housing Strategy and Neighbourhood Development Plans and question why sites are not identified within the Local Plan to assist with delivery of specialist accommodation.

### **Policy H14: Provision for Gypsies, Travellers and Travelling Showpeople**

4.176 Historic England welcomed criterion 2 iv) of Policy H14 as part of the positive strategy for the conservation and enjoyment of, and clear strategy for enhancing, the historic environment as required by paragraphs 126 and 157 of the National Planning Policy Framework.

- 4.177 One respondent considered that there is a conflict in the policy wording as "residents" cannot be deemed "transient". One respondent considered that the policy should refer to the criteria set out in the policy.
- 4.178 One respondent requested that the Council reappraises the opportunities available for allocating Gypsy and Traveller pitches in order to fully justify the strategic site selections in view of the additional sites proposed adjacent to Oxford.
- 4.179 Alternative sites were submitted for allocation within the South Oxfordshire Local Plan at Newlands, Tetsworth and Watlington.

**Policy H15: Safeguarding Gypsy, Traveller and Travelling Showpeople sites**

- 4.180 The impact of Gypsy, Traveller and Travelling Showpeople upon the surrounding area, particularly in the Green Belt was commented on. One respondent considered that the policy should include the words "already permanent" to ensure that any temporary permission on sites are upheld to prevent plots becoming permanent.

**Policy H16: Infill Development and Redevelopment**

- 4.181 Two respondents supported the policy. Historic England welcomed criteria (i) of Policy H16 as part of the positive strategy for the conservation and enjoyment of, and clear strategy for enhancing, the historic environment as required by paragraphs 126 and 157 of the National Planning Policy Framework.
- 4.182 One respondent considered that the combination of this policy with Policy H9: Affordable Housing would severely limit the delivery of affordable housing in smaller villages due to the application of the thresholds.
- 4.183 Respondents suggested that the policy does not provide adequate protection for preserving the character of villages. It was suggested that prescribing high densities, as currently set out in this policy could be detrimental to the character of many smaller villages. It was suggested that a density limit is applied to infill development.
- 4.184 A few respondents considered that the policy was overly restrictive and would result in pressure to intensify densities for new development. Other respondents suggested that a development cap should be placed on residential development. Suggestions of a Core Strategy +15% threshold and 5% of the 2011 housing stock were made.
- 4.185 Several objections were received relating to the definition of infill development. Objections were received to the terms 'small gap', 'other sites within settlements' and 'backland' which are not defined and open to interpretation, contrary to national policy and guidance. Several respondents considered that the size of infill sites should be reduced or raised for different levels of the settlement hierarchy while other respondents supported flexibility in the application of the limits. One respondent considered that position in the settlement hierarchy was not a suitable basis for defining site size limits. One

respondent suggested that the policy for redevelopment should be aligned with the infill limits.

- 4.186 There were several objections/comments received to this policy and its relationship with Neighbourhood Development Plans. Respondents considered that the policy should clarify the relationship between infill development and Neighbourhood Development Plans. It was suggested the policy should clarify that Neighbourhood Development Plans are encouraged to include reasonable, evidence-based projection for infill or windfall development, where such development would not cause harm to the local area.
- 4.187 In the interests of clarity some respondents considered that the policy could be split into a section covering infill development and the redevelopment of sites for residential use. It was suggested that the application of the policy to villages washed over by Green Belt would also benefit from clarification.

#### **Policy H17: Sub-division and Conversion to Multiple Occupation**

- 4.188 Historic England supported this policy, in particular criteria (iii) as part of the positive strategy for the conservation and enjoyment of, and clear strategy for enhancing, the historic environment as required by paragraphs 126 and 157 of the National Planning Policy Framework (2012).
- 4.189 Two respondents objected to the policy. The respondents considered that the policy should include further support for the subdivision of properties as a low carbon alternative that would help to meet the need for plots for custom builders and downsizing households. The respondents considered that the policy is not consistent with the NPPF Paragraph 73 as it limits support for the subdivision of dwellings to properties to within the built limits of settlements.

#### **Policy H18: Replacement Dwellings**

- 4.190 Historic England supported criterion iii in accordance with paragraphs 126 and 157 of the NPPF.
- 4.191 Some respondents considered that the AONB should be included within criterion iv.
- 4.192 One respondent considered that the policy should look at the overall cumulative impact of development to stop applications being split into seemingly innocuous parts. One respondent noted that the repair and restoration of buildings of local design value should be fully explored before replacement is entertained.

#### **Policy H19: Re-use of rural buildings**

- 4.193 The respondents considered that the policy should be modified in accordance with NPPF 2018. There is no recognition in the policy that special justification need only be given to residential use in isolated situations (NPPF Para 109).

#### **Policy H20: Rural Workers' Dwellings**

- 4.194 The respondent considered that development within smaller villages should take into account the potential impact on the historic environment. Oxfordshire County Council had recommended including the following sentence to section

1: *"Providing there are no adverse impacts on the significance of heritage assets in accordance with policy ENV6."*

**Policy H21: Extensions to Dwellings**

4.195 The respondent considered that the policy should make specific reference to the AONB.

**Policy H22: Loss of Existing Residential Accommodation in Town Centres**

4.196 No comments were made in relation to this policy.

**Employment**

**Policy EMP1: The Amount and Distribution of New B-class Employment Land**

4.197 One comment in support of the proposed allocation within Didcot was received. Oxfordshire County Council supported the policy and consider that the amount and location of sites for employment in the plan is well evidenced. One respondent supported the allocation at Oxford Science Park, and considered that the approach to flexibility of Class B uses will help to bring forward buildings having regard to current market signals.

4.198 A number of respondents objected to the policy as they consider the employment land requirements are set too low. Respondents considered that the location of the district within the Oxford to Cambridge growth corridor and area planned for East West Rail was not recognised. They considered that the Council should take a proactive approach, by adopting the "Committed Economic Growth Scenario" as set out in the Oxfordshire Strategic Housing Market Assessment (2014). In addition, respondents suggested that alternative economic forecasts should be tested as the South Oxfordshire Local Plan relies on historically based employment forecasts; leading to the underestimation of B8 land requirements. Respondents also noted that the Employment Land Review Addendum (2017) suggests a 10% allowance is added to compensate for delays in sites coming forward but that no reference is made to this or the need to replace lost employment space with the South Oxfordshire Local Plan. Some respondents considered that the distribution of the requirement to Thame is not evidenced and does not align with the town's housing requirement or existing demand.

4.199 A number of respondents objected to the policy as they consider the provision of employment land within the South Oxfordshire Local Plan is excessive. Respondents considered that the Strategic Housing Market Assessment (SHMA) and Strategic Economic Plan do not reflect the slow economic growth of the UK economy or the impacts on migration due to Brexit. Respondents criticised the lack of evidence from recent years on actual job growth since the SHMA was published.

4.200 The deliverability of the sites to be allocated by Neighbourhood Development Plans was questioned. Respondents objected to the employment allocation at Chalgrove Airfield. They considered that the allocation would require significant investment funding to deliver services and infrastructure and that there is insufficient evidence that it would encourage the levels of employment anticipated for the area. Two additional sites were presented for allocation

consideration, BP Technology Centre and Land to the South of Hithercroft Industrial Estate. In addition, respondents noted that a wider variety of site sizes should be allocated, particularly larger employment sites of more than 3 hectares.

- 4.201 Objections were made to the perceived allocation of employment land to meet the needs of Oxford since Oxford City has identified sufficient employment land.
- 4.202 Respondents requested that the policy should be clarified to make clear that the uplifts in employment land should be in addition to that present in 2011 at the start of the plan period and to include a trajectory for the delivery of employment land.

#### **Policy EMP2: Range, Size and Mix of Employment Premises**

- 4.203 Oxfordshire County Council supported the policy and considers that the amount and location of sites to be allocated for employment is well-evidenced.
- 4.204 One respondent considered that mixing of uses as part of new employment provision, including tourism and leisure facilities are also important to attract a range of people in accessible locations and increase the use of the land. One respondent considered that the plan should acknowledge that commercial sports are an acceptable use on industrial and business parks and that it should support a change of use or new development for such a use. One respondent noted that the policy should provide sufficient employment sites over 3 hectares.

#### **Policy EMP3: Retention of Employment Land**

- 4.205 Oxfordshire County Council supported the policy and considers that the amount and location of sites to be allocated for employment appears to be well-evidenced. Thame Town Council supported the policy but consider that Clause 2 should be strengthened to include a viability test for any proposed mixed-use enabling scheme to ensure the maximum retention of employment land.
- 4.206 Respondents considered that criteria 3 of the policy should be removed. They considered that the effect of the criteria within the policy would be the inability to release harmful sites in sustainable locations which are compatible with existing nearby residential uses.
- 4.207 The effectiveness of the policy was questioned by respondents. It was suggested that the need to demonstrate viability over and above the marketing exercise was considered overly restrictive and would limit the potential for appropriate alternative uses to come forward, adversely affecting small businesses.

#### **Policy EMP4: Employment Land in Didcot**

- 4.208 Oxfordshire County Council supported the policy and considers that the amount and location of sites to be allocated for employment appears to be well-evidenced.

### **Policy EMP5: New Employment Land at Henley-on-Thames**

- 4.209 Oxfordshire County Council supported the policy and considers that the amount and location of sites to be allocated for employment appears to be well-evidenced.
- 4.210 Respondents noted that pressure for sites for housing render the commercial use of site uncompetitive. They also noted that employment land has been lost in Henley due to redevelopment of sites in the Neighbourhood Development Plan and that Article 4 Directions could be utilised to protect existing employment sites. One respondent noted that there is a need for employment sites of over 3 hectares to be identified within Henley-on-Thames.

### **Policy EMP6: New Employment Land at Thame**

- 4.211 Oxfordshire County Council supported the policy and considers that the amount and location of sites to be allocated for employment appears to be well-evidenced.
- 4.212 Respondents considered that additional land should be allocated around the settlement of Thame given its strategic location to the east of the M40 corridor. In addition, it was suggested that South Oxfordshire is considered to be currently over reliant on B8 uses in Didcot; the Council should identify opportunities for B8 uses at Thame. One respondent noted that there is a need for employment sites of over 3 hectares to be identified at Thame.
- 4.213 One respondent considered that the South Oxfordshire Local Plan is not based upon robust evidence and has not taken into account information available to arrive at a quantum specified in the Local Plan.
- 4.214 A point of clarification was raised whether the quantum of 1.6 hectares is intended for emerging needs and not replacement floorspace. Thame Town Council recommended a modification to the policy to ensure the market towns and larger village deliver the allocations as a minimum with further provision evidenced through Neighbourhood Development Plan or their subsequent reviews.

### **Policy EMP7: New Employment Land at Wallingford**

- 4.215 Oxfordshire County Council supported the policy and considers that the amount and location of sites to be allocated for employment appears to be well-evidenced.
- 4.216 One respondent supported the policy but suggested that the wording aligns with Policy EMP1. It was suggested that further provision should be delivered through the Neighbourhood Development Plan at or adjacent to Hithercroft Industrial Estate.
- 4.217 It was suggested that the delivery of employment land was dependent on the Neighbourhood Development Plan, with limited certainty that the level of development identified in the Local Plan would be delivered. Two respondents suggested that the consented development at Land at Hithercroft should be

identified in Policy EMP7, rather than allocated in the Wallingford Neighbourhood Development Plan. One respondent noted that there is a need for employment sites of over 3 hectares to be identified at Wallingford.

4.218 It was noted that there is a need for the design of any new employment land at Wallingford to take account of the aerodrome height consultation zone.

**Policy EMP8: New Employment Land at Crowmarsh Gifford**

4.219 Oxfordshire County Council supported the policy and considers that the amount and location of sites to be allocated for employment appears to be well-evidenced.

4.220 It was noted that there is a need for the design of any new employment land at Crowmarsh Gifford to take account of the aerodrome height consultation zone. One respondent noted that there is a need for employment sites of over 3 hectares to be identified at Crowmarsh Gifford.

**Policy EMP9: New Employment Land at Chalgrove**

4.221 Oxfordshire County Council supported the policy and considers that the amount and location of sites to be allocated for employment appears to be well-evidenced.

4.222 One respondent noted that there is a need for employment sites of over 3 hectares to be identified at Chalgrove.

**Policy EMP10: Community Employment Plans**

4.223 The policy was supported with support received from both Oxfordshire County Council and Thame Town Council.

**Policy EMP11: Development in the Countryside and Rural Areas**

4.224 One respondent suggested that public houses located in the rural areas of the Chilterns are insufficiently protected. It was suggested that clarification is required to how the South Oxfordshire Local Plan should address potential loss of public houses, particularly those designated as Assets of Community Value by the Council.

4.225 Two objections were received to this policy relating to its application within the built-up areas of towns and villages. It was suggested that the policy seeks to limit the provision of new buildings that support the sustainable growth and expansion of businesses to built-up areas of towns and villages only, inconsistent with paragraph 80 and 83 of the National Planning Policy Framework. The respondents also noted that there is no reasonable prospect of land being brought forward for economic rather than residential development in built-up areas of towns and villages and that the policy is also inconsistent with criteria (ii) of Policy ENV1 with reference to the conservation and enhancement of the landscape. One respondent noted that the policy limits further expansion of the site of the BP Technology Centre as an important and long-established employment site located outside the built-up area of towns and villages.

### **Policy EMP12: Tourism**

- 4.226 Some support for the policy was received, including from Historic England and Thame Town Council.
- 4.227 Respondents considered that the built-up areas of towns should include the areas of expansion to Oxford resulting from the proposed strategic allocations on the basis that it is not always possible to find locations within built-up areas without displacing other uses. It was suggested that paragraph 1 of the policy should make reference to 'suitably accessible edge of settlement locations'.
- 4.228 The provision of water-based leisure and recreation tourism and development was considered to be an omission from the South Oxfordshire Local Plan by one respondent. The respondent also considered that the reference to 'small scale' should also be removed from the policy as this restricts maximising the delivery of improved facilities.
- 4.229 One respondent suggested the policy should be more flexible and reflect evidence set out in the Hotel Needs Assessment, to support provision of hotel development in the countryside and the provision of hotel lodges.
- 4.230 One respondent suggested that public houses located in the rural areas of the Chilterns are insufficiently protected. Clarification is required to how the South Oxfordshire Local Plan should address potential loss of public houses, particularly those designated as Assets of Community Value by the Council.

### **Policy EMP13: Caravan and camping sites**

- 4.231 Historic England supported the policy.

### **Policy EMP14: Retention of Visitor Accommodation**

- 4.232 No comments were received on this policy.

## **Infrastructure**

### **Policy INF1: Infrastructure Provision**

- 4.233 A number of infrastructure providers commented on the policy including the Oxfordshire Clinical Commissioning Group, Highways England, National Grid, Oxfordshire County Council and Southern Electric (SSE).
- 4.234 Oxfordshire County Council set out amendments to be made to the updated Infrastructure Delivery Plan. Oxfordshire County Council raised concerns that under the current CIL regulations and funding schedule, there may be insufficient funds for required infrastructure, and that the details of requirements may not yet be known in sufficient detail for some of the sites. While they recognised that the CIL schedule will be amended, they indicated that they may raise objections to development if they consider that insufficient development funding would come forward.
- 4.235 SSE is concerned regarding 132kV lines which are located across the Grenoble Road and Culham sites which they would prefer not to be impacted on by development.

- 4.236 A high number of comments were received regarding infrastructure associated with the proposed strategic sites, including concerns about the reliance of strategic sites on key infrastructure schemes, such as the Didcot to Culham road crossing the combined impacts of proposed development to the south of Oxford, and the combined impacts of development traffic on the environment, and particularly air quality.
- 4.237 A number of respondents commented on the adequacy of the supporting infrastructure for delivery of the strategic allocations in particular: Land North of Bayswater Brook; Land at Berinsfield; Land at Chalgrove Airfield; Land South of Grenoble Road; Land Adjacent to Culham Science Centre, and Land at Northfield.
- 4.238 A number of respondents commented on the adequacy of the supporting transport infrastructure for delivery of the strategic allocations in particular: Land North of Bayswater Brook; Land at Chalgrove Airfield; Land Adjacent to Culham Science Centre, Land South of Grenoble Road; Land at Northfield, and Land at Wheatley Campus.
- 4.239 A number of comments were made on infrastructure matters related to surrounding district impacts and relationships. Concerns were raised regarding impacts of surrounding development on infrastructure in South Oxfordshire, particularly that planned for the Haddenham area in Buckinghamshire and development proposed in the Reading area. Concerns were also expressed regarding impacts on Oxford, and the necessity for the improvement of rail routes into Oxford.
- 4.240 A number of comments were made in regard to deficiencies in existing infrastructure provision including highway capacity issues, problems accessing healthcare in Wallingford and Abingdon, and the lack of leisure facilities in Wallingford. The deficits in current infrastructure provision were of concern for a number of respondents when considered against the plan proposals. These respondents considered that there was a general lack of funding for infrastructure requirements from government, and express concern that reliance on developer funding to deliver new infrastructure would not materialise.
- 4.241 A high number of comments were made on transport infrastructure particularly regarding pinch points in the network at Oxford, Abingdon and the centre of Didcot. Some respondents considered that the M40, A34, Oxford ring road, A4074, A40 are already at capacity and could not accept any additional traffic. Respondents also expressed concern regarding the lack of bus services in the Culham area and the need to ensure that strategic sites can accommodate new bus services effectively. Some respondents were concerned that new transport infrastructure, such as the Didcot to Culham Road Crossing and proposed Park and Ride sites would generate new traffic and further impact on existing communities.

- 4.242 The lack of detailed evidence for infrastructure delivery was of concern for many respondents who considered that further detail should be included within the South Oxfordshire Local Plan, particularly with regard to the phasing and timing of infrastructure provision. A number of respondents supported the view that infrastructure should be in place prior to development coming forward.
- 4.243 A number of respondents noted the infrastructure funding gap identified in the Oxfordshire Infrastructure Strategy (November 2017), they considered that the funding secured through the Oxfordshire Housing and Growth Deal was insufficient to fund all required infrastructure. Respondents were concerned that lack of infrastructure funding would impact on the environment, particularly in relation to flooding, waste water treatment, air pollution and loss of farmland.

#### **Policy TRANS1a: Supporting Strategic Transport Investment across the Oxford to Cambridge Arc**

- 4.244 West Oxfordshire District Council were generally supportive of this policy, and the commitment to partnership working on matters relating to the Oxford to Cambridge arc. Buckinghamshire County Council were generally supportive of this policy but would have liked further reference to East-West Rail. Oxfordshire County Council were generally supportive of this policy but suggest use of the Oxford to Cambridge corridor map from the Highways England website, instead of the map used in the current plan. Highways England generally supported this policy and the supportive text, including that noting that the route needs to be known before any conclusions can be reached on impacts of links with development in South Oxfordshire.
- 4.245 A number of comments expressed opposition to the Oxford to Cambridge plans for Growth, including the planned supporting infrastructure. A number of comments were received in opposition to the proposed Expressway, and its possible routing to the south of Oxford. Respondents were particularly concerned about the environmental impacts of the scheme, that the investment should be focused on the existing network reducing the need to travel and promotion of sustainable travel options, that the scheme would increase traffic and lead to further long-distance commuting and that there had been not yet been sufficient consultation on the scheme.
- 4.246 Respondents noted the uncertainty regarding the location and timing of homes and infrastructure along the Oxford to Cambridge Arc and considered that the uncertainty makes it difficult to plan positively in South Oxfordshire at this time. Some respondents considered that consultation on growth and infrastructure plans across the Arc is needed before decisions on local development are made. A number of respondents considered that there was a need to understand the expressway decision on routing (especially around Oxford), before any decisions can be made on the South Oxfordshire Local Plan and its proposed development areas.

#### **Policy TRANS1b: Supporting Strategic Transport Investment**

- 4.247 Highways England is generally supportive of the policy, particularly in relation to transport impacts on the strategic highway network. Buckinghamshire

County Council noted the need to continue to work in partnership with the Council; continued work on the review of transport impacts from development in Thame, particularly the A418 and its junctions around Thame was supported and together with a desire to work with surrounding authorities in delivery of the Buckinghamshire County Council Freight Strategy. Oxfordshire County Council supported the current reference to transport improvements in the Reading area as being proportionate to their current status.

4.248 A number of respondents questioned the cross-border consideration of transport impacts by the South Oxfordshire Local Plan. Some respondents considered that the Council needs to work with other partners to agree an integrated transport policy for the wider area and to secure funding for the schemes.

4.249 A number of respondents expressed concerns regarding the increases in the number of journeys made as a result of the proposed allocations in the South Oxfordshire Local Plan. The environmental impacts of increased traffic, air quality deterioration, increased noise, road safety, travel times and the need for public transport improvements were of particular concern to respondents.

4.250 Respondents questioned the deliverability of the proposed transport investment for the district in view of funding. Respondents noted the existence of problems regarding the delivery of transport and infrastructure to support the growth of Didcot. One respondent noted that a successful Housing Infrastructure Fund Bid for Didcot Garden Town is required to enable the development planned for South Oxfordshire to come forward. Some respondents supported the delivery of the new Thames River Crossing at Reading, however the deliverability of this essential item of proposed infrastructure was questioned. A number of respondents objected to the provision of the new Thames River Crossing at Reading due to concerns of impacts on the Chilterns AONB and traffic on roads/settlements in South Oxfordshire, and also commented that plans for associated transport mitigation are needed before this scheme can be progressed.

4.251 Objections were received to the Watlington Bypass/ Edge Road. Some respondents expressed concern regarding the mitigation of traffic impacts on Nuneham Courtney. One respondent considered that the Clifton Hampden Bypass, Science Bridge, A4130 widening and third part of Didcot Northern Perimeter Road should be referenced in addition to the Thames Crossing.

#### **Policy TRANS2: Promoting Sustainable Transport and Accessibility**

4.252 Respondents considered that the reliance on vehicular traffic should be reduced for environmental reasons and that policies in the plan do not adequately support walking, cycling and public transport access to services and facilities. Respondents supported the provision of appropriate parking, particularly for existing businesses and at rail stations.

4.253 The conclusions of the Sustainable Transport Study (2017) were not agreed by the County Council. The Evaluation of Transport Impacts (January 2019) was supported as a proportionate evidence base for the South Oxfordshire Local

Plan, but it was considered that more detailed transport assessment work will be needed for each strategic site at application stage.

