

# South Oxfordshire Local Plan 2034

## Publication Version Representation Form

**Please return by 5pm on Monday 18 February 2019 to:** Planning Policy, South Oxfordshire District Council, 135 Eastern Avenue, Milton Park, Milton, Abingdon, OX14 4SB or email it to [planning.policy@southoxon.gov.uk](mailto:planning.policy@southoxon.gov.uk)

This form has two parts:

**Part A** – contact details

**Part B** – your comments / participation at oral examination

### Part A

Are you responding as an: (please tick)

Agent

Business or organisation

Individual

Due to the plan-making process including an independent examination, a name and contact details are required for your comments to be considered. If you are acting on behalf of another organisation, please provide their details in column one and your company name and