- 4.254 Respondents supported the improvement to bus services to Henley and Reading from the surrounding villages. Respondents supported the improvement of walking and cycling routes, including those between Didcot and Wallingford, Culham to Abingdon and Wallingford to Cholsey. Pedestrian, cycle and equestrian safety was of concern to respondents in planning new routes and improvements. One respondent considered that a specific reference to the Oxfordshire County Council Walking and Cycling Design Guidance should be made within the policy.
- 4.255 A number of respondents raised concerns regarding the plans for sustainable transport infrastructure in the Didcot Area. The plans were not considered to be realistic and respondents recommended that further road investment should be made available for Didcot. One respondent considered that delivery of the proposed new Didcot to Culham river crossing, would make new bus route options available.
- 4.256 The further outward expansion of Oxford gave rise to a number of concerns for respondents. Respondents considered that housing should be located within Oxford City to encourage sustainable transport access, rather than on the edge of Oxford. Some respondents considered that the provision of park and ride facilities would attract more traffic; the loss of land from the Green Belt for the delivery of park and ride facilities was not supported. Respondents were concerned that public transport, cycle and pedestrian improvements are insufficiently defined by the South Oxfordshire Local Plan. In addition, while the provision of a new station on the Cowley branch line was supported, some respondents expressed concern that the proposed rail improvements would not be feasible or attractive to new residents.
- 4.257 A number of comments were received regarding the impact of the proposed strategic developments on transport and accessibility. Respondents were concerned that planned sustainable transport improvements will not be sufficient for the proposed development at Culham, Chalgrove Airfield and sites adjacent to Oxford.

#### **Policy TRANS3: Safeguarding of Land for Strategic Transport Scheme**

- 4.258 Historic England supported the wording in the policy in respect of the historic environment and archaeology. Oxfordshire County Council supported the safeguarding of land for the strategic highway schemes within the policy but noted that changes to safeguarding areas may need to be considered at examination should certain schemes progress further before then.
- 4.259 A number of objections were received to the safeguarded schemes, particularly for the Southern Abingdon Bypass, Watlington Bypass, Benson Bypass and the Sandford Park and Ride.
- 4.260 The provision of additional safeguarding was supported for a cycle route between Wallingford and Cholsey, an extension to the Cholsey station car park,

a by-pass scheme for Chiselhampton, Stadhampton, Cuxham and Little Milton, and improvements between Benson and the M40.

- 4.261 The provision of a Thames River Crossing between Culham and Didcot attracted a number of comments. Respondents expressed concerns regarding resulting traffic impacts of the scheme, especially on the A415 and A4074 at Nuneham Courtney, and in relation to environmental and health impacts. It was considered that a further assessment of constraints is needed before the scheme can be considered, particularly in view of impacts of the western route option on properties and historical landmarks. Some respondents also objected to the eastern crossing route option.
- 4.262 Support was expressed for the inclusion of a safeguarded area for a new River Thames crossing in the Reading/Wokingham administrative area, notably by Wokingham Borough Council and Reading Borough Council. The broad area identified in the Strategic Outline Business Case for the proposed crossing was supported by the two councils as an appropriate basis for the safeguarding.
- 4.263 Respondents were also concerned regarding the combined traffic impact of the Culham river crossing, Clifton Hampden bypass and Grenoble Road Park & Ride, particularly on Sandford-on-Thames, Nuneham Courtney and Burcot.

**Policy TRANS4: Transport Assessments, Transport Statements and Travel Plans**

- 4.264 Oxfordshire County Council supported the policy but suggest an amendment to the policy. One respondent supports the policy.
- 4.265 A number of respondents considered that transport assessment should be undertaken prior to the allocation of sites, particularly within the Green Belt.
- 4.266 One respondent noted that the phasing of development needs to take careful consideration of a range of factors, not just transport. One respondent considered that the policy should be amended to define the status of new roads by type, require utility providers to commence work on site before the commencement of new road construction and to consider any cross-boundary effects.

**Policy TRANS5: Consideration of Development Proposals**

- 4.267 Thame Town Council supported the policy.
- 4.268 Two respondents considered that the policy should recognise that new development may be traversed by Public Rights of Way. One respondent considered that the policy should be amended to include cycling. One respondent supported the review of the transport policies. One respondent considered that parking provision should reflect reality.

**Policy TRANS6: Rail**

- 4.269 Oxfordshire County Council and Henley-on-Thames Town Council supported the policy.

4.270 One respondent noted that that growth at Thame may impact on Haddenham and Thame Parkway Railway Station (in Buckinghamshire) and exacerbate parking problems and traffic volume; there is a need for a collaborative approach.

4.271 One respondent supported the review of the transport policies. One respondent noted that Cowley rail service is an infrequent freight only service, the bridge at Iffley is not well maintained and would need survey and repairs and at Kennington the junction with the main line is at capacity.

#### **Policy TRANS7: Development Generating New Lorry Movements**

4.272 Oxfordshire County Council supported the policy. Highways England was generally supportive of the policy but suggest that reference is made to the requirement for Transport Assessments and Travel Plans to support large scale developments such as freight distribution depots and the importance of the trips being accommodated on both the local and strategic road network.

4.273 One respondent supported the review of the transport policies. One respondent supported the establishment of van/light goods vehicle local freight centres where appropriate. One respondent noted the increase in traffic through Nuneham Courtenay.

#### **Policy INF2: Electronic Communications**

4.274 Respondents supported the Council working with Oxfordshire County Council to ensure electronic communications are maximised. The aspiration to ensure fibre broadband in developments is welcome.

4.275 Respondents considered that the policy should clarify that it also applies to conversions, change of use and sub-divisions of all residential and commercial property.

4.276 One respondent expressed concern that the council has not included Howe Hill in the Settlement Hierarchy despite the excellent broadband service in the settlement.

#### **Policy INF3: Telecommunications Technology**

4.277 Thame Town Council supported the policy but recommend adding text to ensure neighbouring amenity is not harmed through noise associated with some telecommunication apparatus. Historic England supported the references to heritage policies in criterion i) of Policy INF3 (but regret the relegation of the criterion referring to “archaeological sites, conservation areas or buildings of architectural or historic significance” in a previous version of the South Oxfordshire Local Plan to the supporting text).

#### **Policy INF4: Water Resources**

4.278 Thame Town Council supported the policy. One respondent supported the policy.

4.279 One respondent considered that the title of the policy should be amended to Water and Wastewater Infrastructure. The respondent advised that the delivery

of water and wastewater infrastructure has changed. Since 1 April 2018 necessary off-site water and wastewater network reinforcements will be delivered by the relevant statutory undertaker. Local reinforcement works will be funded by the Infrastructure Charge, a fixed charge for each new property connected. Strategic water and wastewater infrastructure requirements will be funded through water company investment programmes.

- 4.280 An amendment was suggested to the policy to ensure developers engage with Thames Water early to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements and for developers to utilise their free pre-planning advice.
- 4.281 One respondent considered a requirement for downstream discharge, arising from sewage treatment works, to be managed to avoid flood risk should be added to the policy. One respondent recommends that the Council should examine Wallingford's foul sewerage capacity.
- 4.282 One respondent suggested that the policy should be monitored through the progress made in reducing water consumption.

## **Environment**

### **Policy ENV1: Landscape and Countryside**

- 4.283 Historic England welcomed paragraph 8.6 of the South Oxfordshire Local Plan, the reference to the Oxfordshire Historic Landscape Character Assessment in paragraph 8.8 and criteria 2 iii), v), vii) and viii) of Policy ENV1 as part of the positive strategy for the conservation and enjoyment of, and clear strategy for enhancing, the historic environment as required by paragraphs 126 and 157 of the National Planning Policy Framework (2012).
- 4.284 A number of respondents commented that there is a conflict between the plan's housing numbers and/or strategic allocations and the aspirations of Policy ENV1 to protect and enhance South Oxfordshire's landscape, countryside and rural areas (including the Green Belt). Respondents considered that the proposed site allocations on the edge of Oxford will impact on the rural and intrinsic nature of the Green Belt, with reference to historic villages including Sandford-on-Thames, Nuneham Courtenay, Horspath, the Baldons, Garsington and Wheatley.
- 4.285 A number of comments were received in relation to housing numbers for villages within an AONB. Some respondents considered that housing numbers should be restricted within the AONBs with support given to a restriction of development to identified local needs and some support to the outward expansion of settlements only where there are no reasonable alternatives. Some support was received for a policy approach that recognises that some development within the AONB is required and appropriate planning is required for it.
- 4.286 Respondents supported the conservation and protection of AONBs. A number of respondents supported the setting out of higher standards for protection of

the AONBs including suitable approaches to the preservation of tranquillity, replacement dwelling size and density. There was some support for the inclusion of a separate policy for AONBs with some support for the use of the Chilterns Conservation Board's model policy to help to provide a consistent planning policy framework for the Chilterns AONB.

- 4.287 A number of objections to the proposed allocations at Nettlebed were received. In addition, a site at Sonning Common that is outside of the AONB was promoted for allocation.
- 4.288 A number of respondents considered that there is no evidence that the requirement to plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries has been met. Respondents considered that the South Oxfordshire Local Plan should provide an integrated approach to protecting the environment and consider matters such as air, clean water, safe environments and biodiversity.
- 4.289 Some respondents supported the protection of landscape and countryside. Stronger protections for the landscape and countryside outside of AONBs and valued landscapes were supported, especially the countryside separating settlements. Some respondents consider that the effects of development should be tested against the Landscape Character Assessment (2013). However, some respondents considered that the level of protection given to the countryside by the policy is not justified by national policy or evidence, and could hinder sustainable development. Justification for the features listed as contributing to valued landscapes was questioned.
- 4.290 A few respondents considered that the policy should offer protection to high quality agricultural land and public rights of way. Respondents considered that the significance of the setting of Oxford's designated heritage assets should be addressed by the policy and support the inclusion of references to the South Oxfordshire Design Guide.
- 4.291 A few respondents objected to the inclusion of hedgerows within the policy since no other features with statutory and non-statutory designations, such as Tree Preservation Orders are included. Respondents considered that the potential for other forms of mitigation or compensation should be recognised by the policy.

**Policy ENV2: Biodiversity – Designated Sites, Priority Habitats and Species**

- 4.292 Respondents noted that the plan limits protections to Special Areas of Conservation; this should be extended to all international sites. Respondents considered that the levels of protection afforded to international sites should not be extended to other sites of ecological interest.
- 4.293 A number of comments suggested that the South Oxfordshire Local Plan should plan for the enhancement of natural capital at a catchment or landscape scale and consider planning beyond administrative boundaries. One respondent suggested a modification to Strategic Objective 7.1 to place greater weight on the AONB and to reflect the hierarchy of designations in line with national policy.

### **Policy ENV3: Biodiversity – Non Designated Sites, Habitats and Species**

4.294 The policy was generally supported.

4.295 Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust raised concerns that the term ‘where possible’ should be removed from the policy and a reference to biodiversity should be incorporated into development proposals consistent with paragraph 175 (d) of the NPPF.

4.296 Respondents considered that the plan should place more emphasis on environmental and ecosystem preservation and that the policy should provide a mechanism for facilitating and encouraging biodiversity enhancement to achieve a net gain in biodiversity using a recognised metric in line with national policy. One respondent suggested a modification to Strategic Objective 7.1 to place greater weight on the AONB and to reflect the hierarchy of designations in line with national policy.

4.297 A number of comments suggested that the South Oxfordshire Local Plan should plan for the enhancement of natural capital at a catchment or landscape scale and consider planning beyond administrative boundaries. One comment suggested that this policy would fail to protect local wildlife.

### **Policy ENV4: Watercourses**

4.298 One respondent highlighted the importance of the River Thames at Henley for events such as the Regatta Festival and is concerned that future development at Henley will not detract from the long established and cherished views e.g. downstream to Temple Island and upstream to Henley Bridge and Church.

4.299 Objections were received relating to the requirement for buffer zones and avoidance of culverting. Respondents consider that amendments to the policy should be made to reflect any site-specific circumstances and the distinction between main rivers and ordinary watercourses.

4.300 One respondent suggested a modification to Strategic Objective 7.1 to place greater weight on the AONB and to reflect the hierarchy of designations in line with national policy.

### **Policy ENV5: Green Infrastructure in New Developments**

4.301 Thame Town Council supported the policy.

4.302 Respondents supported the inclusion of references to public rights of way within the policy. One respondent considered that the policy and supporting text at paragraph 8.27 should refer to the importance of public rights of way for sustainable transport choices and quality of life.

4.303 One respondent suggested a modification to Strategic Objective 7.1 to place greater weight on the AONB and to reflect the hierarchy of designations in line with national policy.

4.304 Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust objected to the lack of requirement for the long-term management of Green Infrastructure. Respondents supported the inclusion of a further criterion requiring the maintenance and long-term management of Green Infrastructure to be agreed with the Council.

#### **Policy ENV6: Historic Environment**

4.305 Historic England welcomed and supported Policy ENV6 as a strategic policy, the Council's commitment in the policy to various actions to conserve and enhance the historic environment satisfies the requirement of paragraph 156 of the NPPF. Historic England considered that the South Oxfordshire Local Plan sets out an adequate positive strategy for the conservation and enjoyment of the historic environment and clear strategy for enhancing the historic environment and that the requirements of the NPPF for the consideration of the historic environment in local plans has been fully met and, accordingly, that the South Oxfordshire Local Plan is therefore sound in this regard.

4.306 Respondents considered that the conservation balance was inadequately referenced with regard to public rights of way and the protection of non-designated heritage assets.

4.307 One respondent considered that Policies ENV6 to ENV10 lack detail that would render them fully compliant with national policy.

4.308 One respondent considered that the lack of heritage impact assessments undertaken for the sites around Oxford renders the South Oxfordshire Local Plan unsound. One respondent considered that the South Oxfordshire Local Plan does not acknowledge, consider, or place weight on the importance of Oxford as a historic city and the relationship it has with the wider landscape; the council has a duty to consider this relationship and the potential impact on the city and its heritage assets.

#### **Policy ENV7: Listed Buildings**

4.309 Historic England supported the policy and note that within paragraph 8.28, heritage assets do include listed buildings, scheduled monuments etc.

4.310 A number of detailed amendments were suggested to this policy, including extending the policy to other historic structures. Respondents considered the inclusion of a section on proposals which cause 'less than substantial' harm would be helpful alongside an explanation of national policy.

4.311 Two respondent considered that the policy lacks detail that would render it fully compliant with national policy, particularly since the policy does not set out the test of 'less than substantial harm' to heritage assets and their settings.

#### **Policy ENV8: Conservation Areas**

4.312 The policy was generally supported. Historic England support the policy.

4.313 One respondent considered that Policies ENV6 to EN10 lack details that would render them fully compliant with national policy. One respondent considered

that the policy should have further regard to Section 16 and paragraph 200 of the NPPF and the requirement for Local Planning Authorities to look for opportunities for new development within Conservation Areas and within the setting, to enhance the significance of the heritage asset.

**Policy ENV9: Archaeology and Scheduled Monuments**

4.314 Historic England supported the policy but note that within Clause 1, nationally important designated archaeological remains are scheduled monuments so there is no need to reference both.

4.315 One respondent considered that the Local Plan should recognise the heritage assets at Berinsfield, located within the strategic allocation, which coincides with a nationally important archaeological site, particularly since the airfield is worthy of preservation.

4.316 One respondent considered that Policies ENV6 to EN10 lack detail that would render them fully compliant with national policy. One respondent considers that the policy should set out the test of 'less than substantial harm' to heritage assets and their settings.

**Policy ENV10: Historic Battlefields, Registered Parks and Gardens and Historic Landscape**

4.317 The policy was generally supported. Historic England supported the policy but suggested modifications to strengthen the policy.

4.318 One respondent considered that the Local Plan should recognise the heritage assets at Berinsfield, located within the strategic allocation, which coincides with a nationally important archaeological site, particularly since the airfield is worthy of preservation.

4.319 One respondent considered that Policies ENV6 to EN10 lack detail that would render them fully compliant with national policy.

**Policy ENV11: Pollution – Impact from Existing and/or Previous Land Uses on New Development (Potential Receptors of Pollution)**

4.320 One comment was received relating to climate change and the Climate Change Act 2008.

4.321 One comment was received relating to noise pollution, with particular reference to the Chilterns AONB.

**Policy ENV12: Pollution – Impact of Development on Human Health, the Natural Environment and/or Local Amenity (Potential Sources of Pollution)**

4.322 A few objections to the policy relating to light pollution were received. Respondents supported the inclusion of conservation and enhancement of dark skies, avoidance and minimisation of light pollution from new development, the definition of Environmental Zones, and the assurance that development proposals consider effects on local amenity, character, intrinsically dark landscapes and nature conservation.

- 4.323 One respondent noted that the South Oxfordshire Local Plan will have an impact on biodiversity and cause noise and light pollution. One respondent supported all new homes to be zero carbon.
- 4.324 One objection was received relating to proposed strategic routes to the south of the Didcot and the Oxford-Cambridge Expressway which could increase traffic through the AONB and place pressure on the A34. One respondent suggested that a further policy on lighting, noise and vibration should be included in the South Oxfordshire Local Plan as these are issues that can harm the special qualities of AONBs.

#### **Policy EP1: Air Quality**

- 4.325 Respondents were concerned about the impacts of development and the need for the South Oxfordshire Local Plan to secure improvements to air quality.
- 4.326 Some respondents considered that more should be done to tackle air quality issues, particularly as the Council has a duty to meet air quality standards. Some respondents considered that Oxford City Council should not be transferring new development, and the deterioration in air quality associated with this, into South Oxfordshire District but meeting more development needs within the Oxford City Council boundaries.
- 4.327 Some respondents expressed concern that the level of new development proposed by the South Oxfordshire Local Plan will lead to air quality deterioration and will impact on existing Air Quality Management Areas. Respondents expressed concern that air quality benefits provided by the Green Belt will be lost if land is developed.

#### **Policy EP2: Hazardous Substances**

- 4.328 No comments were received on this policy.

#### **Policy EP3: Waste Collection and Recycling**

- 4.329 Oxfordshire County Council welcomed the requirements for new developments to provide sufficient capacity and space for waste management.
- 4.330 One respondent considered that Thame is poorly served with household and communal waste and recycling facilities at present and consideration should be given to cross-boundary sharing of facilities.

#### **Policy EP4: Flood Risk**

- 4.331 Two respondents supported the policy.
- 4.332 A few respondents considered that all development in Flood Zone 1 should be accompanied by a Site-Specific Flood Risk Assessment. Two objections were received relating to the application of the sequential test to Neighbourhood Development Plans. It was suggested that additional text is included in the South Oxfordshire Local Plan to provide clarity that if no alternative sites were available, advice should be sought from the Council as to whether sites outside the neighbourhood planning area at lower flood risk which are suitable and available for the development proposed.

4.333 Some respondents considered that the proposed housing allocations are at risk of flooding. Respondents made site specific comments on the proposed site allocations Land at Northfield and at Land North of Bayswater Brook.

#### **Policy EP5: Minerals Safeguarding Areas**

4.334 Oxfordshire County Council considered that Policy EP5 is broadly in line with the adopted Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy (2017) and made two recommendations in relation to Minerals and Waste in the South Oxfordshire Local Plan:

1. Mineral Safeguarding Areas should be shown on the policies maps;
2. The supporting text should state that Mineral Safeguarding Areas need to be taken into account in respect of the strategic allocations at Land Adjacent to Culham Science Centre and Land at Berinsfield, and that they also need to be taken into account in preparing Neighbourhood Development Plans.

4.335 One respondent considered that greater detail is required in the policy since it is not clear what the outcome would be in circumstances where a site is not allocated for mineral extraction in a minerals site allocations development plan document, or what information needs to be submitted to demonstrate that options for mineral extraction have been explored but prove to be inappropriate or unviable. The respondent considered that the emerging Minerals and Waste Local Plan: Part 2 Site Allocations should be referenced in the supporting text and its role in decision making explained and that any requirement for a minerals assessment should be included within the policy.

#### **Design**

##### **Policy DES1: Delivering High Quality Development**

4.336 There was some support for the policy including support from Historic England.

4.337 The majority of respondents were concerned with introducing higher standards for design. Sports England requested that "Active Design" principles are referenced in the policy. One respondent noted that high density development should not be achieved at the expense of quality place making or residential amenity.

4.338 One respondent objected to the policy noting that policy can only be established through the Local Plan and this principle must be maintained; while design guides can help guide applicants it cannot be a requirement to meet these standards. The respondent suggests that the policy be amended to require applicants to have regard to the South Oxfordshire Design Guide.

##### **Policy DES2: Enhancing Local Character**

4.339 There was some support for the policy including support from Historic England.

4.340 One respondent questions the need for the policy since the details required can be included within a Design and Access Statement, which is a requirement of Policy DES3. A single respondent notes an inconsistency between the policy and density requirements. A single respondent notes that reflection of surroundings is not included in the policy requirements.

### **Policy DES3: Design and Access Statements**

4.341 The policy was generally supported including support from Historic England.

4.342 Respondents noted that the policy should make reference to British Horse Society guidance for equestrian crossings, bridges and surfaces.

### **Policy DES4: Masterplans for Allocated Sites and Major Development**

4.343 The policy was generally supported including support from Historic England and Oxfordshire Clinical Commissioning Group.

4.344 One respondent considered that horse riders should be referenced within the policy. One respondent considered that "Active Design" principles are referenced in the policy. Respondents considered that the policy should be more flexible and that the requirements of the policy are duplicated by other policies in the plan.

### **Policy DES5: Outdoor Amenity Space**

4.345 The policy was generally supported.

4.346 One respondent noted an inconsistency between the policy and density requirements given the requirements of the Oxfordshire Parking Standards (2011). One respondent noted that the policy should specify a noise threshold as part of outdoor amenity.

### **Policy DES6: Residential Amenity**

4.347 The policy was generally supported.

4.348 One respondent considered that the policy should set out clear requirements to protect residential amenity, in particular where development may generate noise that may not be sufficiently loud to constitute a nuisance under current legislation but may detract from residential amenity.

### **Policy DES7: Public Art**

4.349 The policy was supported by some respondents.

4.350 One respondent requested that the role of street furniture as public art is recognised by the policy.

4.351 Respondents consider that the policy is inconsistent with national policy and lacks viability evidence to support the requirement; the need should be addressed on a case by case basis.

### **Policy DES8: Efficient Use of Resources**

4.352 Respondents generally supported the policy aims and the aspiration to make effective use of natural resources. Historic England supported the policy.

4.353 A number of respondents requested the implementation of higher standards. The level of density stipulated was considered too high by some respondents and too low by others. Clarification of the policy wording was sought regarding

the approach to Neighbourhood Development Plans and duplications with building regulations.

4.354 Oxfordshire County Council requested that the policy and supporting text make reference to 'natural capital' as the basis through which the provision of many ecosystem services – water, air quality, wildlife etc - is mediated. The concept of 'natural capital' is referred to in NPPF (2018) e.g. para 171. Reference to 'natural capital' would help tie the Local Plan within a wider context of provision of environmental services across the county.

4.355 Oxfordshire County Council requested that the South Oxfordshire Local Plan responds to the development of connected autonomous vehicles, the rise of E-commerce and the proliferation of the sharing economy as these will have an effect on how the urban form is used in the future. Oxfordshire County Council is developing a 'Framework for Innovation' to be implemented across strategic development sites so that new development is shaped in a way that allows new technologies to deliver better outcomes for new and existing communities. The Framework will provide a mechanism that enables infrastructure developers, tech innovators, mobility providers, communities and local authorities to collaborate to deliver strategic sites that are truly fit for the future. They requested that additional text should be included within the Local Plan to ensure that the development of all strategic sites takes place in a manner which makes the best use of sustainable resources and is future-proofed.

#### **Policy DES9: Promoting Sustainable Design**

4.356 The policy was generally supported including support from Historic England.

4.357 Clarification of the policy wording was sought to avoid duplication within the plan. A number of respondents requested the implementation of higher standards. One respondent noted that there is a duty to co-operate issue with Oxford City, as standards will be different within Oxford than within the proposed extensions to the city.

#### **Policy DES10: Renewable Energy**

4.358 The policy was generally supported including support from Historic England.

4.359 Respondents requested the implementation of higher, more ambitious standards. One respondent considered that the policy should specifically refer to the impact of noise and vibration in relation to protecting residential amenity from adverse impacts with supplementary guidance provided to support the policy.

### **Town Centres**

#### **Policy TC1: Retail and Services Growth**

4.360 No comments were received on this policy.

#### **Policy TC2: Retail Hierarchy**

4.361 Historic England and Thame Town Council supported the policy.

- 4.362 Respondents questioned the distinction in the retail hierarchy between major town centres and town centres. It was noted that Didcot and Henley will not be in competition with Thame for trade.
- 4.363 Respondents noted that it would be helpful for the policy to set out what complementary uses and non-complementary uses to retail are and what proportion of complementary uses would be acceptable. Respondents considered that the failure to allocate leisure facilities in Wallingford contradicts the settlement hierarchy.
- 4.364 One respondent considers that the policy should be amended to indicate that once complete, Chalgrove will be considered a town centre. It was considered that the proposed development at Chalgrove is being promoted as a market town and its success could be undermined by its position in the retail hierarchy.
- 4.365 One objection was received noting that there has been insufficient justification provided for deviating from the default threshold for a retail impact assessment as outlined in the NPPF by setting a locally set threshold.

#### **Policy TC3: Comparison Goods Floorspace Requirements**

- 4.366 Two respondents noted that bullet point 2 would be irrelevant if the comparison goods floorspace in the three markets towns has already been met. One respondent queried how vitality and viability of centres is defined and measured as a whole.

#### **Policy TC4: Convenience Floorspace Provision in the Market Towns**

- 4.367 Three respondents commented on the policy. Thame Town Council supported the policy but noted that existing parking provision in the centre should not be lost to accommodate retail floorspace.
- 4.368 Henley-on-Thames Town Council considered that an additional food store is not required in Henley as this need is currently met and most of the proposed housing growth is closer to Oxford and Didcot. It was suggested that the policy should be amended to include "subject to identification of a suitable site" to reflect the wording in the South Oxfordshire Retail and Leisure Needs Assessment 2016.

#### **Policy TC5: Primary Shopping Areas**

- 4.369 Thame Town Council supported the policy.
- 4.370 Clarification was sought as to whether Policy TC5 is suggesting that complementary uses are only acceptable in town centres outside Primary Shopping Areas (PSAs). If so, it was requested that Policy TC2 should clarify that complementary uses will need to undertake the marketing exercise before they will be supported.

4.371 Respondents noted that the Primary Shopping Area identified for Wallingford is not consistent with the Wallingford Neighbourhood Development Plan, nor does it correctly reflect the commercial spaces within the town.

### **Community Facilities**

#### **Policy CF1: Safeguarding Community Facilities**

4.372 Thame Town Council supported the policy.

4.373 Respondents considered that the plan fails to ensure the protection and enhancement of Public Rights of Ways. One respondent questioned the protection of public houses by the South Oxfordshire Local Plan as essential Assets of Community Value. One respondent considered that the status of Assets of Community Value should be a material consideration for planning applications.

4.374 The Oxfordshire Clinical Commissioning Group requested that pressures on existing GP services should be recognised within the policy.

#### **Policy CF2: Provision of Community Facilities and Services**

4.375 Thame Town Council supported the policy.

4.376 Respondents considered that the Leisure Study is incomplete as it only considers growth at the strategic sites, not at the towns and larger villages. It was considered that no evidence to justify the choices of location for leisure centres at Didcot North East and Berinsfield is offered by the South Oxfordshire Local Plan.

4.377 Respondents considered that the overall growth proposed within the South Oxfordshire Local Plan is not supported by adequate provision of facilities. It was suggested that swimming is not addressed by the study. It was considered that the proposals are inadequate at both Wallingford and Sonning Common and also that the policy does not consider hospital provision.

4.378 Respondents noted that the policy should consider future lifestyles for individuals and families and the importance of exercise. It was suggested that a reference in the supporting text should also guide developers to the National Land Access Centre, which is located in South Oxfordshire.

#### **Policy CF3: New Open Space, Sport and Recreation Facilities**

4.379 Sport England and Thame Town Council supported the policy.

4.380 One respondent noted that the Queenford Lakes site should be regarded in policy terms as adjacent to Berinsfield; it can provide an important role in meeting the leisure and amenity needs of the existing and new population.

4.381 Respondents considered that the Leisure Study is incomplete as it only considers growth at the strategic sites, not at the towns and larger villages. It was suggested that swimming is not addressed by the study. Respondents considered that there was no evidence to justify the choices of location for leisure centres at Didcot North East and Berinsfield is offered by the South

Oxfordshire Local Plan. Also that the assessment of Wallingford by the study was considered to be inadequate.

4.382 Respondents considered that the growth proposed is not supported by adequate provision of facilities. It was considered that the proposals are inadequate at Wallingford and that further provision of a leisure centre at Wallingford and Didcot, hockey grounds, an athletics/running track, and soft play facilities are required. Respondents considered that the policy should include reference to the growing size of towns, size of relevant sports clubs and catchment area of sports clubs.

#### **Policy CF4: Existing Open Space, Sport and Recreation Facilities**

4.383 Sport England and Thame Town Council supported the policy.

4.384 Respondents considered that the Leisure Study is incomplete as it only considers growth at the strategic sites, not at the towns and larger villages. It was suggested that Swimming is not addressed by the study. Respondents considered that there was no evidence to justify the choices of location for leisure centres at Didcot North East and Berinsfield is offered by the South Oxfordshire Local Plan. The assessment of Wallingford by the study was considered to be inadequate. It was considered that the study does not recognise that the game of outdoor bowls is in decline; the provision of an additional green by 2033 is unlikely. British Gymnastics proposed some modifications to the wording of the gymnastics related section of the leisure study. This related mainly to British Gymnastics and its registered clubs and activities.

4.385 Some objections were received to the demonstration of need. Respondents considered that it was not necessary to demonstrate that the need for a new facility outweighs the loss of the old use if the land is to be retained for sporting use. One respondent questioned what exceptions there might be to allow development on public open space.

4.386 One respondent noted that the developments on the edge of Oxford would reduce access to the local countryside for many residents. One respondent noted that the development at North of Bayswater Brook would remove the only local amenity green space in Sandhills.

#### **Policy CF5: Open Space, Sport and Recreation in New Residential Development**

4.387 Sport England and Thame Town Council supported the policy.

4.388 One respondent considered the provision for facilities should be delivered on site but suggested that the policy be more flexible as the most up to date leisure study may have identified a better and more sustainable alternative site.

4.389 Respondents considered that the Leisure Study is incomplete as it only considers growth at the strategic sites, not at the towns and larger villages. It was suggested that Swimming is not addressed by the study. Respondents considered that there was no evidence to justify the choices of location for

leisure centres at Didcot North East and Berinsfield is offered by the Plan. The assessment of Wallingford by the study was considered to be inadequate.

- 4.390 Respondents considered that the growth proposed is not supported by adequate provision of facilities. It was considered that the proposals are inadequate at Wallingford and that further provision of a leisure centre at Wallingford is required.
- 4.391 One respondent noted that the policy should consider future lifestyles for individuals and families and the importance of exercise. One respondent considered that all new facilities should be managed and maintained by the developer with no charges for residents. One respondent noted that the development at North of Bayswater Brook would remove the only local amenity green space in Sandhills.

### **Monitoring**

- 4.392 Two respondents considered that the monitoring indicators are not effective at monitoring environmental impacts and changes arising from development. A number of changes and new indicators are proposed to the monitoring framework. Two respondents proposed a number of additional areas to be monitored in the plan.

## Section 5: Issues Raised Following the End of the Regulation 19 Consultation

5.1 Fourteen representations were made to the South Oxfordshire Local Plan following the close of the consultation period. The twelve representations from individuals are not considered to be “duly made” and will not be submitted to the examining Inspector. The representations were made in response to the policies shown in Table 11 which also shows whether the issues raised have been raised by other “duly made” responses to the South Oxfordshire Local Plan.

**Table 11: Summary of the representation made by individuals after the close of the plan period.**

Policy Area	Issue previously noted by “duly made” responses
Policy STRAT2 - The scale of growth proposed is too high for South Oxfordshire. It will harm the character of the district and there is insufficient infrastructure to support it.	Yes
Policy STRAT 5 – The proposed residential densities are too high and inflexible.	Yes
Policy STRAT6 – Settlements in the Green Belt should be allowed to have some growth.	Yes
Policy STRAT7 – Gypsy and Travellers requirement is too inflexible and not evidenced. Site deliverability is questionable.	Yes
Policy STRAT9 – Development would result in high levels of harm to the Green Belt. No exceptional circumstances. Development will have negative impacts on the character of Culham, traffic, the rural environment and wildlife. Employment opportunities at Culham are exaggerated. Gypsy and Travellers requirement is too inflexible and not evidenced. The proposed allocation should be removed from the plan.	Yes
Policy STRAT11 – The proposed allocation should be removed from the plan.	Yes
Policy STRAT12 – Concerns about coalescence, traffic, landscape, flood risk, ecological and environmental impacts. The reopening of the Cowley branch line is unrealistic. Lack of consultation on this allocation. The proposed allocation should be removed from the plan. Alternative, more suitable sites are available.	Yes
Policy STRAT13 – Against building on the Green Belt. Development will cause harm to Sydlings Copse and College Pond SSSI. Development will have negative impacts on views, traffic and environmental quality. Development should be on brownfield sites within Oxford City. Site name incorrect. Loss of amenity space. Lack of public consultation on this allocation.	Yes
Policy H1 – Does not provide for windfall sites that are not infill and are not previously developed. This is too restrictive.	Yes

<b>Policy Area</b>	<b>Issue previously noted by “duly made” responses</b>
Policy H8 – Housing in smaller villages should be supported regardless of whether a Neighbourhood Development Plan is in place.	Yes
Policy H9 – A more innovative approach to affordable housing is needed.	Yes
Policy H11 – A more innovative approach is needed. Clarify whether this only applies to major development.	Yes
Policy H14 – The weakness of the Gypsy and Traveller Needs Assessment should be acknowledged. The alternative site promoted to the South Oxfordshire Local Plan at Tetsworth was supported.	Yes
Policy TRANS1a – The council should not decide to support the expressway until consultation has taken place.	Yes
All strategic sites in the Green Belt should be removed from the plan.	Yes
The strategic site at Harrington should be included in the plan. It is not Green Belt or AONB.	Yes
The suitability of all site allocations to accommodate gypsy and traveller pitches should be explored.	Yes

- 5.2 Two responses were received from Specific Consultees following the close of the consultation period. These were from the Environment Agency and Reading Borough Council. Although these two responses have not been “duly made”, they raise issues which have not been submitted for consideration by other “duly made” responses to the South Oxfordshire Local Plan. In accordance with the Duty to Co-operate, the views of specific consultees are likely to be of particular interest to the examining Inspector. The Council has therefore considered these two late responses alongside the other “duly made” responses to the South Oxfordshire Local Plan, and will submit these responses to the examining Inspector.

## **Contents of Appendices**

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Appendix 1a	List of parties notified of the consultation on the Final Publication Version (Second) of the South Oxfordshire Local Plan 2034 (7 January – 18 February 2019)
Appendix 1b	List of parties that made representations to the Final Publication Version (Second) of the South Oxfordshire Local Plan 2034 during the consultation period (7 January – 18 February 2019)
Appendix 2a	Facebook adverts from Final Publication (First) Consultation
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Appendix 2d	Text from Council webpage during Refined Options Consultation
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Appendix 2i	Copy of the notification letter sent to parties advising the start of the Final Publication (Second) Consultation
Appendix 2j	Examples of display boards used during consultation events during the Final Publication (Second) Consultation
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Appendix 2l	Publication (Second) Consultation Factsheet
Appendix 2m	Consultation Advert for Publication (Second) Consultation
Appendix 2n	Photo montage of consultation events from all stages of plan preparation.

**Appendix 1a. List of parties notified of the consultation on the Final Publication Version (Second) of the South Oxfordshire Local Plan 2034 (7 January – 18 February 2019)**

(Note. Parties who have requested to be removed from the database since the Local Plan notification was issued will not be included in the list below.)

<b>Organisation</b>
15th Didcot Scout Group
360 Golf Ltd/360 Partners LLP
A Selden Architects
A W Morris
A.B.M. Skittles Club
A2 Dominion
AAN design and survey
AB Planning & Development Ltd
Abbey Woods Academy
Abingdon & Witney College
Abingdon Deanery of the Church of England
Abingdon-on-Thames Town Council
Adkin Rural and Commercial
Adwell Parish Meeting
Aecom
AFC Brightwell Youth
AFC Crowmarsh
AFC Wallingford
Against Breast Cancer
AGS Building Consultant
AKA Planning
AL3D
Alder Consultancy
Alexandrine Press
All Saints Church of England Parish Church
All Saints Church of England Primary School
Allied Design Associates
AMEC on behalf of National Grid
Amnesty International - Wallingford and District
Ancient Monuments Society
Appleford-on-Thames Parish Council
Appleton with Eaton Parish Council
Apt Planning Ltd
Architects
Archstone Project Ltd

Archway Foundation
Arcus Consultancy Services Ltd
Ardington and Lockinge Parish Council
Arriva The Shires Ltd
Ashbury Parish Council
Ashbury Parish Neighbourhood Plan
Ashley Design Associates
Ashurst for Thame Site D
Associated Holdings Limited
Associated Properties UK Ltd
Association of Thames Yacht Clubs
Aston Rowant Church of England Primary School
Aston Rowant Parish Council
Aston Tirrold and Aston Upthorpe Parish Council
Asylum Welcome
Atkins
Audley Retirement Limited
Aylesbury Vale District Council
Badgemore Community School
Badgemore Park Golf Club
Barclay Farms
Barley Hill Church Office
Barley Hill Primary School
Barton Community Association
Barton Willmore
Battlefields Trust
Baulking Parish Council
BEAL Consulting Engineers Ltd
Beckley & Area Community Benefit Society Ltd
Beckley and Stowood Parish Council
Beckley Church of England Primary School
Bell Cornwell
Bellway Homes
Benson Church of England Primary School
Benson Environmental Survey Team (BEST)
Benson Library
Benson Lions Football Club
Benson Nature group
Benson Neighbourhood Plan Steering Committee
Benson Parish Council
Benson Short Mat Bowls Club

Berinsfield Amateur Boxing Club
Berinsfield Community Association
Berinsfield Fishing Club
Berinsfield Library
Berinsfield Neighbourhood Planning Group
Berinsfield Parish Council
Berkeley Strategic
Berks and Bucks Football Association Limited
Berks Bucks and Oxon Counties Fencing Union
Berks Bucks and Oxon Union of Golf Clubs
Berkshire and Oxfordshire Goatkeepers' Federation
Berkshire Junior Chess Association and Greys Green Cricket Club
Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust
Berrick Salome Parish Council
Bessesleigh Parish Meeting
Bewley Homes PLC
BGS Architects
Bidwells
Bilfinger GVA
Binfield Heath Parish Council
Binnacle Design
Bishopswood School
Bix and Assendon Parish Council
Blandy & Blandy Solicitors
Blandy Road, Gillotts Lane, Harpsden and Rotherfield Road Residents Association
Bledlow-cum-Saunderton Parish Council
Blewbury Endowed CE Primary School
Bloor Homes
Blue Cedar Homes
Bluebird Boys Football Club
Bluestone Planning
Boshers (Cholsey) Ltd
Bourton Parish Council
Bovis Homes Limited
Bower and Bailey
Boyer Planning
Boyer Planning Ltd
Brian Barber Associates
Brightwell Baldwin Parish Meeting
Brightwell cum Sotwell Neighbourhood Planning Group
Brightwell-Cum-Sotwell Church of England School

Brightwell-Cum-Sotwell Environment Group
Brightwell-Cum-Sotwell Parish Council
British Hedgehog Preservation Society
British Horse Society
British Red Cross Society
British Telecom
British Waterways
Britwell Salome Cricket Club
Britwell Salome Parish Meeting
Broadway Malyan
Bromford Housing Group
BrookStreet des Roches LLP
Bruton Knowles Property Consultants
Buchanan (H) Ltd
Buckinghamshire County Council
Buckinghamshire Healthcare NHS Trust
Buckland Parish Council
Buckland Primary School
Buscot Parish Council
Bushbuy Ltd
CAB Wallingford
Cadent Gas
Caldecotte Consultants
Campaign for a Sustainable Didcot
Campaign for Real Ale (CAMRA)
Campaign to Protect Rural England
Campaign to Protect Rural England (CPRE)
Carl A Middleditch
Carroll and Partners
Carroll Architects and Surveyors
Carter Jonas
Carter Planning
CAST
Catalyst Communities
Catesby Property Group
Caversham and District Residents Association
CBI West Midlands Office
CBRE
Centre for Ecology and Hydrology, CEH
Cerda Planning Ltd
CGMS Consulting

Chalgrove Airfield Action Group
Chalgrove Cavaliers
Chalgrove Cricket Club
Chalgrove Flood Alleviation Group
Chalgrove Football Club
Chalgrove Neighbourhood Plan Group
Chalgrove Parish Council
Chalgrove Primary School
Challow Design
Charney Bassett Action Group
Charney Bassett Parish Council
Chave Planning
Checkendon Church of England Primary School
Checkendon Parish Council
Cherwell District Council
Cherwell Gymnastics
Childrey Parish Council
Chiltern Edge Community School
Chiltern Edge Orchestral Society
Chiltern Society
Chiltern Vale Association of Thame
Chilterns Conservation Board
Chilton County Primary School
Chilton Parish Council
Chilton Society
Chinnor and Princes Risborough Railway
Chinnor Football Club
Chinnor Library
Chinnor Neighbourhood Plan Steering Group
Chinnor Parish Council
Chinnor Rugby and Football Club
Chinnor Rugby Club
Chiswellake Ltd
Chiltern Vale Residents Association Committee
Cholsey and Wallingford Railway Society
Cholsey Cricket Club
Cholsey Golf Society
Cholsey Neighbourhood Plan Steering Group
Cholsey Parish Council
Cholsey Pre-School
Cholsey Primary School

Cholsey Silver Band
Cholsey Tennis Club
Cholsey United Football Club
Churches Together in Oxfordshire
Citizen's Advice Bureau Outreach
City Voice
Civic Trust
Civil Aviation Authority
Clifton Hampden and Burcot Parish Council
Clifton Hampden Church of England Primary School
Clifton Hampden Parish Council
Clinical Commissioning Group Chiltern (CCG)
Coleman Hicks Partnership
Coleshill Parish Council
Comark Communications
Community First Oxfordshire
Compassionate Friends
Compton Beauchamp Parish Council
Cotswold District Council
Cottsway Housing Association
Council for British Archaeology
Country Land and Business Association (CLA)
Countryside Alliance
Countryside Properties UK Ltd
County Archeological Services
Court Park Properties
Cranbourne Homes
CRJ Anstey Chartered Surveyors
Croudace Homes Group Limited
Crowell Parish Meeting
Crowmarsh Gifford Church of England School
Crowmarsh Parish Council
Crowmarsh Youth Girls Football Club
Cuddesdon and Denton Parish Council
Culham Parish Council
Culham Parochial Church of England School
Culham Science Centre (UK Atomic Energy Authority)
Cumnor Parish Council
Cumnor Primary School
Cushman & Wakefield
Cutler Architects

Cuxham with Easington Parish Meeting
D A W Birkett and Associates
D2 Planning
Dalmore Land Limited
Dandara
Daniel Watney LLP
Danks Badnell Architects
David Ames Associates
David Lock Associates
David Shaw
David Wilson Homes Southern
Davis Planning
Davis Tate Estate Egents
Defence Estate Organisation South East
Defence Infrastructure Organisation (MOD)
Denchworth Parish Council
Denham and Co
Department of Culture, Media and Sport
Department of Health and Social Care
Derek Shelton Building Design
Design Council (CABE)
Development Planning & Design Services Ltd
Devine Homes PLC
DevPlan
DHA Planning
Diagnostic Reagents
Didcot and Milbrook Guides Association
Didcot and Wallingford Ramblers (Crowmarsh PC and Sustainable Wallingford)
Didcot Arts Forum
Didcot Barramundi Swimming Club
Didcot Bowls Club
Didcot Chamber of Commerce
Didcot Community and Arts Association
Didcot Community Hospital
Didcot Cricket Club
Didcot Devils Club
Didcot Family Centre
Didcot First
Didcot First and Pryors Taxis
Didcot Girls' School
Didcot Green Spaces Association

Didcot Guides
Didcot Health Centre
Didcot King's Church
Didcot Library
Didcot Methodist Church
Didcot Muslim Society
Didcot Nomads
Didcot One Stop Shop
Didcot Phoenix Drama Group
Didcot Railway Centre
Didcot Rugby Football Club
Didcot Town Council
Didcot Town FC
Didcot Volunteer Centre
Dijkman Planning LLP
Diocese of Oxford
Diocese of Portsmouth
DK Planning & Development Ltd
DLP Planning Ltd
Dorchester Parish Council
Dorchester St Birinus CE Primary School
Dorchester Surgery Car Scheme and Dorchester on Thames Society
Dorchester United Football Club
DPDS
Drayton Parish Council
Drayton St Leonard Parish Council
Earl of Plymouth Estates
Earley Town Council
Earth Trust
East Challow Neighbourhood Plan Steering Group
East Challow Parish Council
East Hagbourne Parish Council
East Hanney Parish Council
East Hendred Parish Council
East Thame Residents Association
Edgars Limited
Education & Skills Funding Agency
EE
Elegant Homes
Elegant Homes Reading
Elsfield Parish Meeting

Elsfield Parish Plan Group
Elsfield Residents Group
EM Burson and Sons
EMF Enquiries - Vodafone & O2
Emmer Green Residents Association
English Federation of Disability Sport
Entec
Environment Agency
Europa School UK
Everport Developments Ltd
Ewelme Care Surgery Service
Ewelme Church of England Primary School
Ewelme Parish Council
Exilarch Foundation
Eye and Dunsden Parish Council
Farcycles Association
Faringdon Community Bus Ltd
Faringdon Town Council
Fasset Ltd
Ferax Planning
Fernham Parish Meeting
Fields Chartered Surveyors
First Great Western Link
Fish Volunteer Centre
Fisher German LLP, Chartered Surveyors
Fleet Meadow Community Association
Forest Hill With Shotover Parish Council
Forestry Commission
Forrest Hill with Shotover Parish Council
Framptons Town Planning
Freehold Owners of land west of A418 Oxford Road roundabout Thame
Freight Transport Association
FRICS
Friends Families and Travellers
Friends of Aston's Eyot
Friends of Cholsey Parish Church
Friends of the Earth (Chinnor and Thame)
Friends of Wallingford Museum
Frilford Parish Council
Fusion Online Limited
Fyfield and Tubney Parish Council

G L Hearn
G R Planning Consultancy Ltd
Gallagher Estates
Garford Parish Meeting
Garsington Church of England Primary School
Garsington Parish Council
Garsington Society
Georgian Group
Gerald Eve LLP
Gillotts School
Giuliani Architects
GL Hearn Limited
Gladman Development Limited
Gleeson Strategic Land
GMKC Ltd
Go Local On a Better Environment (GLOBE)
Going Forward Buses CIC
Goring and Streatley Amenity Association
Goring and Streatley Concert Band
Goring and Streatley Golf Club
Goring Bowling Club
Goring Church of England Primary School
Goring Gap Boat Club
Goring Gap Business Network
Goring Heath Parish Council
Goring Library
Goring Neighbourhood Plan
Goring Primary School
Goring Robins Football Club
Goring-on-Thames Parish Council
Gowling WLG
Great Coxwell Parish Council
Great Haseley Parish Council
Great Milton Football Club
Great Milton Parish Council
Great Western Park Residents' Association
Green & Co
Green Planning Solutions
Greensquare Group
Gresswell Environment Trust
Grove Parish Council

Grundon Waste Management Ltd.
GVA
Gypsy and Traveller Law Reform Coalition
HAB Housing
Haddenham Parish Council
Hagbourne Garden Club
Hagbourne Society of Change Ringers
Hagbourne Tennis Club
Hall Needham Associates
Hallam Land Management
Hallidays Hydropower
Harcourt Hill Estate Resident's Association
Harmony In Health
Harpsden Parish Council
Harris Lamb Property Consultancy
Harwell Bicycle Users Group (HarBug)
Harwell Parish Council
Hatford Parish Meeting
Health and Safety Executive
Heaton Planning Ltd
Hedges Solicitors
Henley Allotment Association
Henley and District Agricultural Association
Henley and Goring Ramblers
Henley Choral Society
Henley Constituency
Henley Cricket Club
Henley Golf Club
Henley Hockey Club
Henley Library
Henley Neighbourhood Planning Group
Henley Partnership
Henley Residents Group
Henley RFC
Henley Royal Regatta
Henley Sailing Club
Henley Squash Club
Henley Town Council
Henley Wildlife Group
Henley YMCA
Henley YMCA Football Club

Henley-Leichlingen Twinning Association
Henley-on-Thames Parish Council
Hester Architects Ltd
Hexon Planning Consultants Ltd
Heyfordian Travel Ltd
Highmoor Parish Council
Highways England
Highworth Town Council
Hill Residential
Hinton Waldrist Parish Council
Historic England
Holton Parish Council
Holton Table Tennis
Home Builders Federation Ltd
Home Office
Home Start Southern Oxfordshire
Homes England
Homestead
Horspath Boys Football Club
Horspath Church of England Primary School
Horspath Parish Council
Horton-cum-Studley Parish Council
Hourigan Connolly
Howard Sharp and Partners
Howard Sharp and Partners LLP
Howbery Park Table Tennis Club
HR Wallingford
Hunter Page Planning Ltd
Hurst Water Meadow Trust
Iain Geddes Architects Ltd
Icknield Community College
Igloo Planning
Impact Planning Services Ltd.
Indigo Planning Limited
Inland
Inland Waterways Association
Investment and Sanction Services
Ipsden Cricket Club
Ipsden Parish Council
ISIS aquatics
Jane Randle Consulting

JCPC
Jeffrey Charles Emmett
Jennings of Garsington Ltd
Jeremy Price
John Alison Land & Research Ltd
John D Wood and Co
John Martin & Associates
John Phillips Planning Consultancy
Jones Day
JPPC Chartered Town Planners
JSA Architects
Jsb Planning
Judith Ashton Associates
K is for kitchen
K L Skalka Architects
Keith Douglas Partnership
Kidmore End C of E Primary School
Kidmore End Parish Council
Kingerlee Homes
Kings Church Youth Group
Kingston Bagpuize with Southmoor Parish Council
Kingston Lisle and Fawler Parish Council
Kirkwells Town Planning
Knight Frank
Ladygrove Day Centre
Ladygrove Park Primary School
Lambert Smith Hampton
Land Access and Recreation Association
Land and Mineral Management
Lea Park Residents Association and Joint Residents' Associations of Thame
Leavesley Group
Leda Properties Ltd
Leigh & Glennie Ltd
Letcombe Bassett Parish Meeting
Letcombe Brook Project
Letcombe Regis Parish Council
Lewknor Church of England Primary School
Lewknor Parish Council
Licencees
Lichfields
Lime Walk Gospel Hall Trust

Little Coxwell Parish Council
Little Milton Church of England Primary School
Little Milton Parish Council
Little Wittenham Parish Council
Little Wittenham Parish Meeting
Littlemore Parish Council
Littlemore Youth Football Club
Littleworth Parish Meeting
Long Crendon Parish Council
Long Wittenham Church of England Primary School
Long Wittenham Local History Group
Long Wittenham Neighbourhood Plan Group
Long Wittenham Parish Council
Longcot Parish Council
Longmoor
Longworth Parish Council
Lord Williams's Festival Chorus
Lord Williams's School
Lucas Land and Planning
Luttrell Productions
Lydalls Nursery School
Lyford Parish Meeting
M D Howlett Associates Ltd
M3 (EU)
Magdalen College
Malthouse Surgery
Mango Planning and Development Ltd
Manor School
Maple Tree Childrens Centre
Mapledurham Parish Council
Mapledurham Tennis Club
Marcham Community Group
Marcham Parish Council
Marine Management Organisation
Mark Hines Architects
Mark Leedale Planning
Marrons Planning
Marsh Baldon Church of England School
Marsh Baldon Parish Council
Martin Robeson Planning Practice
Mary Norris Organisation

MatPlan Limited
McCarthy and Stone and The Planning Bureau
McLoughlin Planning
MD High Barn Developments Ltd
MD Jennings
MD Rico's Pizza Shack Ltd
MD TV Energy Ltd
MEPC Limited
Merchant Taylors' Oxfordshire Academy Trust
Michael Dolan Associates
Mike Gilbert Planning Ltd
Mill Lane School
Miller Homes Limited
Millgate Development Ltd
Milton Flood Group
Milton Parish Council
Mindthegreengap.org
Mobility Issues Group for Goring and Streatley
MONO Consultants Ltd for Mobile Operators Association (MOA)
Montagu Evans LLP
Moreton Residents' Association
Moulsford Parish Council
Movement Science Group
Nash Partnership
Nathaniel Lichfield and Partners
National Cycle Network Centre
National Express Ltd
National Grid
National Playing Fields Association (Fields In Trust)
National Travellers Action Group
National Trust
Natural England
Neame Sutton Ltd
Neighbourhood Watch
Neighbours Hall
Nettlebed Community School
Nettlebed Parish Council
Network Rail
Newington Parish Council
Nexus Planning
NFU

NFU South East
NHS England
NHS Property Services Ltd
Nigel Moor Planning
Nomad Youth and Community Project
Norman Machin Associates
North Abingdon Local Plan Group
North Hinksey Parish Council
North Moreton Parish Council
North Wessex Downs AONB
Northbourne Church of England Primary School
Nortoft Ltd
Notcutts Limited
NSCE International
Nuclear Safety The Office for Nuclear Regulation
Nuffield Parish Council
Nuneham Courtenay Parish Council
Oakley Parish Council
Obsidian Strategic
Old Marston Parish Council
ONCF
Open Spaces Society
Origin3
Orion Farming Group
Oxford and Abingdon West Conservative Association
Oxford Anglican Churches
Oxford Brookes University
Oxford Bus Company
Oxford City Council
Oxford Civic Society
Oxford Diocesan Board of Finance
Oxford Economics Ltd
Oxford Green Belt Network
Oxford Green Belt Network and CPRE
Oxford Health NHS Foundation Trust
Oxford Innovation
Oxford Philharmonic Orchestra
Oxford Preservation Trust
Oxfordshire Clinical Commissioning Group
Oxfordshire Animal Sanctuary
Oxfordshire Architectural & Historical Society

Oxfordshire Association for Young People
Oxfordshire Association of Local Councils (OALC)
Oxfordshire Clinical Commissioning Group
Oxfordshire Community and Voluntary Association OCVA
Oxfordshire Community Churches
Oxfordshire Community Land Trust
Oxfordshire County Council
Oxfordshire County Council (The Vibe Youth Centre)
Oxfordshire Cycling Network
Oxfordshire Family Mediation
Oxfordshire Football Association
Oxfordshire Forestry Commission England
Oxfordshire Geology Trust
Oxfordshire Green Party
Oxfordshire Gypsy and Traveller Services
Oxfordshire Health NHS Foundation Trust
Oxfordshire History Centre
Oxfordshire Local Enterprise Partnership
Oxfordshire Local Enterprise Partnership (OLEP)
Oxfordshire Nature Conservation
Oxfordshire Playing Fields Association
OxLEP
Oxley Conservation Ltd
Oxon Rugby
OXTRAG
Pangbourne Parish Council
Passenger Boat Association
Patricia Newman Practice
Paul Butt Planning Limited
Paul Newman New Homes
Paul Turner Planning Consultancy
PC Architects
Peacock and Smith
Peel Fold Holdings Ltd
Pegasus Group
Pegasus Planning Group Ltd
Pendon Museum Trust Ltd
PEORA
Perfectfield Limited
Persimmon Homes
Peter Brett Associates

Pettits Of Wallingford
PHD Planners
Phillips Planning Service
Phillips Planning Services Ltd.
Pishill With Stonor Parish Council
Plainview Planning Ltd
Plan Info
Planning Aid England
Planning Potential
Planware Ltd
Porta Planning LLP
Portchester Planning Consultancy
Portcullis Tennis Club
Porter Consulting & Management Services Limited
Priestend and and Oxford Road Residents Association
Pro Vision Planning & Design
Pro Vision Projects Ltd
Progress Planning
PRP
Ptarmigan Land Ltd
Public Power Solutions Ltd
Purley on Thames Parish Council
Purple Architects
Pusey Parish Meeting
Pye Homes
Pyrton Parish Council
Quadrant Town Planning
Quod
Racquets Fitness Centre
Radice
Radley Village Shop
RAF Benson
RAF Benson Community Primary School
Rail Freight Group
Railfuture: Thames Valley Branch
Rainier Developments Ltd
Ramblers Association
Rapleys
Rapleys LLP
Reades Lane Residents
Reading Borough Council

Rectory Homes Ltd
Red Kite Development Consultancy
Relate Oxfordshire
Remenham Parish Council
Residents Against Watlington Ringroad
Restore
RG&P Limited
Riach Architects
RIBA South
Richard James Ltd
Richborough Estates
Ridgeway Partnership
Risinghurst and Sandhills Parish Council
River Thames Society
Rob Wheal Photography
Robert Serjeant Rural Surveyors
Robert Stephenson Associates
Roger Miles Planning Limited
Rokeby Homes Limited
Rotary Club of Didcot
Rotherfield Greys Parish Council
Rotherfield Peppard Parish Council
Rotherfield United
Round and About
Royal Borough of Windsor and Maidenhead District Council
Royal British Legion
RPA Architects Ltd
RPS
RPS Planning & Development
RSPB Midlands Region
Rugby Estates plc
Rural Transport Partnership
RWE National Power Plc
Ryder-Cheshire Volunteers
Sacred Heart Catholic Primary School
SAFAG
Sainsbury's Supermarket Ltd
Sandford On Thames Parish Council
Sarah Baillieu Architects Limited
Save Winterbrook Group
Savills

Science and Technologies Facilities Council (STFC)
Scott Brownrigg
Scottish and Southern Electricity Networks
Scottish and Southern Energy Power Distribution (SSE)
Secret Pizza Ltd
Shakespeare Martineau
Sharba Homes Ltd
Sharing Life Trust
Sheepcoat Residents' Association
Shellingford Parish Meeting
Shiplake Church of England School
Shiplake Football Club
Shiplake Parish Council
ShiplakeVillage Bowling Club
Shirburn Parish Meeting
Shotover Preservation Society
Shotover Wildlife
Showman's Guild of GB LHC
Shrivenham Parish Council
Sidleys Chartered Surveyors
Silk Planning
Simmons & Sons
Simmons and Sons
Simon Mack Architecture
Sirus Planning
Smith Jenkins
Smith Jenkins Ltd
Smiths Gore
Society for the Protection of Ancient Buildings
SOHA Housing
Solafields Ltd
Sonning Common Green Gym
Sonning Common Library
Sonning Common Parish Council
Sonning Common Primary School
Sonning Eye Action Group
South and Vale District Councils
South Central Ambulance Service
South Chiltern Choral Society
South East Waterways
South Hinksey Parish Council

South Moreton Parish Council
South Moreton School
South Oxfordshire and Vale of White Horse District Councils
South Oxfordshire Archery Club
South Oxfordshire Conservative Association
South Oxfordshire District Council
South Oxfordshire Mencap
South Stoke Community School
South Stoke Parish Council
South Stoke Primary School
South West Oxfordshire Locality Forum (Newbury Street Patient Group)
Southern Gas Networks
Southern Thame Residents Association
Sovereign Housing Association
Sovereign Vale
SPADE
Sparsholt and Westcot Parish Council
Spiritual Care for Older People
Spitfire
Sport England
Spratley Studios
SSA Planning Limited
St Andrew's Church of England Primary School
St Birinus School
St John's Primary School
St Joseph Homes
St Joseph's Catholic Primary School
St Laurence School
St Laurence's Church of England Primary School
St Mary's Church
St Matthew's Church Harwell with All Saints' Church Chilton
St Nicholas' CE Infants School and Nursery Class
St Peter's Church
Stadhampton Parish Council
Stadhampton Primary School
Stagecoach Oxford
Stanford in the Vale Parish Council
Stanton St John Parish Council
Star Planning and Development
Stephen Freeman Primary School
Steventon Parish Council

Stewart Lilly Associates Ltd
Stoke Row Church of England School
Stoke Row Football Club
Stoke Row Parish Council
Stoke Row School Minibus
Stoke Talmage Parish Meeting
Stokenchurch Parish Council
Stonor Cricket Club
Streatley Parish Council
Streatley Strikers Football Club
Strutt and Parker LLP
Sunningwell Parish Council
Sustainable Didcot
Sustrans
Sustrans Volunteers
Sutton Courtenay Parish Council
Sworders
Swyncombe Parish Council
Sydenham Parish Council
T A Fisher and Sons Limited
Tanner & Tilley
Tappins Coaches
Taylor Services
Taylor Wimpey Developments
Taylor Wimpey Oxfordshire
Temar Systems Ltd
Terence O'Rourke
Tesco
Tesni Properties Limited
Tetlow King Planning
Tetsworth Parish Council
Tetsworth Primary School
Thakeham Homes Ltd
Thame and District CAB
Thame and District Classic Motor Club
Thame and Oxfordshire County Agriculture Association (Oxfordshire County and Thame Show)
Thame Boys and Girls Football Club
Thame Boys and Youth FC
Thame Bridge Club
Thame Cattle Market Action Group

Thame Chamber Choir
Thame Community Hospital League of Friends
Thame Congregation of Jehovah's Witnesses
Thame Duellists Fencing Club
Thame Flower Club
Thame Historical Society
Thame Library
Thame Neighbourhood Planning Group
Thame Players Theatre Company
Thame Show and Thame Cattle Market
Thame Summer Playscheme - TRAMPS
Thame Toastmasters
Thame Tornadoes Hockey Club
Thame Town Council
Thame Town Cricket Club
Thame Youth Theatre
Thames Properties
Thames Travel Ltd
Thames Valley Chamber of Commerce Group
Thames Valley Fairs
Thames Valley Gypsy Association
Thames Valley Police
Thames Water
The Abingdon Bridge
The Anderson Orr Partnership
The Berin Centre
The Canal & River Trust
The Chiltern Society
The Coal Authority
The Day Tanner Partnership
The Edwards Partnership
The Friends of Abingdon Civic Society
The Gardens Trust (formerly The Garden History Society)
The Georgian Group
The Hanneys Flood Group
The Hendred Estate
The Henley Society
The John Hampden Society
The Ladygrove Church
The London Planning Practice Ltd
The National Federation of Gypsy Liaison Groups

The Planning Bureau Ltd
The Red Lion
The Ridgeway National Trail
The Rycote Practice
The Showmen's Guild of Great Britain
The Society Of Independent Roundabout Proprietors
The Theatres Trust
The Village Centre
The Woodland Trust
Thomas Eggar
Thomas Merrifield Ltd
Three
Tiddington With Albury Parish Council
Tony Thorpe Associates
Toot Baldon Parish Council
Towersey Parish Council
Transformation Oxfordshire CCG
Trinity Church of England Primary School
TrinityLand
Trustees of Hillcraft Millennium Green
Turley Associates
Turnberry Planning
Twentieth Century Society
Tyler Parkes
Uffington Parish Council
UK Atomic Energy Authority
UK Power Networks
UK Rainwater Harvesting Association
Under One Roof Ltd
United
University of Oxford
University of Oxford - Estates Services
Unsworth Planning
Upton Parish Council
Vale of White Horse District Council
Vali Williams
Valley Road School
Varsity Town Planning
Victorian Society
Village Foundations
VoCap Ltd

W Cumber and Son
WADRA
Wallingford Air Cadets
Wallingford and District Photographic Club
Wallingford Business Partnership
Wallingford Deanery
Wallingford Handbell Ringers
Wallingford Historical and Archaeological Society (TWHAS)
Wallingford Hockey Club
Wallingford Library
Wallingford Medical Practice
Wallingford Neighbourhood Action Group
Wallingford Netball Club
Wallingford Partnership Ltd
Wallingford Regatta
Wallingford RFC
Wallingford School
Wallingford Sports Trust (Wallingford Sports Park)
Wallingford Squash Club
Wallingford Table Tennis Club
Wallingford Town Council
Walton and Co
Wantage Constituency
Wantage Town Council
Warborough and Shillingford Cricket Club
Warborough and Shillingford Football Club
Warborough and Shillingford Parish Council
Warborough and Shillingford Surgery Car Service
Warborough Parish Council
Wardell Armstrong
Warren and District Residents Association
Watchfield Parish Council
Waterperry Gun Club and Shooting Ground
Waterperry With Thomley Parish Council
Waterstock Golf Club
Waterstock Parish Meeting
Watlington Age Concern
Watlington Business Association
Watlington Business Centre
Watlington Environment Group
Watlington In Bloom

Watlington Ladies Netball Club
Watlington Library
Watlington Neighbourhood Plan Community Forum
Watlington Neighbourhood Planning Group
Watlington Parish Council
Watlington Primary School
Watlington Tennis Club
WatOne Action Group
Weaveaway Travel
WebbPaton
West Berkshire Council
West Challow Parish Council
West Hagbourne Parish Council
West Hendred Parish Council
West Oxfordshire and Cotswold District Councils
West Oxfordshire District Council
West Waddy ADP
Westhall Estates Limited
Whealey Neighbourhood Plan Committee
Wheatfield Parish Meeting
Wheatley Boys Football Club
Wheatley Church of England Primary School
Wheatley Library
Wheatley Parish Council
Wheatley Rugby Football Club
Wheatley Society
Whitchurch Cricket Club
Whitchurch On Thames Habitat Study Group
Whitchurch On Thames Parish Council
Whitchurch On Thames Pre-School
White Young Green
Whites Coaches
Williams Performance Tenders
Willowbrook Leisure Centre
Wilts and Berks Canal Trust
Wiltshire Council
Wittenham Womens Institute
WJA Rural Practice
Wokingham Borough Council
Wood Plc on behalf of National Grid
Woodcote Cricket Club

Woodcote Library
Woodcote Parish Council
Woodcote Primary School
Woodcote Volunteers
Woodeaton Parish Meeting
Woodland Trust
Woolf Bond Planning
Woolstone Parish Meeting
Worminghall Parish Council
Wycombe District Council
Wyevale Garden Centres Ltd
WYG Planning & Environment
Wytham Parish Meeting
Yeo Valley Family Farm

**Appendix 1b. List of parties that made representations to the Final Publication Version (Second) of the South Oxfordshire Local Plan 2034 during the consultation period (7 January – 18 February 2019)**

<b>Response Type</b>	<b>Contact / Agent Name</b>	<b>Organisation Representing</b>
Agent	Adrian French, WYG	Pivot Power
Agent	Adrian Keal, Nexus Planning	PBI 2 Ltd
Agent	Alice Moore, Boyer Planning	SN Developments
Agent	Alison Tero, CBRE	Ptarmigan Ltd
Agent	Amanda Sutton, Neame Sutton Limited	De Merke Estates and M K Dogar Limited
Agent	Amanda Walker, DP Architects	Zest Development
Agent	Andrew Blackwell, Wessex Environmental Planning	Vanderbilt Strategic
Agent	Andrew Elliott, Terence O'Rourke Ltd	Pyrton Manor
Agent	Arron Twamley, Peter Brett Associates	Avant Homes Ltd
Agent	Ben Ford, Quod	St Edward Homes Limited
Agent	Caroline Chave, Chave Planning Ltd	Nurton Developments Ltd
Agent	Christian Leigh	Residents of Rofford
Agent	Christian Leigh, Leigh & Glennie Ltd	Haseley Brook Action Group
Agent	Claire Steele, Savills	Maiden Erleigh Trust
Agent	Daniel Lampard, Daniel Lampard	Taylor Wimpey
Agent	Danielle Wyatt Bond, DPDS Consulting	Morrells Farming Ltd

<b>Response Type</b>	<b>Contact / Agent Name</b>	<b>Organisation Representing</b>
Agent	David Barnes, Star Planning and Development	Custom Land Limited
Agent	David Burson, JPPC Chartered Town Planners	Messrs Alden
Agent	David Burson, JPPC Chartered Town Planners	Lincoln College
Agent	David Burson, JPPC Chartered Town Planners	Mr John Dykes
Agent	David Butcher, WYG	Jansons Property
Agent	Deirdre Wells, Red Kite Development Consultancy	Greenland Henley Ltd
Agent	Aled Barcroft, DLP Planning Ltd	The Inspired Villages Group
Agent	Robert Davies, Gerald Eve LLP	Donnington Hospital Trust
Agent	Henry Venners, JPPC Chartered Town Planners	Mr Amos c/o LASSCO
Agent	James Yeoman, Savills	Bloor Homes
Agent	Jon Gateley, Gateley	Savills
Agent	Jonathan Harbottle, Alexander Dalton	Providence Land Limited
Agent	Katherine Jones, Barton Willmore	L&Q Estates
Agent	Ken Dijkman	Dijkman Planning Ltd
Agent	Laura Hudson, Green and Co	A G Hedges Farms Ltd and Strange Family
Agent	Mark Blandford-Baker, Stephen Pickles	Magdalen College
Agent	Mark Carter, Carter Planning Limited	M A Wright Limited
Agent	Mark Jackson, Cushmore & Wakefield	Unipart Group
Agent	Mark Schmull	Arrow Planning Limited
Agent	Mark Utting, Carter Jonas	Welbeck Strategic Land II LLP
Agent	Matthew Dawber, Savills	Rainier Developments Ltd
Agent	Matthew Dawber, Savills	James Castle
Agent	Matthew Dawber, Savills	Regeneration Thame Ltd and Bloor Homes
Agent	Mike Smith, King West	Mr R Pelly
Agent	Miss Katherine Miles	T A Fisher
Agent	Miss Lucy Morris	Wates
Agent	Miss Michelle Hill	Lincoln College Oxford
Agent	Miss Rebbecca Smith	Corpus Christi College
Agent	Mr Ronald Perrin	Mr & Mrs Jamie Curtis
Agent	Mr Brain Woods	WS Planning & Architecture

<b>Response Type</b>	<b>Contact / Agent Name</b>	<b>Organisation Representing</b>
Agent	Mr Brian Flynn	Croudace Homes Ltd
Agent	Mr David Bainbridge	Jansons Property
Agent	Mr David Bainbridge	Redrow Homes South Midlands
Agent	Mr Dominick Veasey, Nexus Planning	CEG and Taylor Wimpey
Agent	Mr Jonathan Walton, Vocalism Limited	Reading Golf Club
Agent	Mr Mark Schmull	Orchestra East Hagbourne Limited
Agent	Mr NJ Surtees	Barton Willmore LLP
Agent	Mr Owen Jones	Bloor Homes
Agent	Mr Steven Sensecall, Carter Jonas	UK Atomic Energy Association
Agent	Mr Steven Sensecall, Carter Jonas	CEG
Agent	Mr Stuart Scott-Ely, Mrs Liz Alexander	Bell Cornwell LLP
Agent	Mr. David Murray-Cox, Turley	A Dominion Developments Ltd
Agent	Mr. Greg Mitchell, Framptons Town Planning	Summix Ltd Pye Homes Ltd and Bellway Homes Ltd
Agent	Mr. Kieron Gregson, Carter Jonas	TARMAC
Agent	Mrs Helen Cross, Mrs Helen Cross	Forest Hill with Shotover Parish council
Agent	Mrs Meghan Rossiter, Mrs Meghan Rossiter	Rentplus UK Ltd
Agent	Mrs Sarah Hamilton-Foyn, Pegasus Group	Christ Church Oxford and Dorchester Residential Management
Agent	Mrs Zahra Waters, Lichfields	Ms K Challis and Ms N Webb
Agent	Ms Emma Andrews, Savills	The Oxford Science Park
Agent	Ms Lucy Binnie, Ms Lucy Binnie	Hills Quarry Products Limited
Agent	Mike Gilbert Planning Ltd.	Culham Parish Council
Agent	Mark Doodes MRTPI	MDP
Agent	Nick Freer, David Lock Associates	Hallam Land Management
Agent	Nick Laister, RPS Group	Taylor Wimpey UK Limited
Agent	Nick Taylor, Carter Jonas	Homes England
Agent	Nolan Tucker, Deloitte Real Estate	Sue Ryder
Agent	Paul Comerford, AECOM	Buswell family and Buchanan H Ltd
Agent	Peter Dines, Gerald Eve	The Shotover Trust
Agent	Philip Brown, Savills	Oxford Science Village Partners
Agent	Rachel Bryan, Sworders	The Hereford Dwellings Company Ltd
Agent	Rebecca Humble, WYG	Obsidian Strategic AB Limited
Agent	Richard Turner, RPS Group	Cala Management Ltd

<b>Response Type</b>	<b>Contact / Agent Name</b>	<b>Organisation Representing</b>
Agent	Robert Gardner, Avison Young	Oxford Brookes University
Agent	Roger Turnbull, Apt Planning Ltd	Peter Byfield
Agent	Sara Warr and Lucy Yates, Sara Warr and Lucy Yates	Brasenose College and L & Q Estates
Agent	Simon Handy, Strutt & Parker	Hedges family
Agent	Simon Handy, Strutt & Parker	Wigley Land Promotions Ltd
Agent	Stephen Stoney, Wardell Armstrong LLP	Leavesley Group
Agent	Steven Doel, Nexus Planning	BP
Agent	Tanya Jordan, RPS	Thames Properties Ltd
Agent	Taylor Cherrett, Turley	David Wilson Homes Southern
Agent	Vicky Fowler, Gowling WLG	Martin Baker Aircraft Company Ltd Killinchy Aerospace Holdings
Agent	Woolf Bond Planning, Woolf Bond Planning	Persimmon Homes North London Ltd
Business / Organisation	Adrian Arnold	Oxford City Council
Business / Organisation	Amanda Sheppard	Great Haseley Parish Council
Business / Organisation	Amanda Walker	DP Architects
Business / Organisation	Andrew Birch	Hallam Land Management
Business / Organisation	Ann Pritchard	Chalgrove Parish Council
Business / Organisation	Annette Loveland	Berinsfield Parish Council
Business / Organisation	B Guiver	Cholsey Neighbourhood plan steering group
Business / Organisation	Barton Community Association	Barton Community Association
Business / Organisation	Ben Meynell	Hallam Land Management
Business / Organisation	Bob Sharples	Sport England
Business / Organisation	Cath Adams	Henley-on-Thames Town Council
Business / Organisation	Charles Dickerson	Drayton St Leonard Parish Council
Business / Organisation	Chris Cussens	Berrick Salome Parish Council
Business / Organisation	Chris Gaskell	Scottish and Southern Energy

<b>Response Type</b>	<b>Contact / Agent Name</b>	<b>Organisation Representing</b>
Business / Organisation	Chris Hargraves	West Oxfordshire District Council
Business / Organisation	Chris Wright	Garsington Parish Council
Business / Organisation	Claire Blacker	Wallingford Town Council
Business / Organisation	Cllr Adrian Lloyd	Wallingford Town Council
Business / Organisation	Cllr Debby Hallett	Vale Liberal Democrat Group
Business / Organisation	Colin Blundel	Chiltern Society
Business / Organisation	Colin Campbell	Hill Residential Limited
Business / Organisation	David Broadley	Aylesbury Vale District Council
Business / Organisation	David C Whitehead	The Henley Society
Business / Organisation	David Lazenby	Wyevale Garden Centres
Business / Organisation	Debbie Baker	Defence Infrastructure Organisation
Business / Organisation	Debbie Dance	Oxford Preservation Trust
Business / Organisation	Douglas Bond	JS Bloor (Northampton) Ltd and Hallam Land Management Ltd
Business / Organisation	Dr Julie Anderson	Sandford on Thames Parish Council
Business / Organisation	Dr Lucy Murfett	Chilterns Conservation Board
Business / Organisation	Dr Mike Mount	Cuddesdon and Denton Parish Council
Business / Organisation	Dr Sue Roberts	South Oxfordshire Sustainability
Business / Organisation	Dr Wayne Burt	Pyrton Manor
Business / Organisation	Dr. Ian Scargill	Oxford Green Belt Network
Business / Organisation	Duncan Flynn	Oxford Sciences Innovation Plc
Business / Organisation	Elisabeth Ransom	Binfield Heath Parish Council
Business / Organisation	G.J. Peters	Nuneham Courtenay Parish Council

<b>Response Type</b>	<b>Contact / Agent Name</b>	<b>Organisation Representing</b>
Business / Organisation	Genevieve Young	Pyrton Parish Council
Business / Organisation	Geoffrey Russell	Dorchester on Thames Parish Council
Business / Organisation	Gill Austin	Nuffield Parish Council
Business / Organisation	Ginette Camps-Walsh	Beckley and Stowood Parish Council
Business / Organisation	Gordon Sanghera	Oxford Nanopore Technologies Ltd
Business / Organisation	Graeme Markland	Thame Town Council
Business / Organisation	Graham Paul Smith	Cyclox: Cyclox promotes cycling in and around Oxford
Business / Organisation	Gregg Boyd	Grainger PLC
Business / Organisation	Helen Lambert	Caversham and District Residents Association
Business / Organisation	Helen Marshall	CPRE Oxfordshire
Business / Organisation	Helena Richards	Thame Cattle Market Action Group (CMAG)
Business / Organisation	Iain Warner	Retirement Villages Developments Ltd,
Business / Organisation	Ian Goldsmith	Cuxham with Easington Parish Meeting
Business / Organisation	Ismail Mohammed	Buckinghamshire County Council
Business / Organisation	Jacky Nabb	Chalgrove Neighbourhood Development Plan
Business / Organisation	James Cross	Renaissance Retirement
Business / Organisation	James McCabe	Wokingham Borough Council
Business / Organisation	James Southon	Oodle car finance
Business / Organisation	Jane Hennell MRTPI	The Canal & River Trust
Business / Organisation	Joanne Russell	Stoford Developments Ltd
Business / Organisation	John Case	Henley and Goring Ramblers
Business / Organisation	John Fox	Wheatley Neighbourhood Plan

<b>Response Type</b>	<b>Contact / Agent Name</b>	<b>Organisation Representing</b>
Business / Organisation	John Neville	Elegant PPM Ltd
Business / Organisation	John Pearce	Barberry Brightwell
Business / Organisation	John Skuse	River Thames Society
Business / Organisation	Jolande Bowater	Rectory Homes Limited
Business / Organisation	Jonathan Alcantara	Culham Bus Club
Business / Organisation	Jonathan Porter	Archstone Projects
Business / Organisation	Jonathan Porter	Archstone Projects & Bloor Homes
Business / Organisation	Julie Stoye	Stanton St John Parish Council
Business / Organisation	Katie Gilbert	Thakeham Homes Ltd
Business / Organisation	Keith Howard	Vaccitech
Business / Organisation	Ken Glendinning	Homes England
Business / Organisation	Kevin Browne	Henley-on-Thames Bowling Club Committee
Business / Organisation	Laura Lloyd - Parish Clerk	East Hagbourne Parish Council
Business / Organisation	Liz Longley	Swyncombe Parish Council
Business / Organisation	Lucy Bartley	National Grid
Business / Organisation	Lucy Dalby	Brightwell-cum-Sotwell Parish Council
Business / Organisation	Lucy Dalby	Culham Parish Council
Business / Organisation	Lucy Morris	PRP
Business / Organisation	Lynn Wood	Europa School UK
Business / Organisation	Marine Management Organisation	Marine Management Organisation
Business / Organisation	Mark Behrendt MRTPI	Home Builders Federation
Business / Organisation	Mark Harris	Catesby Estates Ltd

<b>Response Type</b>	<b>Contact / Agent Name</b>	<b>Organisation Representing</b>
Business / Organisation	Martin Small	Historic England
Business / Organisation	Martyn Spence	The Bensington Society
Business / Organisation	Mary Clarkson (Cllr)	Oxford City Council
Business / Organisation	Michelle Legg	Wheatley Parish Council
Business / Organisation	Mr Penfold (clerk)	Kidmore End Parish Council
Business / Organisation	Mr. Deriaz	OXTRAG
Business / Organisation	Mr. Kester W. N. George	Harpsden Parish Council
Business / Organisation	Mr. M. J. Harris	Horspath Parish Council
Business / Organisation	Mrs Anne Lankester	The Oxfordshire Clinical Commissioning Group
Business / Organisation	Mrs Jo Pugh	Nettlebed Parish Council
Business / Organisation	Mrs L. Martin	Sutton Courtenay Parish Council
Business / Organisation	Mrs M Sermon	Kidmore End parish council
Business / Organisation	Mrs Susan Jane Shrimpton	A. Shrimpton and Son
Business / Organisation	Ms Hill	Risinghurst & Sandhills Parish Council
Business / Organisation	-	Woodcote Parish Council
Business / Organisation	-	Thame Hockey Club
Business / Organisation	-	Garsington Parish Council
Business / Organisation	-	Highways England
Business / Organisation	Neil Rowntree	BBOWT
Business / Organisation	Nick Wright	Mind the Green Gap
Business / Organisation	Nicola Mallows	Gresswell Environment Trust
Business / Organisation	Nicole Penfold	Gladman Developments Ltd.

<b>Response Type</b>	<b>Contact / Agent Name</b>	<b>Organisation Representing</b>
Business / Organisation	Nigel Gilson	Goring Neighbourhood Plan Steering Group, Goring Parish Council
Business / Organisation	OrganOx Ltd	Craig Marshall
Business / Organisation	Patrick Coulter	Headington Action and Headington Neighbourhood Forum
Business / Organisation	Patrick Fleming	Henley in Transition
Business / Organisation	Paul Boone	Chalgrove Airfield Action Group
Business / Organisation	Peter J. Hore	Woodeaton Parish Meeting
Business / Organisation	Peter McCarter	Friends of Old Headington
Business / Organisation	Petronnella Nattarass	The British Horse Society
Business / Organisation	Phil Bradshaw	Intuitive Surgical Ltd
Business / Organisation	Phil Southall	Oxford Bus Company
Business / Organisation	Philip Collings	Sonning Common Parish Council
Business / Organisation	Philippa Logan	Shotover Preservation Society
Business / Organisation	Rachel Gill	Watlington Parish Council
Business / Organisation	Rachel Livingstone	British Horse Society
Business / Organisation	Rachel Rae	Environment Agency
Business / Organisation	Raymond Fergusson	Little Milton Parish Council
Business / Organisation	Rebecca Davies	The North Wessex Downs AONB
Business / Organisation	Rebecca Humble	Obsidian Strategic AB Ltd
Business / Organisation	Rebecca Micklem	Natural England
Business / Organisation	Revd Eric Bossward	St. Mary's Church Headington
Business / Organisation	Richard Antliff	Great Western Society
Business / Organisation	Richard Hill	Thames Water

<b>Response Type</b>	<b>Contact / Agent Name</b>	<b>Organisation Representing</b>
Business / Organisation	Richard Tilley	Oxfordshire Badger Group
Business / Organisation	Richard Wilkins	Littlemore Parish Council
Business / Organisation	Rob Hardy	British Gymnastics
Business / Organisation	Robert Austin	East Thame Residents Association
Business / Organisation	Robert Barter	Holton Parish Council
Business / Organisation	Stephen Dawson	Stadhampton Parish Council
Business / Organisation	Stephen Pickles	West Waddy
Business / Organisation	Steven Sensecall	UK Atomic Energy Authority
Business / Organisation	Susan Halliwell	Oxfordshire County Council
Business / Organisation	Thomas James	Marsh Baldon and Toot Baldon Parish Councils
Business / Organisation	Tim Darch	Great Milton Parish Council
Business / Organisation	Timothy Cann	Old Marston Parish Council
Business / Organisation	Tom Clarke MRTPI	Theatres Trust

## Appendix 2a. Facebook adverts from Final Publication (First) Consultation



**South Oxfordshire District Council**

12 October 2017 · 🌐

Your chance to comment on the South Oxfordshire Local Plan

We've published our Local Plan and are inviting residents to read it and send their comments in by Thursday 30 November.

We're also holding a series of drop-in events where you can find out more....

See more



👍 Like

💬 Comment



**South Oxfordshire District Council**  
@southoxfordshire

- Home
- Posts
- Reviews
- Videos
- Photos
- About
- Community
- Events**

👍 Like   ➦ Share   ⋮

Learn More

Send Message

- |           |  |                                 |
|-----------|--|---------------------------------|
| NOV<br>17 | <b>South Oxfordshire Local Plan – drop-in event</b><br>Fri 15:00 UTC · 3 guests                                  | Chalgrove Village Hall          |
| NOV<br>13 | <b>South Oxfordshire Local Plan – drop-in event</b><br>Mon 15:00 UTC · Hosted by South Oxfordshire District ...  | Thame Town Hall                 |
| NOV<br>9  | <b>South Oxfordshire Local Plan – drop-in event</b><br>Thurs 15:00 UTC · Hosted by South Oxfordshire District... | Wheatley - The Merry Bells V... |
| NOV<br>7  | <b>South Oxfordshire Local Plan – drop-in event</b><br>Tues 15:00 UTC · Hosted by South Oxfordshire District ... | Berinsfield Church Hall         |
| OCT<br>31 | <b>South Oxfordshire Local Plan – drop-in event</b><br>Tues 15:00 UTC · Hosted by South Oxfordshire District ... | Didcot - Cornerstone            |
| OCT<br>23 | <b>South Oxfordshire Local Plan – drop-in event</b><br>Mon 16:00 UTC+01 · Hosted by South Oxfordshire Distr...   | Chalgrove Village Hall          |
| OCT<br>21 | <b>South Oxfordshire Local Plan – drop-in event</b><br>Sat 10:00 UTC+01 · Hosted by South Oxfordshire Distri...  | Henley Town Hall                |
| OCT<br>19 | <b>South Oxfordshire Local Plan – drop-in event</b><br>Thurs 16:00 UTC+01 · Hosted by South Oxfordshire Dis...   | Culham Primary School           |
| OCT<br>14 | <b>South Oxfordshire Local Plan - drop-in event</b><br>Sat 10:00 UTC+01 · 1 guest                                | Wallingford - St Marys Church   |



**South Oxfordshire District Council**

28 November 2017 · 🌐

Time is running out if you wish to have your say on the South Oxfordshire Local Plan.

Comments must be submitted by Thursday 30 November. For more details visit [www.southoxon.gov.uk/newlocalplan](http://www.southoxon.gov.uk/newlocalplan).

The emerging Local Plan and its supporting studies set out our vision for South Oxfordshire up to the year 2033. Together they identify where housing, retail and employment land should be located as well as the infrastructure required to support this growth, such as new roads, schools, health services and sewerage. The proposed policies in the plan will be used to help make decisions on planning applications in the district.



👍 Like

💬 Comment



**South Oxfordshire District Council** added an event.

12 October 2017 · 🌐

Find out about the Local Plan and how to submit your comments at a series of drop-in events throughout October and November – for details see [www.southoxon.gov.uk/newlocalplan](http://www.southoxon.gov.uk/newlocalplan)



**NOV 17** **South Oxfordshire Local Plan – drop-in event**  
Fri 15:00 UTC · Chalgrove Village Hall  
3 people interested

👍 Like

💬 Comment

## Appendix 2b. Twitter adverts from First Preferred Options Consultation

 **South Oxfordshire DC**  @SouthOxon · 29 Jun 2016 

Give your views on updated proposals for how we should meet the need for new housing [southoxon.gov.uk/services-and-a...](https://southoxon.gov.uk/services-and-a...)



  4  2

 **South Oxfordshire DC**  @SouthOxon · 30 Jun 2016 

Want to know more about plans for new homes in South Ox? Come to one of our drop-in events [southoxon.gov.uk/services-and-a...](https://southoxon.gov.uk/services-and-a...)



  1  1



**South Oxfordshire DC** @SouthOxon · 5 Aug 2016

Over 800 responses to our local plan proposals so far. Just two weeks left to have your say [southoxon.gov.uk/services-and-a...](http://southoxon.gov.uk/services-and-a...)



6

2



**South Oxfordshire DC** @SouthOxon · 8 Aug 2016

Time is running out - under two weeks left to comment on the new plan for South Oxfordshire [southoxon.gov.uk/services-and-a...](http://southoxon.gov.uk/services-and-a...)



**South Oxfordshire DC** @SouthOxon · 9 Aug 2016

It's really important everyone has their say on our new plan - less than two weeks left! [southoxon.gov.uk/services-and-a...](http://southoxon.gov.uk/services-and-a...)



1

5

3



**South Oxfordshire DC** @SouthOxon · 15 Aug 2016

Big response to our local plan proposals so far. Less than a week left to have your say [southoxon.gov.uk/services-and-a...](http://southoxon.gov.uk/services-and-a...)



1



**South Oxfordshire DC** @SouthOxon · 16 Aug 2016

It's really important everyone has their say on our new plan - just two days left! [southoxon.gov.uk/services-and-a...](http://southoxon.gov.uk/services-and-a...)



7 1



**South Oxfordshire DC** @SouthOxon · 18 Aug 2016

Last chance to have your say; we're planning for the future & need everyone to be involved [southoxon.gov.uk/services-and-a...](http://southoxon.gov.uk/services-and-a...)



2



**South Oxfordshire DC** @SouthOxon · 19 Aug 2016

Final chance! - Comments on our new plan close at 4.30pm - don't miss out! [southoxon.gov.uk/services-and-a...](http://southoxon.gov.uk/services-and-a...)



4



## Appendix 2c. Twitter adverts from Final Publication (First) Consultation



**South Oxfordshire DC** @SouthOxon · 11 Oct 2017

We've published our Local Plan and are inviting residents to read it and send their comments in before 22 November - [southoxon.gov.uk/news/2017/2017...](https://southoxon.gov.uk/news/2017/2017...)



7

2



**South Oxfordshire DC** @SouthOxon · 20 Oct 2017

We have a number of Local Plan consultation events coming up - inc Henley on Saturday and Chalgrove on Monday - [southoxon.gov.uk/news/2017/2017...](https://southoxon.gov.uk/news/2017/2017...)



1

2



**South Oxfordshire DC** @SouthOxon · 21 Oct 2017

Come along to our Local Plan consultation events - Henley today and Chalgrove on Monday - [southoxon.gov.uk/news/2017/2017...](http://southoxon.gov.uk/news/2017/2017...)



3



**South Oxfordshire DC** @SouthOxon · 23 Oct 2017

We have a number of Local Plan consultation events coming up - inc Chalgrove this evening - [southoxon.gov.uk/news/2017/2017...](http://southoxon.gov.uk/news/2017/2017...) Have your say today!



1





**South Oxfordshire DC** @SouthOxon · 30 Oct 2017

We have a number of Local Plan consultation events coming up over the next three weeks. Find your nearest session - [southoxon.gov.uk/news/2017/2017...](https://southoxon.gov.uk/news/2017/2017...)



**South Oxfordshire DC** @SouthOxon · 16 Nov 2017

Join us for our final Local Plan consultation event - Chalgrove Village Hall tomorrow from 3pm to 7pm - [southoxon.gov.uk/news/2017/2017...](https://southoxon.gov.uk/news/2017/2017...)





**South Oxfordshire DC** @SouthOxon · 17 Nov 2017

Today is the last of our nine Local Plan consultation events - join us at Chalgrove Village Hall from 3pm to 7pm - [southoxon.gov.uk/news/2017/2017...](http://southoxon.gov.uk/news/2017/2017...)



**South Oxfordshire DC** @SouthOxon · 29 Nov 2017

LAST CHANCE to have your say on the South Oxfordshire Local Plan. Comments must be submitted by 30 November - [www.southoxon.gov.uk/newlocalplan](http://www.southoxon.gov.uk/newlocalplan).

The emerging Local Plan and its supporting studies set out our vision for South Oxfordshire up to the year 2033.



## **Appendix 2d. Text from Council webpage during Refined Options Consultation**

27/03/2018

Local Plan 2031 - South Oxfordshire District Council



Listening Learning Leading

###

Displaying *archived* revision of page *Local Plan 2031* , last modified by scoril on 19/02/2015

[View current](#) [Edit current](#) [Revisions](#)

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### **Local Plan 2031**

The Local Plan 2031 will set out a strategy for delivering sustainable growth in South Oxfordshire, identify appropriate areas and sites for development, along with the necessary infrastructure to support this growth. The plan will also set out policies that will be used for determining planning applications.

You can click on the most relevant stage to find out the latest position of development on our emerging Local Plan 2031.

#### **What stage are we at now**

[Refined Options](#)

#### **Previous stage**

[Issues and Scope](#)

01235 422422 (Text phone users add 18001 before you dial) [info@southoxon.gov.uk](mailto:info@southoxon.gov.uk)  
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## Appendix 2e. Text from webpage during First Preferred Options Consultation



Listening Learning Leading

###

Displaying archived revision of page *Local Plan 2032* , last modified by bettea on 27/07/2016

[View current](#) [Edit current](#) [Revisions](#)

[List all revisions](#) [View](#) [Revert to this](#) [Compare to current](#)

## Local Plan 2032

### The New Local Plan – Preferred Options Consultation

#### Have your say on the new South Oxfordshire Local Plan

South Oxfordshire District Council is continuing work on a new Local Plan which will shape the future of our District. We are committed to involving our communities in preparing the new plan, and we would now like your views on our latest Preferred Options.

The Local Plan 2032 will set out how development will be planned and delivered across South Oxfordshire to 2032. The policies in the plan will be used to help make decisions on planning applications in the district.

We began work on the new Local Plan in 2014 and have already undertaken [two consultations](#). This current consultation is your chance to help shape this process. Local knowledge and an appreciation of what residents and local businesses want is important in plan making, so your views count.

#### Consultation documents

[Preferred Options Consultation document \(8.5 MB\)](#)   
[Sustainability Appraisal \(5.4 MB\)](#)  and [Appendices \(3.6 MB\)](#) 

**The consultation closes on 19 August 2016 at 4:30pm.**

Please be aware that all comments will be publically available to read after the event has closed and the responses have been processed.

#### How to comment

Registering and responding via our online consultation system is the most efficient way to submit your comments and we encourage you to use this method.

[View the document on our on-line consultation system](#) - you will need to login or register to submit comments

[Guide on how to register for the Consultation Portal \(582.1 KB\)](#) 

**Please be aware that the consultation system is scheduled for maintenance this weekend.** The owners of the consultation system need to take it offline on Friday evening at 8.00pm and have advised that it could be as long as Sunday 8.00pm before it's back up again. This maintenance will also impact other local authorities who use the same consultation system. We apologise for any inconvenience caused.

If you are unable to use the online consultation system you can also respond via email or post using the form below.

Consultation form (122.0 KB) 

Email us at: [planning.policy@southoxon.gov.uk](mailto:planning.policy@southoxon.gov.uk) – please put ‘Local Plan’ as the email subject

Send your response by post to: Planning Policy, South Oxfordshire District Council, 135 Eastern Avenue, Milton Park, Milton OX14 4SB

## View the documents

Paper copies of the Preferred Options document are available to view at:

Abbey Sports Centre, Berinsfield (reception)

All libraries across the district

Cornerstone Arts Centre in Didcot

Culham Science Centre (reception)

Didcot Wave Leisure Pool and Gym (reception)

The council's offices at 135 Eastern Avenue, Milton Park, Milton, OX14 4SB during normal office opening hours

## Purchase the documents

Paper copies of the consultation documents are available to purchase. Please contact Planning Policy for further details.

## Public events (finished)

We held a series of public events where the consultation documents and information boards were available to view. Council staff were present to answer questions and record feedback.

Public events were held at the following locations:

Benson – Monday 11 July 3-7pm, Benson Parish Hall (The Lounge), Sunnyside, Benson, OX10 6LZ

Berinsfield - Monday 18 July 3-7pm, Berinsfield Pavilion, Lay Avenue, Berinsfield OX10 7NX

Chalgrove – Friday 8 July 3-7pm, Chalgrove Village Hall, Baronshurst Drive, Chalgrove, OX44 7TE

Chinnor - Tuesday 12 July 3-7pm, Chinnor Village Hall, Church Road, Chinnor, OX39 4PQ

Cholsey - Tuesday 28 June 2.30-6.30pm, Cholsey Pavilion Station Road, Cholsey, Wallingford, OX10 9PT

Crowmarsh Gifford - Friday 15 July 3-7pm, Crowmarsh Village Hall, 6 Benson Lane, Crowmarsh Gifford, OX10 8ED

Didcot - Saturday 16 July 11-3pm, Cornerstone Arts Centre (Flint Room), 25 Station Rd, Didcot OX11 7NE

Goring-on-Thames - Wednesday 29 June 3-7pm, Goring-on-Thames Village Hall, High Street, Goring-on-Thames, RG8 9AG

Henley-on-Thames - Saturday 23 July 11-3pm, d:Two Centre, 55-57 Market Place, Henley, RG9 2AA

Nettlebed - Friday 1 July 3-7pm, Nettlebed Village Club, High St, Nettlebed, RG9 5DD

Sonning Common - Monday 4 July 3-7pm, Sonning Common Village Hall, Wood Lane, Sonning Common, RG4 9SL

Thame - Saturday 2 July 11-3pm, Thame Town Hall, High St, Thame OX9 3DP

Wallingford - Saturday 9 July 11-3pm, The George Hotel, High St, Wallingford OX10 0BS

Watlington - Tuesday 5 July 2.30-6.30pm, The Watlington Club, 20 High St, Watlington, OX49 5PY

Wheatley - Wednesday 13 July 3-7pm, Merry Bells Village Hall, Wheatley, OX33 1XP

Woodcote – Thursday 21 July 3-7pm, Woodcote Village Hall, Reading Road, Woodcote, RG8 0QY

## What happens next?

After this consultation, we will gather your responses and decide whether to revise our preferred options. Following this we have the option of further consultations to gather your views, or to move to the next stage of preparation where we will publish the version of our Local Plan that we intend to submit to the Planning Inspectorate for examination, to enable representations to come forward that can be considered at examination.

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## Appendix 2f. Text from webpage during Second Preferred Options Consultation



Listening Learning Leading

###

Displaying archived revision of page *Emerging Local Plan* , last modified by karatt on 29/03/2017

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### Emerging Local Plan

South Oxfordshire District Council is developing a new Local Plan that, once made, will shape the future of our district. We are committed to involving our communities in preparing the new plan.

The emerging Local Plan sets out our vision for South Oxfordshire up to 2033. It identifies where housing, retail and employment land should be located and the infrastructure required to support this growth, such as new roads, schools, health services and sewerage. The proposed policies in the plan will be used to help make decisions on planning applications in the district.

#### Evolution of the Local Plan:

We are at the fourth stage of our plan making process. In the previous three consultation stages we received and considered nearly 15,000 comments. At this stage, we are seeking your views on our Second Preferred Options document.

Our Second Preferred Options document is not the final version of our Local Plan. We intend to publish the final version before the end of 2017, at which time you will have a further opportunity to make your views known.

#### The key Local Plan: Second Preferred Options documents are:

- [Local Plan: Second Preferred Options \(9.5 MB\)](#)
- [Local Plan: Second Preferred Options appendices 1-4 \(5.8 MB\)](#)
- [Local Plan: Second Preferred Options appendices 5-7 \(5.6 MB\)](#)
- [Sustainability Appraisal \(5.7 MB\)](#)
- [Sustainability Appraisal appendices](#)
- [Habitats Regulations Assessment \(4.8 MB\)](#)
- [Equality Impact Check \(1.3 MB\)](#)

You can view the other evidence base documents [here](#).

The Sustainability Appraisal is an important part of the plan making process. The aim is to help ensure that the Local Plan makes an effective contribution to the pursuit of 'sustainable development'.

The Habitats Regulations Assessment (HRA) considers the potential effects of the Local Plan on one or more European sites, including Special Protection Areas and Special Areas of Conservation.

The above documents are subject to a seven-week consultation period from **Wednesday 29 March to 5pm on Wednesday 17 May 2017**.

Hard copies of the Local Plan, supporting documents and comment forms are available at the following locations:

SODC office at 135 Eastern Avenue, Milton Park, Abingdon, OX14 4SB - weekdays from 8.30am to 5pm (4.30pm on Fridays)  
Public libraries in Benson, Berinsfield, Chinnor, Didcot, Goring, Henley, Sonning Common, Thame, Wallingford, Watlington, Wheatley and Woodcote during their usual opening hours, or  
Abbey Sports Centre Berinsfield, Chalgrove Post Office, Clifton Hampden Post Office, Cornerstone Didcot, Culham Science Centre and Didcot Wave Leisure Centre during their usual opening hours.

## Drop in events

We are holding four drop-in events during the consultation period, where you can view the consultation documents, information boards and ask questions. You are welcome to attend any event to discuss what is happening in the area you live:

**Didcot: Cornerstone, 1pm-7pm on Wednesday 5 April**  
**Wallingford: Regal Centre, 3pm-7pm on Friday 7 April**  
**Thame: Barns Centre, 10am-4pm on Saturday 8 April**  
**Henley: The Christ Church Centre, 10am-4pm on Saturday 22 April**

## How to submit your feedback

There are a number of ways to provide your feedback, just make sure we receive it by **5pm on Wednesday 17 May 2017**:

complete a form at one of our drop-in events and post it in our ballot box  
participate in our online survey by using the following [link](#) (registration is required)  
download a copy of our [comment form \(40.6 KB\)](#)  or pick one up from the locations listed previously and either:

- email it to [planning.policy@southoxon.gov.uk](mailto:planning.policy@southoxon.gov.uk)
- post it to SODC Planning Policy, 135 Eastern Avenue, Milton Park, Abingdon, OX14 4SB, or

write to or email us using the above addresses.

To take part in the consultation we require your name and address for your comments to be accepted. Your name and comments will be made available for public viewing so these cannot be treated as confidential.

## Call for sites

In conjunction with the Local Plan, the council carries out land suitability assessments for a variety of uses including housing, employment and gypsy and traveller sites. This assessment is known as the Strategic Housing and Economic Land Availability Assessment (SHELAA)

We are now inviting landowners to submit potential development sites to us for consideration. This will help us to understand the amount and type of development we can deliver through the emerging Local Plan. For further information, please [click here](#)

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## Appendix 2g. Text from webpage during Final Publication (First) Consultation



Listening Learning Leading

###

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### Emerging Local Plan 2011-2033

#### Final Publication Version - October 2017

South Oxfordshire District Council is developing a new Local Plan that, once approved, will shape the future of our district. We are committed to involving our communities in preparing the new plan.

The emerging Local Plan and its supporting studies set out our vision for South Oxfordshire up to the year 2033. Together they identify where housing, retail and employment land should be located as well as the infrastructure required to support this growth, such as new roads, schools, health services and sewerage. The proposed policies in the plan will be used to help make decisions on planning applications in the district.

#### Your final chance to comment

Following extensive consultation and gathering of evidence, we are nearly ready to submit our Local Plan for independent examination.

Before we do, we have launched a six-week publicity period between 11 October and 22 November 2017. This is your final opportunity to comment and you **MUST** respond if you wish to be involved in the examination, even if you responded to a previous consultation on the Local Plan.

The publicity period is different from the previous four consultations, as the Planning Inspectorate dictates the specific questions we have to ask relating to the legality of the plan. We have prepared a [guidance note \(553.2 KB\)](#)  and a [short video](#) to help explain the consultation process in more detail.

#### Viewing the documents

The plan and supporting documents can be viewed below:

- [South Oxfordshire Local Plan 2033](#)
- [Sustainability Appraisal](#)
- [Sustainability Appraisal Appendices](#)
- [Equality and Human Rights Impact Check \(564.8 KB\)](#) 
- [Habitats Regulations Assessment Report \(3.5 MB\)](#) 
- [Statement of Availability \(287.4 KB\)](#) 
- [Statement of Representations Procedure \(90.5 KB\)](#) 

Evidence studies can be viewed [here](#).

The Local Plan policies map shows the locations of housing and employment allocations and other location specific policies within the plan including changes to the boundary of the Oxford Green Belt. These were included in appendices 2-5 and appendix 13 in the version of the Local Plan that was published on 11 October 2017 but has now been published as a stand-alone document.

The SHELAA provides a technical assessment of the suitability, availability and achievability of land for development. It is an update to the Housing and Employment Land Availability Assessment (HELAA), which was published in March 2017. The SHELAA is available to view [here](#).

## Topic papers

You can also view a series of topic papers, which set out the processes undertaken and evidence considered to inform the sites and policies in our Local Plan. You may find it helpful to review these papers when considering your response:

Duty to Cooperate (762.8 KB) 

Employment (406.5 KB) 

Gypsies, Travellers and Travelling Showpeople (97.5 KB) 

Historic Environment (181.9 KB) 

Natural Environment (194.9 KB) 

Settlement Assessment (3.1 MB) 

Transport (592.8 KB) 

Housing Need and Supply (360.8 KB) 

Site Selection (to follow shortly)

Hard copies are available at the following locations during their usual opening hours:

our council office at 135 Eastern Avenue, Milton Park, Abingdon, OX14 4SB

public libraries in Benson, Berinsfield, Chinnor, Didcot, Goring, Henley, Sonning Common, Thame, Wallingford, Watlington, Wheatley and Woodcote

Abbey House Abingdon, Abbey Sports Centre Berinsfield, Chalgrove Post Office, Clifton Hampden Post Office, Cornerstone Didcot, Culham Science Centre, Didcot Wave Leisure Centre and Oxford City Council, St Aldate's offices.

Copies of the Local Plan can also be purchased for £60.00 including postage, or £55.00 if collected from the council office. Please contact our Customer Service Team on: 01235 422600

## Submitting comments

You can provide your comments between **11 October and 5pm on 30 November 2017** in the following ways:

complete our online comment form (registration is required)

download a [comment form \(75.9 KB\)](#)  and email it to [planning.policy@southoxon.gov.uk](mailto:planning.policy@southoxon.gov.uk)

collect a comment form from one of the locations listed above and post it to Planning Policy, SODC, 135 Eastern Avenue, Milton Park, Abingdon OX14 4SB, or

attend one of our drop-in events

Please be aware that, due to the process of having an Independent Examination, a name and means of contact is required for your representation to be considered. Respondent details and representations will be forwarded to the Inspector carrying out the examination of the Local Plan after the Publicity Period has ended. This data will be managed by a Programme Officer who acts as the point of contact between the council and the Inspector and respondents and the Inspector.

Representations cannot be treated as confidential and will be published on our website alongside your name. If you are responding as an individual rather than a company or organisation, we will not publish your contact details (email / postal address and telephone numbers) or signatures online, however the original representations are available for public viewing at our council office by prior appointment. All representations and related documents will be held by South Oxfordshire District Council for a period of 6 months after the Local Plan is adopted.

## How to comment on our Local Plan - South Oxfordshire District C...



### Attend a drop-in

We are hosting a series of drop-in events across the district to help explain the publicity process and how to submit your comments. The drop-ins will all provide the same information, so please feel free to attend any event. The display boards for the drop-in events can be viewed [here \(5.9 MB\)](#) .

**Wallingford**, St Marys Church - Sat 14 October, 10am – 2pm  
**Culham**, Primary School - Thurs 19 October, 4pm – 8pm  
**Henley**, Town Hall - Council Chamber - Sat 21 October, 10am – 2pm  
**Chalgrove (1)**, Village Hall, Monday 23 October, 4pm – 8pm  
**Didcot**, Cornerstone - Tues 31 October, 3pm – 7pm  
**Berinsfield**, Church Hall - Tues 7 November, 3pm – 7pm  
**Wheatley**, The Merry Bells Village Hall - Thurs 9 November, 3pm – 7pm  
**Thame**, Town Hall - Mon 13 November, 3pm – 7pm  
**Chalgrove (2)**, Village Hall - Fri 17 November, 3pm – 7pm

### Viewing the documents

The plan and supporting documents can be viewed below:

South Oxfordshire Local Plan 2033  
Stand-alone Local Plan Policies Map North (published 19 October 2017)  
Stand-alone Local Plan Policies Map South (published 19 October 2017)  
Sustainability Appraisal  
[Sustainability Appraisal Appendices](#)  
[Equality and Human Rights Impact Check \(564.6 KB\)](#)   
[Habitats Regulations Assessment Report \(3.5 MB\)](#)   
[Statement of Availability \(287.4 KB\)](#)   
[Statement of Representations Procedure \(90.5 KB\)](#) 

Evidence studies can be viewed [here](#).

**Please note** the consultation period for the publication Local Plan has been extended until 30 November 2017 to provide people with the opportunity to consider the Local Plan policies map and the Strategic Housing and Economic Land Availability Assessment (SHELAA).

## What happens next?

After the publicity period, we will submit the plan to the Secretary of State, who will appoint a Planning Inspector to carry out an Independent Examination. The Inspector will then examine the plan, the evidence supporting it and the comments received and make a decision on whether the plan is "sound" and "legally compliant".

## Call for sites

In conjunction with the Local Plan, the council carries out land suitability assessments for a variety of uses including housing, employment and gypsy and traveller sites. This assessment is known as the Strategic Housing and Economic Land Availability Assessment (SHELAA).

We recently invited landowners to submit potential development sites to us for consideration. This will help us to understand the amount and type of development we can deliver through the emerging Local Plan.

We are currently reviewing the submitted sites and will update our sites submission register in due course.

01235 422422 (Text phone users add 18001 before you dial) [info@southoxon.gov.uk](mailto:info@southoxon.gov.uk)  
© South Oxfordshire District Council, 135 Eastern Avenue, Milton Park, Milton, OX14 4SB

## Appendix 2h. Text from webpage during Final Publication (Second Consultation)

Local Plan
▶ Local Plan 2034
Local Plan - previous consultations
Our Development Plan
Didcot Town Centre
The Core Strategy
Brownfield Land Register
Evidence studies
Local Plan: Sites and General Policies (Archived)
Adopted Policies Maps
Get involved
Delivering Infrastructure
Science Vale
Neighbourhood Plans
Oxfordshire Growth Board

### Local Plan 2034

Our emerging Local Plan and its supporting studies set out our vision for South Oxfordshire up to the year 2034. Together they identify where housing, retail and employment land should be located as well as the infrastructure required to support this growth, such as new roads, schools, health services and utilities. The proposed policies in the plan will be used as the starting point to help make decisions on planning applications in the district.

We have published the draft version of our Local Plan and invited the public and organisations to make formal responses that will be submitted with the plan to the government for inspection.

The formal public consultation took place on 7 January and ran for six weeks until Monday 18 February at 5pm. This was the final chance for residents, businesses and organisations to have their say on the plan – their comments will be submitted with the plan to the government by the end of March 2019. The examination of the plan by an independent government inspector is expected to follow in the summer.

#### Drop-in events

We hosted a series of drop-in events across the district to help explain the process and how to submit comments. You can download the display boards [here \(3.8 MB\)](#) .

Didcot, Cornerstone Arts Centre	Thursday 17 January, 3pm–7pm
Henley Town Hall	Saturday 19 January, 10am-2pm
Wheatley, The Merry Bells Village Hall	Monday 21 January, 3pm-7pm
Culham Parochial School	Wednesday 23 January, 4pm-8pm
Sandford-on-Thames Village Hall	Thursday 24 January, 3pm-7pm
Berinsfield Church Hall (Fane Drive)	Tuesday 29 January, 3pm-7pm
Thame Town Hall	Tuesday 5 February: <ul style="list-style-type: none"> <li>• 10am-2pm - public exhibition</li> <li>• 2pm-6pm - display of information (unmanned)</li> </ul>
Chalgrove Village Hall	Thursday 7 February, 4pm-8pm
Horspath Community Hub	Saturday 9 February, 10am-2pm
Oxrad Sports and Leisure Centre, Marston	Monday 11 February, 4pm-8pm
Wallingford, Ridgeway Community Church (rescheduled event)	Saturday 16 February, 10am-2pm

#### Contact details

##### Planning policy

 [planning.policy@southoxon.gov.uk](mailto:planning.policy@southoxon.gov.uk)

 [01235 422600](tel:01235422600)

 South Oxfordshire District Council  
135 Eastern Avenue  
Milton Park  
Abingdon  
OX14 4SB

## More about the Local Plan

You may be aware that in May 2018, councillors asked officers to reassess all main sites available for housing in the district. Since then, we have been reassessing the main sites that were allocated in the last draft of the Local Plan, along with sites promoted to us and the sites that were previously considered but weren't taken forward.

That assessment has now fed into the new draft of the Local Plan; you can download a briefing note that explains the key changes [here](#). (127.9 KB) 

Before we submit the plan for examination, we are carrying out a six-week publicity period. This is formally referred to as the "Regulation 19 publicity period". After the publicity period, we will submit the plan, evidence and responses received only to this publication directly to the Secretary of State in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012. A Planning Inspector will then be appointed to carry out an Independent Examination in Public (EiP).

## Viewing the documents

The plan and supporting documents can be viewed below:

- [South Oxfordshire Local Plan 2034](#)  and [Appendices](#)  (High resolution version)
- [South Oxfordshire Local Plan 2034 and appendices](#)  (Low resolution version)
- [Draft Local Plan Policies Map North](#) (7.2 MB)  , January 2019
- [Draft Local Plan Policies Map South](#) (7.2 MB)  , January 2019
- [Sustainability Appraisal Addendum](#) (1.2 MB)  , January 2019
- [Sustainability Appraisal and Appendices](#)  , December 2018
- [Habitats Regulations Assessment \(HRA\) - Stage 1 Screening report](#)  , September 2018
- [Habitats Regulations Assessment \(HRA\)](#) (8.8 MB)  , December 2018
- [Equality and Human Rights Impact Check](#) (1.2 MB)  , December 2018
- [Health Impact Assessment](#) (1.3 MB)  , December 2018
- [Statement of Availability](#) (415.4 KB) 
- [Statement of Representations Procedure](#) (286.2 KB) 

Evidence studies can be viewed [here](#)  .

Hard copies of the key documents only (as well as copies of the guidance note and comment form) are available to view at:

- our council office at 135 Eastern Avenue, Milton Park, Abingdon, OX14 4SB - from 8.30am to 5pm Monday to Thursday, and 8.30am to 4.30pm Fridays
- all public libraries in South Oxfordshire during their usual opening hours
- Abbey House Abingdon, Abbey Sports Centre Berinsfield, Barton Leisure Centre, Chalgrove Post Office, Clifton Hampden Post Office, Cornerstone Didcot, via Culham Parish Council (contact Councillor Gibbs on [01235 523679](tel:01235523679) or email [rgibbs@btinternet.com](mailto:rgibbs@btinternet.com)), Didcot Wave Leisure Centre, Leys Pools and Leisure Centre (Blackbird Leys), the Holiday Inn Grenoble Road, Oxford City Council St Aldate's and the Talking Shop Café Sandford on Thames, all during their usual opening hours.

## **Next steps**

After the publicity period, we will submit the plan, evidence and responses received directly to the Secretary of State in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012. A Planning Inspector will then be appointed to carry out an Independent Examination in Public (EiP).

The Inspector will examine the Local Plan 2011-2034, the evidence supporting it and the comments received and will hear comments from those who wish to appear at the formal hearing sessions. The Inspector will then report as to whether the plan is "sound" and "legally compliant".

## **What has happened up to this stage?**

Please click on the link above for an update on the process so far.

## **Local Development Scheme**

An updated Local Development Scheme, the Local Plan timetable was approved by Cabinet on 2 August 2018 it can be found [here](#)

Since the publication of this Local Development Scheme (LDS) the Council has updated its Local Plan and it is now referred to as the South Oxfordshire Local Plan 2034. This is to ensure that there is an appropriate timeline post adoption of the Local Plan.

## **Appendix 2i: Copy of the notification letter sent to parties advising the start of the Final Publication (Second) Consultation**

Dear John Smith

### **South Oxfordshire Local Plan 2034 - have your say 7 January - 18 February 2019**

South Oxfordshire District Council has been working on a new Local Plan to shape the future of our district. Following extensive consultation and gathering of evidence, we have now prepared an updated Local Plan which we are ready to publish prior to this being submitted for independent examination.

You may be aware that in May 2018, councillors asked officers to reassess all main sites available for housing in the district. Since then, officers have been reassessing the main sites that were allocated in the last draft of the Local Plan, along with sites promoted to us and the sites that were previously considered but weren't taken forward. The outcome of this assessment has fed into this updated Local Plan.

Before we submit the plan for examination, we are carrying out a six-week publicity period. This is formally referred to as the "Regulation 19 publicity period". After the publicity period, we will submit the plan, evidence and responses received directly to the Secretary of State, who will appoint a Planning Inspector to carry out an independent examination.

You can download a briefing note that explains the key changes to the Local Plan [here](#).

At this stage, we have to ask you to respond to very specific questions. Partly based on the answers given, the inspector will make a decision on whether our Local Plan is "sound", "legally compliant" and if it complies with the "duty to cooperate". These terms are explained further in our [guidance note](#) and [YouTube video](#). The planning inspector will give more weight to comments that relate to these points, but you are free to comment on any aspect of the plan and evidence.

### **Viewing the documents**

You can view the Local Plan and supporting evidence on our [website](#). Hard copies of the key documents only are available during usual opening hours at:

- our council office at 135 Eastern Avenue, Milton Park, Abingdon, OX14 4SB - from 8.30am to 5pm Monday to Thursday, and 8.30am to 4.30pm Fridays
- all public libraries in South Oxfordshire during their usual opening hours
- Abbey House Abingdon, Abbey Sports Centre Berinsfield, Barton Leisure Centre, Chalgrove Post Office, Clifton Hampden Post Office, Cornerstone Didcot, via Culham Parish Council (contact Councillor Gibbs on 01235 523679 or email [grgibbs@btinternet.com](mailto:grgibbs@btinternet.com)), Didcot Wave Leisure Centre, Leys Pools and Leisure Centre (Blackbird Leys), the Holiday Inn Grenoble Road, Oxford City Council St Aldate's and the Talking Shop Café Sandford on Thames, all during their usual opening hours.

### **Drop-in events**

We are hosting a series of drop-in events across the district to help explain the process and how to submit your comments. **The drop-in events are not site specific and will all provide the same information, so you can attend any of the following:**

Didcot, Cornerstone Arts Centre	Thursday 17 January, 3pm–7pm
Henley Town Hall	Saturday 19 January, 10am-2pm
Wheatley, The Merry Bells Village Hall	Monday 21 January, 3pm-7pm
Culham Parochial School	Wednesday 23 January, 4pm-8pm
Sandford-on-Thames Village Hall	Thursday 24 January, 3pm-7pm
Berinsfield Church Hall	Tuesday 29 January, 3pm-7pm
Wallingford, Ridgeway Community Church	Saturday 2 February, 10am-2pm
Thame Town Hall	Tuesday 5 February, 10am-2pm
Chalgrove Village Hall	Thursday 7 February, 4pm-8pm
Horspath Community Hub	Saturday 9 February, 10am-2pm
Oxrad Sports and Leisure Centre, Marston	Monday 11 February, 4pm-8pm

### Commenting on the plan

You need to provide comments using the prescribed form before **5pm on 18 February 2019**. Please be advised that we cannot accept late responses, nor grant any extensions. Responses can be made in one of the following ways:

- complete our online comment form  
<http://survey.southandvale.gov.uk/s/LocalPlan2034/?m=12345abcde>
- download a comment form from our [website](#) and email the completed version to [planning.policy@southoxon.gov.uk](mailto:planning.policy@southoxon.gov.uk);
- collect a comment form from one of the locations listed above and post to Planning Policy, SODC, 135 Eastern Avenue, Milton Park, Abingdon, OX14 4SB; or
- attend one of our drop-in events.

Thank you in advance for your participation and we hope to see you at one of our drop-in events. If you have any questions, please contact the planning policy team on 01235 422600 or email [planning.policy@southoxon.gov.uk](mailto:planning.policy@southoxon.gov.uk)

Kind regards

Adrian Duffield

Head of Planning

**This link is uniquely tied to this survey and your email address. Please do not forward this message.**

If you do not wish to receive further emails from us, please click the link below, and you will be automatically removed from our mailing list. Please note, we may still need to contact you for certain consultations if we have a legal obligation to do so.  
<http://survey.southandvale.gov.uk/s/LocalPlan2034/?m=12345abcde&optout=1>

**Appendix 2j. Examples of display boards used during consultation events during the Final Publication (Second) Consultation**



**South Oxfordshire**  
**LOCAL PLAN 2011 – 2034**  
FINAL PUBLICATION VERSION 2ND

## Welcome...

Thank you for coming today to see an exhibition of South Oxfordshire's Publication Local Plan 2034.

On the following display boards you will be able to read about:

- The Local Plan process
- Key elements of the Publication Local Plan
- How and when to make your comments

We have copies of our evidence documents that you can read and maps that you can look at.

There are also council officers here today who will be happy to answer any questions you may have.

This is your last chance to comment & help shape our district

[www.southoxon.gov.uk/newlocalplan](http://www.southoxon.gov.uk/newlocalplan)

# South Oxfordshire LOCAL PLAN 2011 – 2034

FINAL PUBLICATION VERSION 2ND

## What is a Local Plan?

A Local Plan is a key document through which we set out how we aim to plan, deliver and manage development whilst balancing this with the need to protect the natural and built environment in South Oxfordshire.

## The Local Plan:

- Sets our vision for South Oxfordshire
- Gives direction for community-led neighbourhood development plans
- Identifies the new housing, employment land, and retail space we need
- Identifies the infrastructure needed to support this growth (such as new roads, community facilities, schools, health centres, doctors surgeries and sewerage)
- Sets out the local policies to make decisions on planning applications

## The preparation process:



## We regularly consult the community

- Giving everyone the opportunity to have their say
- Being open about each stage of idea formation and plan drafting
- Making sure we comply with legal requirements and government guidance



This is your last  
chance to comment  
& help shape  
our district

[www.southoxon.gov.uk/newlocalplan](http://www.southoxon.gov.uk/newlocalplan)

# South Oxfordshire LOCAL PLAN 2011 – 2034

FINAL PUBLICATION VERSION 2ND

## What is included in the Publication Local Plan?

The Local Plan sets out principles for:

- Housing
- Employment
- Retail
- Infrastructure & transport
- Protecting our natural & historic environment

The Local Plan also includes detailed policies to be used in the determination of planning applications

## What is included in the Publication Local Plan?

Since 2014 we have received over 22,000 comments on various drafts of our plan. We are now seeking one final round of comments, which is known in Planning Regulations as the "Publication Consultation" of the Local Plan.

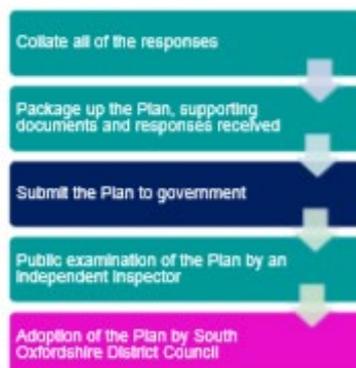
This is the last stage of public consultation run by the Council before submitting the plan to a government Planning Inspector, who will test our proposals against national planning policies. If our plan passes the test, we will be able to determine planning applications using this new Local Plan.

**This is your final opportunity to comment**

## What do I need to do?



## What happens next?



This is your last chance to comment & help shape our district

[www.southoxon.gov.uk/newlocalplan](http://www.southoxon.gov.uk/newlocalplan)

# South Oxfordshire LOCAL PLAN 2011 – 2034

Listening Learning Leading

FINAL PUBLICATION VERSION 2ND

## How we've worked out how many homes we need

National planning policies tell us how to work out the homes we need. They include a new "standard method" for working out the need, which aims to simplify the calculation. This approach takes household growth projections from the Ministry of Housing, Communities and Local Government and adds an adjustment based on how (un)affordable house prices are related to local wages. For South Oxfordshire, this gives us a housing need of 627 homes a year.

However, this isn't the end of the process. We must look at whether other factors would justify our housing need being higher. As partners of the Oxfordshire Housing and Growth Deal, we have committed to deliver 100,000 new homes across Oxfordshire by 2031. This is based on an annual need of 775 homes a year for South Oxfordshire.

Finally, we have also committed to helping Oxford City meeting its housing contribution to the Growth Deal. This has added an additional 4,950 homes to the housing need in South Oxfordshire.

In total then, our plan needs to provide for:

- 23 years of growth for South Oxfordshire at 775 homes a year – 17,825 homes in total.
- 4,950 homes to support Oxford
- **A total housing need of 22,775 between 2011 and 2034**

You can read about this more in our Housing Topic Paper.

## Working out what's left to plan for

Between 2011 and 2034, we need to plan for 22,775 new homes. However, as it is now 2019, we know that we have already built or granted planning permission for a significant number of new homes. These are known as "committed development". From the 1 April 2011 up to 30 September 2018, we have commitments for 15,726 homes in South Oxfordshire. This means the new local plan had to find land to accommodate 7,049 new homes.

## How we are meeting this need

The proposed Local Plan identifies land for 12,739 new homes in by 2034. This is shown on the table below:

Supply of new homes to come forward	Net number of dwellings to 2034
<b>Committed components of housing supply</b>	<b>15,726</b>
Completions (1 April 2011 to 31 March 2018)	4,364
Commitments (as at 30 September 2018)	
Sites under construction, with planning permission and allocations carried forward from the Local Plan 2011 and Core Strategy	11,362
<b>New components of housing supply in this Local Plan</b>	<b>12,739</b>
New strategic allocations delivering in the plan period *	10,375
Outstanding market town allocations to be made through Neighbourhood Development Plans	519
Outstanding larger village allocations to be made through Neighbourhood Development Plans	499
Nettlebed allocations	46
Windfall allowance	1,300
<b>Total</b>	<b>28,465</b>

\* strategic allocations continue to deliver housing beyond the plan period, and will deliver a total of 14,400 homes.

This is your last chance to comment & help shape our district

[www.southoxon.gov.uk/newlocalplan](http://www.southoxon.gov.uk/newlocalplan)

## Where will new development go?

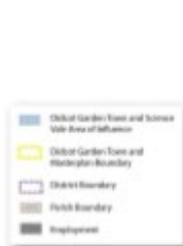
Our preferred strategy seeks to concentrate development in Science Vale and sustainable settlements. It supports the delivery of new housing and economic growth to reflect our vision and objectives to:

- Support a **strong network of vibrant settlements** including the **regeneration of town centres**, making the whole district more sustainable
- Recognise the rural nature of South Oxfordshire
- Strengthen **connections** to key places and enable initiatives to prosper that allow a choice of transport modes and improve **environmental quality**
- Create a **thriving economy** with a range of work opportunities including more high value jobs and up-skilling our workforce to support existing and new firms
- Deliver sufficient **new homes** to meet the needs of our communities and economy supported by appropriate infrastructure, services and facilities
- Maintain and enhance the built and natural environment and ensure **good quality developments**.

The Local Plan identifies strategic levels of growth at specific locations in the district. They include Chalgrove, Culham, Berinsfield, Grenoble Road, Northfield, Land to the North of Bayswater Brook and Wheatley.

## Didcot Garden Town

In December 2015, the Government announced that Didcot would become a Garden Town delivering 15,050 homes and 20,000 high-tech jobs in the greater Didcot area. Garden Towns are locally-led and ambitious proposals for new communities that work as self-sustaining places and should have high quality and good design embedded from the outset.



### Didcot Garden Town Principles

- Design
- Local Character
- Density and tenure
- Transport and movement
- Heritage
- Landscape and green infrastructure
- Social benefits and community engagement

This is your last chance to comment & help shape our district

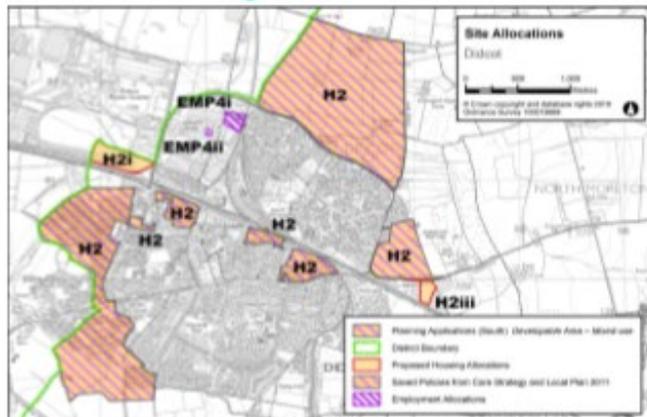
More information about the garden town is available online:  
[www.didcotgardentown.co.uk](http://www.didcotgardentown.co.uk)

[www.southoxon.gov.uk/newlocalplan](http://www.southoxon.gov.uk/newlocalplan)

# South Oxfordshire LOCAL PLAN 2011 – 2034

FINAL PUBLICATION VERSION 2ND

## New housing in Didcot



At Didcot, provision will be made for around 6,500\* new homes between 2011 and 2034. This provision will be as:

Location	Indicative dwelling capacity
Ladpole East (saved from the Local Plan 2011)	642
Didcot North East (saved from the Core Strategy)	2,000
Grove Western Park (saved from the Local Plan 2011)	2,587
Natural Barnack (saved from the Core Strategy)	300
Didcot Centre Phase 4 (saved from Core Strategy)	300
New Didcot A	270
New Didcot Gateway	300
New Hadden Hill	74
<b>Total</b>	<b>6,500</b>

\*Some of the dwellings proposed in Policy H2 have already been completed since 2011 and some are on sites that have planning consent (including outline planning permission or with a resolution to grant permission).

This policy contributes towards achieving objectives 1, 2, 4, 6 & 7.

In Didcot, provision will be made for at least 6,500 homes between 2011 and 2034. Since 2011, some homes have already been built, some are currently being built and others have consent. The Local Plan retains sites that were allocated in previous local plans and introduces two new housing allocations (Didcot Power Station and Land South of Hadden Hill - next to Tesco), and two new employment allocations at Southmead, as shown on the above map.

## The potential supply of new homes in our Towns and Larger Villages

The total numbers for the towns and larger villages are based on the 15% dwelling growth from 2011 and the requirements from the Core Strategy.

These numbers take into account existing commitments and completions.

Larger village	Core Strategy + 15% growth	Completions and commitments*	Outstanding requirement for NDP
<b>Villages without allocations in this Local Plan</b>			
Benson	383	854	0
Chinnor	594	796	0
Cholsey	612	585	27
Crowmarsh Gifford	312	570	0
Goring-on-Thames	329	96	233
Sonning Common	377	269	108
Wallington	262	305	0
Woodcote	225	94	131
<b>Villages with allocations in this Local Plan</b>			
Beinsfield	274	7	0
Chalgrove	248	339	0
Nettlebed	46	15	0
Wheatley	305	129	0

\*Completions as of March 31 2018, and commitments as of 30 September 2018.

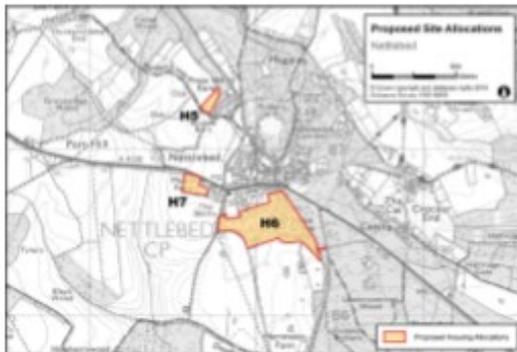
This is your last chance to comment & help shape our district

[www.southoxon.gov.uk/newlocalplan](http://www.southoxon.gov.uk/newlocalplan)

# South Oxfordshire LOCAL PLAN 2011 – 2034

FINAL PUBLICATION VERSION 2ND

## Housing in Nettlebed



### Land to the west of Priest Close, Nettlebed

**Site area: 0.76 hectares**

This allocation will be expected to deliver a residential development of approximately 11 dwellings

### Joyce Grove Nettlebed

**Site area 10.9 hectares**

This allocation will be expected to deliver approximately 20 dwellings within the existing listed building and associated buildings

### Land to the south and west of Nettlebed Service Station

**Site area 1.3 hectares**

This allocation will be expected to deliver approximately 15 dwellings

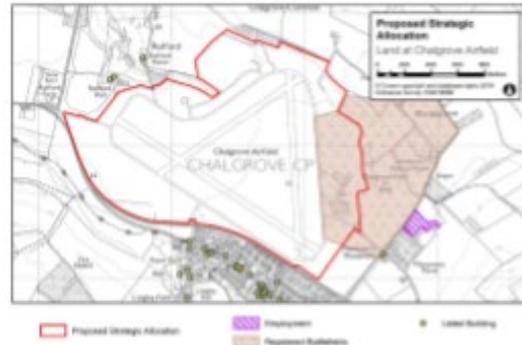
## Land at Chalgrove Airfield

**Site Area: 255 hectares**

This allocation will be expected to deliver approximately 2,025 new homes within the plan period.

**Proposals to develop Chalgrove Airfield will be expected to deliver:**

- Supporting services and facilities including shops and community infrastructure
- Sufficient educational capacity
- 5ha of employment land
- 3 pitches for Gypsies and Travellers
- All necessary transport infrastructure including realignment of the B480 through the site, new/improved sustainable and public transport, land identified and secured for delivery for the proposed route of the Chiselhampton, Stadhampton and Cuxham bypasses.
- Land safeguarded for the future operations of Martin-Baker.



**Proposals will be expected to deliver a masterplan that will deliver:**

- A high-quality development that is integrated and relates closely to the existing settlement of Chalgrove
- The continued safe use of the airfield with appropriate mitigation measures
- Appropriate setting of the Listed Building and Registered Battlefield
- Long distance views from the AONB have been considered.

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# South Oxfordshire LOCAL PLAN 2011 – 2034

FINAL PUBLICATION VERSION 2ND

## Land adjacent to Culham Science Centre

**Site Area:** 220 hectares within Strategic Allocation (73 Hectares of Employment Allocation for the existing Science Centre)

**Green Belt inset area:** 301 Hectares

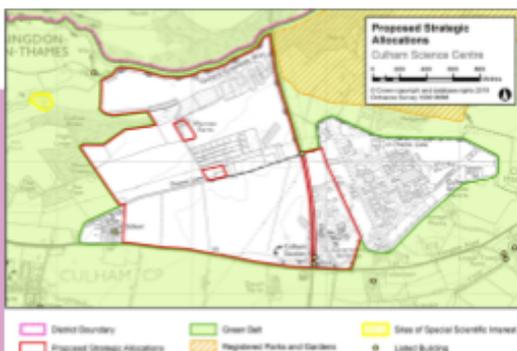
This allocation will be expected to deliver approximately 1,850 new homes within the plan period.

**Proposals to develop Culham Science Centre will be expected to deliver:**

- Supporting services and facilities including shops and community facilities
- Sufficient educational capacity
- At least 7.3ha of employment land
- All necessary transport infrastructure including significant contributions to the Thames road crossing between Culham and Didcot, Clifton Hampden bypass, Culham station improvements and bus/ cycle improvements.

**Proposals will be expected to deliver a masterplan that will provide:**

- A layout and form that respects the setting of the heritage assets within and beyond the site
- Appropriate landscaping throughout the site, in particular along the boundaries to enhance and preserve the surrounding Green Belt
- A layout that remains undeveloped to the northern border of the site and which provides mitigation measures that protect the Culham Brakes SSSI which is adjacent to the north west corner of the site
- High quality public transport facilities and connections within and outside the site.



## Land at Berinsfield

**Site Area:** 132 hectares

**Green Belt inset area:** 192 hectares

This allocation will be expected to deliver approximately 1,700 homes within the plan period.

**Proposals to develop Berinsfield will be expected to deliver:**

- 5 hectares of employment land
- Infrastructure to assist in regenerating the village, including shops, schools, and community infrastructure
- All necessary transport infrastructure including upgrades to junctions along the A4074 and contributions towards the Clifton Hampden bypass.

**Proposals will be expected to deliver a masterplan that demonstrates:**

- How the entire cost of the necessary regeneration package identified for the regeneration of Berinsfield, including social, sporting, housing and public services infrastructure will be met
- A network of "green infrastructure"
- A strong landscaped edge to the north, east, and south of the site to create a new, strong Green Belt boundary
- Appropriate access for pedestrians, cyclists, public transport and vehicles
- A new road access onto the A4074.



# South Oxfordshire LOCAL PLAN 2011 – 2034

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## Land South of Grenoble Road

Site Area: 153 hectares

Green Belt inset area: 176 hectares

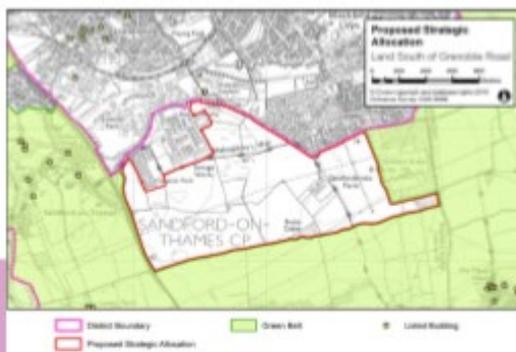
This allocation will be expected to deliver approximately 1,700 homes within the plan period

Proposals to develop Grenoble Road will be expected to deliver:

- A 10 hectare extension to the South Oxford Business Park
- Supporting services and facilities, including shops, schools, and community infrastructure
- A new park and ride for Oxford.

Proposals will be expected to deliver a masterplan that will deliver:

- Support for the regeneration of Greater Leys
- A network of "green infrastructure"
- A strong landscaped edge to the south of the site to create a new, strong Green Belt boundary
- Appropriate access for pedestrians, cyclists, public transport and vehicles
- that it does not negatively impact on the Oxford Air Quality Management Area (AQMA)
- Appropriate measures to control the odour from the sewage treatment works.



## Land at Northfield

Site Area: 68 hectares

Green Belt inset area: 71 hectares

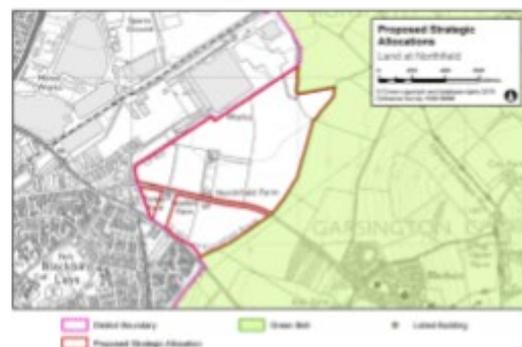
This allocation will be expected to deliver approximately 1,800 new homes within the plan period.

Proposals to develop Northfield will be expected to deliver:

- Supporting services and facilities including shops and community facilities
- Sufficient educational capacity
- Walking and cycling infrastructure ensuring the site is well connected to Oxford City and surrounding villages;
- Mitigation or contributions to new and improved road and public transport infrastructure including contributions to engineering works to improve the B480 route towards Cowley for buses and to the bus service through the site to Oxford City and nearby villages.

Proposals will be expected to deliver a masterplan that will provide:

- A landscape led scheme that is appropriately integrated with its surroundings
- Appropriate landscape mitigation measures to minimise visual impact on the openness of the Green Belt retaining a permanent separation between surrounding villages
- Built development that is located within areas of lower flood risk and site-specific mitigation measures.



# South Oxfordshire LOCAL PLAN 2011 – 2034

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## Land North of Bayswater Brook

Site Area: 112 hectares

Green Belt inset area: 115 hectares

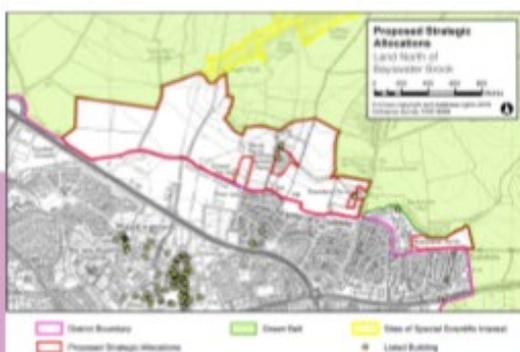
This allocation will be expected to deliver approximately 1,100 homes within the plan period.

Proposals to develop Land North of Bayswater Brook will be expected to deliver:

- Supporting services and facilities, such as shops, primary school and community infrastructure
- Necessary transport improvements
- Necessary transport improvements, including highway access improvements to the A40.

Proposals will be expected to deliver a masterplan that will:

- Deliver development within Flood Zone 1 only
- Provide high-quality walking, cycling and public transport links to Oxford City Centre and other major employment locations (particularly the JR Hospital and Oxford Science and Business Parks)
- Deliver development that minimises visual impacts on surrounding countryside and avoids harm to Oxford's historic, green setting
- Deliver development that ensures that there will be no demonstrable negative recreational, hydrological or air quality impacts on the Sydlings Copse and College Pond SSSI.
- Deliver development that relates to adjoining existing and planned development in Oxford City.



## Land at Wheatley Campus, Oxford Brookes University

Site Area: 22 hectares

Existing development footprint: 12 hectares

Green Belt inset area: 25 hectares

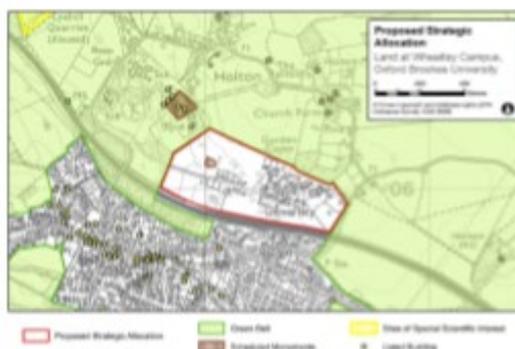
This allocation will be expected to deliver at least 300 homes within the plan period.

Proposals to develop Wheatley Campus will be expected to deliver:

- Support for accessible and well connected bus services and any necessary additional school capacity
- Landscaping, including buffers along the A40 and an appropriate countryside edge.

Proposals will be expected to deliver a masterplan that will:

- Deliver development focused on the previously developed eastern part of the site
- Provide a layout and form which provides an appropriate buffer to protect the scheduled monument
- Retain the quantum of sports pitches
- Provide cycling and walking links to the centres of Wheatley and Holton and to the primary school
- Provide improved cycle links to Oxford City.



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# South Oxfordshire LOCAL PLAN 2011 – 2034

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## New Infrastructure

The development of the Local Plan is supported by an evidence/information base including on transport and other infrastructure matters.

This includes transport modelling for testing of development scenarios, as well as an Infrastructure Delivery Plan (IDP).

The IDP provides a co-ordinated approach to identifying infrastructure linked to planned growth, and has been developed in consultation with key infrastructure providers including the County Council.

Strategic site policies reflect key infrastructure requirements, with transport policies including support for strategic transport schemes, the promotion of sustainable transport, and the proposed safeguarding of land to enable delivery of schemes.

## New Employment

Our evidence shows that we will need at least 37.5 hectares of additional land for employment up to 2034.

## New Retail

More food and more non-food retail floor space is planned.

It will meet the needs of local people and visitors and help to keep our towns thriving.

Neighbourhood Development Plans will also plan to accommodate this.



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# South Oxfordshire LOCAL PLAN 2011 – 2034

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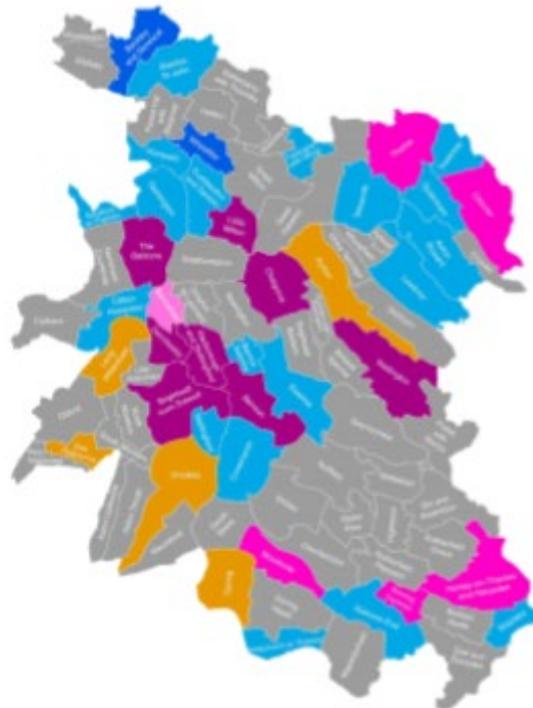
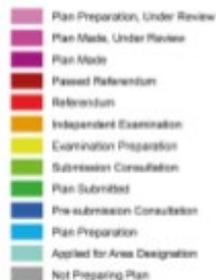
# South Oxfordshire LOCAL PLAN 2011 – 2034

FINAL PUBLICATION VERSION 2ND

## Neighbourhood Planning

- We believe that communities have valuable local knowledge, and we would like you to have a greater say on where new development will go.
- This can be achieved through neighbourhood planning and we believe it is a great way to deliver high quality non-strategic development across our district.
- This consultation proposes how much growth is needed up to 2034 and how neighbourhood plans can help us deliver this growth through our network of towns and villages.

### Neighbourhood plan progress across South Oxfordshire District as of January 2019



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our district

We will help neighbourhood planning groups to prepare plans that:

- recognise opportunities and constraints
- are based on sound evidence of the area's capacity
- provide for the appropriate amount of development
- are in line with National Policy and our new Local Plan.

[www.southoxon.gov.uk/newlocalplan](http://www.southoxon.gov.uk/newlocalplan)

# South Oxfordshire LOCAL PLAN 2011 – 2034

FINAL PUBLICATION VERSION 2ND

## How do I find out more?

You can view the publication version of the Local Plan on our website:  
[www.southoxon.gov.uk/newlocalplan](http://www.southoxon.gov.uk/newlocalplan)

Paper copies of the Publication Version of the Local Plan will be available to view at the following locations during usual opening hours:

- All public libraries across the district
- Abbey House, Abingdon
- Abbey Sports Centre, Berinsfield
- Barton Leisure Centre
- Chalgrove & Clifton Hampden Post Offices
- Cornerstone Arts Centre in Didcot
- via Culham Parish Council (01235 523679)
- Didcot Wave Leisure Pool and Gym
- Leys Pools and Leisure Centre (Blackbird Leys)
- The council's offices at 135 Eastern Avenue, Milton Park, Milton, OX14 45B
- Holiday Inn, Grenoble Road
- Oxford City Council, St Aldate's
- Talking Shop Café, Sandford on Thames

## Drop-in events:

**Didcot, Cornerstone Arts Centre**  
Thursday 17 January, 3pm-7pm

**Henley Town Hall**  
Saturday 19 January, 10am-2pm

**Wheatley,  
The Merry Bells Village Hall**  
Monday 21 January, 3pm-7pm

**Culham Parochial School**  
Wednesday 23 January, 4pm-8pm

**Sandford-on-Thames Village Hall**  
Thursday 24 January, 3pm-7pm

**Berinsfield Church Hall**  
Tuesday 29 January, 3pm-7pm

**Wallingford, Ridgeway  
Community Church**  
Saturday 2 February, 10am-2pm

**Thame Town Hall**  
Tuesday 5 February, 10am-2pm

**Chalgrove Village Hall**  
Thursday 7 February, 4pm-8pm

**Horspath Community Hub**  
Saturday 9 February, 10am-2pm

**Oxsrade Sports and Leisure Centre,  
Marston**  
Monday 11 February, 4pm-8pm

## Have your say by 5pm on 18 February 2019

## How do I have my say?



Registering and responding via our online consultation system is the most efficient way of responding to the consultation and we encourage you to use this method.



You can comment online by following the links on our website:  
[www.southoxon.gov.uk/newlocalplan](http://www.southoxon.gov.uk/newlocalplan)



You may also:

Complete a comment form and post it in the ballot box here today.



Take a comments form home to complete and email or post it to us via the details below:



Email: [planning.policy@southoxon.gov.uk](mailto:planning.policy@southoxon.gov.uk)  
(please put 'Local Plan' as the subject)

Post: Planning Policy, South Oxfordshire District Council, 135 Eastern Avenue, Milton OX14 45B

The comment form asks you to indicate whether you would like to participate at the oral part of the examination. If you indicate that you would, then you have a 'right to be heard' at the examination.

**Comments received after the deadline will not be accepted.**

**Please remember that your name and all comments received will be publicly available to view.**

[www.southoxon.gov.uk/newlocalplan](http://www.southoxon.gov.uk/newlocalplan)

**Appendix 2k. Example of Publication (Second) Consultation Press Advert**

PH	Date: 19 December	Op: LES	WORKFLOW
	Revise:	2:	
	Size: 130 x 56 dam	AH: Morgan	

PLEASE CHECK SIZE IS CORRECT

1291895 S Oxfordshire Council x73

12:26 Wed, 19 Dec 2018

**SOUTH OXFORDSHIRE DISTRICT COUNCIL**

**South Oxfordshire Local Plan 2034 – have your say**

Between Monday 7 January and Monday 18 February 2019, South Oxfordshire District Council is carrying out a six-week publicity period on its South Oxfordshire Local Plan 2034.

The plan, supporting evidence documents and copies of the comment form and guidance note are available to view at [www.southoxon.gov.uk/newlocalplan](http://www.southoxon.gov.uk/newlocalplan) and the locations listed below during their usual opening hours:

- South Oxfordshire District Council, 135 Eastern Avenue, Milton Park, Abingdon, OX14 4SB
- all public libraries in South Oxfordshire
- Abbey House Abingdon, Abbey Sports Centre Berinsfield, Barton Leisure Centre, Chalgrove Post Office (contact Councillor Gibbs on 01235 523679 or email [grgibbs@btinternet.com](mailto:grgibbs@btinternet.com)) Clifton Hampden Post Office, Cornerstone Didcot, via Culham Parish Council; Didcot Wave Leisure Centre, Leys Pools and Leisure Centre (Blackbird Leys), the Holiday Inn Grenoble Road, Oxford City Council St Aldate's and the Talking Shop Café Sandford on Thames.

Comments can be submitted in the following ways. Please note: late responses cannot be accepted, nor can extensions be granted.

- visit [www.southoxon.gov.uk/newlocalplan](http://www.southoxon.gov.uk/newlocalplan) and follow links to our online form;
- download a comment form from our website and email the completed version to [planning.policy@southoxon.gov.uk](mailto:planning.policy@southoxon.gov.uk)
- collect a comment form from one of the locations listed above and post to Planning Policy, SODC, 135 Eastern Avenue, Milton Park, Abingdon, OX14 4SB; or
- attend one of our drop-in events.

**Public drop-in events are being held at:**

Didcot, Cornerstone Arts Centre	Thursday 17 January, 3pm-7pm
Henley Town Hall	Saturday 19 January, 10am-2pm
Wheatley, The Merry Bells Village Hall	Monday 21 January, 3pm-7pm
Culham Parochial School	Wednesday 23 January, 4pm-8pm
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Chalgrove Village Hall	Thursday 7 February, 4pm-8pm
Horspath Community Hub	Saturday 9 February, 10am-2pm
Oxsrade Sports and Leisure Centre, Marston	Monday 11 February, 4pm-8pm

For any further enquiries, please email [planning.policy@southoxon.gov.uk](mailto:planning.policy@southoxon.gov.uk) or call 01235 422600.

## Appendix 2I. Publication (Second) Consultation Factsheet

# South Oxfordshire LOCAL PLAN 2011-2034 PUBLICITY PERIOD GUIDANCE NOTE

JANUARY 2019



We have designed this guidance note to help you respond to the publicity period on the South Oxfordshire Local Plan 2034. You can also view a video that explains how to comment on our website [www.southoxon.gov.uk/newlocalplan](http://www.southoxon.gov.uk/newlocalplan)

## What's this stage about?

South Oxfordshire has been working on a new Local Plan to shape the future of the district. Following extensive consultation and gathering of evidence, we have now prepared an updated Local Plan which we are ready to publish prior to this being submitted for independent examination. Before we do, we are carrying out a six-week publicity period to find out whether the plan is sound and complies with legislation. This next stage is formally referred to as the Regulation 19 publicity period.

We have carried out five previous consultations on our plan, including a previous Regulation 19 publicity period in October 2017. The council has since reviewed the Local Plan's strategic allocations and prepared an updated version for consultation.

After the publicity period, we will submit the plan, evidence and responses received only to this publication (also known as representations) directly to the Secretary of State, who will appoint a Planning Inspector to carry out an independent examination.

At this stage, we have to ask very specific questions. Partly based on the answers given, a planning inspector will make a decision on whether our Local Plan is "sound", "legally compliant" and if it complies with the "duty to cooperate". These terms are explained further in this guidance note.

The planning inspector will give more weight to comments that relate to these points, but you are free to comment on any aspect of the plan and evidence you like. You need to provide comments on the prescribed form and submit it between 7 January and 5pm on 18 February 2019. Please be advised that we cannot accept late responses, nor grant any extensions.



The plan and supporting documents are available to download at [www.southoxon.gov.uk/newlocalplan](http://www.southoxon.gov.uk/newlocalplan). Hard copies of the documents and comment forms are available at the locations listed on page two, during their usual opening hours.

### Legal Compliance / Duty to Cooperate

When considering if the plan meets its legal requirements, the inspector will consider a number of issues including:

- **Local Development Scheme (LDS):** has the plan been prepared in accordance with the timetable set out in the LDS?
- **Consultation:** have the appropriate bodies been consulted and have we consulted in accordance with our [Statement of Community Involvement](#)?
- **National Policy and Legislation:** does the plan comply with national policy and legislation?
- **Sustainability Appraisal:** has an adequate Sustainability Appraisal been carried out?
- **Habitats Regulations Assessment:** has an adequate Habitats Regulations Assessment been carried out, including Appropriate Assessment where necessary?
- **Duty to Cooperate:** has the plan been prepared in cooperation with other local authorities and prescribed bodies?

All of the above documents are available on our website. You will also find a series of topic papers which set out the processes undertaken and evidence considered to inform the sites and policies in our Local Plan. You may find it helpful to review these papers when considering your response. This includes one on the Duty to Cooperate, which summarises the process the council has followed to ensure the Local Plan is legally compliant.

[www.southoxon.gov.uk/newlocalplan](http://www.southoxon.gov.uk/newlocalplan)

## Soundness

The Inspector will also consider whether the Local Plan is "sound" in accordance with [national policy and guidance](#). There are four key areas that contribute to this, including:

### a. Has the plan been positively prepared?

The plan must provide a strategy which, as a minimum, seeks to meet South Oxfordshire's objectively assessed housing needs. It also needs to have been informed by agreements with other local authorities, to meet the needs of our neighbouring authorities (where it is practical to do so) and be consistent with achieving sustainable development.

### b. Is the plan justified?

The plan must include an appropriate strategy, taking into account reasonable alternatives, and be based on proportionate evidence. You can view all of the studies that we have used to guide us in our decision-making by visiting our evidence page on our website.

### c. Is the plan effective?

The plan should be deliverable over its period (i.e. by 2034) based on effective joint working on cross-boundary strategic priorities (such as strategic roads and/or rail networks) that have been dealt with rather than deferred, as evidenced by the Statement of Common Ground (available on our website).

### d. Is the plan consistent with national policy and does it enable the delivery of sustainable development in accordance with the National Planning Policy Framework?

If you feel that there is a justified local need which means we should depart from national policy, please provide evidence and make it clear in your comments what those local circumstances are.

## Appearing at the examination

The representation form asks you to indicate whether you would like to participate at the oral part of the public examination.

The inspector will decide the format of how issues are heard. However, if you state that you wish to participate at the oral examination, then you have "a right to be heard". Alternatively, you may feel that your written representation is enough, which is perfectly acceptable and will carry the same weight as oral evidence.

To find out more about the examination process, you can search for the Planning Inspectorate's "delivering positive local planning" video on YouTube.



## How do I submit my comments

You can submit your comments between 7 January and 5pm on 18 February 2019 in the following ways:

- Visit [www.southoxon.gov.uk/newlocalplan](http://www.southoxon.gov.uk/newlocalplan) and follow the link to the online form
- Download a form from our website and email it to [planning.policy@southoxon.gov.uk](mailto:planning.policy@southoxon.gov.uk)
- Complete a form at a drop in event (see our website for details)
- Collect a form from one of the locations below during their usual opening hours and post it back to us (address listed below):
  - South Oxfordshire District Council, Planning Policy, 135 Eastern Avenue, Milton, Abingdon, OX14 4SB
  - all public libraries in South Oxfordshire
  - Abbey House Abingdon, Abbey Sports Centre Berinsfield, Barton Leisure Centre, Chalgrove Post Office, Clifton Hampden Post Office, Cornerstone Didcot, via Culham Parish Council (contact Councillor Gibbs on 01235 523679 or email [grgibbs@btinternet.com](mailto:grgibbs@btinternet.com)), Didcot Wave Leisure Centre, Leys Pools and Leisure Centre (Blackbird Leys), the Holiday Inn Grenoble Road, Oxford City Council St Aldate's and the Talking Shop Café, Sandford on Thames during their usual opening hours.

We hope this guidance note is helpful. If you have any questions or require this in an alternative format, please do not hesitate to contact us on 01235 422600 or email [planning.policy@southoxon.gov.uk](mailto:planning.policy@southoxon.gov.uk).

[www.southoxon.gov.uk/newlocalplan](http://www.southoxon.gov.uk/newlocalplan)

# South Oxfordshire Local Plan 2034 Publicity period

7 January - 18 February 2019

**We have published the final version of our Local Plan.  
Visit [www.southoxon.gov.uk/newlocalplan](http://www.southoxon.gov.uk/newlocalplan) to view  
the documents and for guidance on how to comment.**

**Come and talk to us at one of the following drop-in events:**

**Didcot, Cornerstone Arts Centre - Thursday 17 January, 3pm - 7pm**

**Henley Town Hall - Saturday 19 January, 10am - 2pm**

**Wheatley, The Merry Bells Village Hall - Monday 21 January, 3pm - 7pm**

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**Horspath Community Hub - Saturday 9 February, 10am - 2pm**

**Oxsrad Sports and Leisure Centre, Marston - Monday 11 February, 4pm - 8pm**











Alternative formats of this publication are available on request. These include large print, Braille, audio, email, easy read and alternative languages.

Please contact Planning Policy on  
01235 540546

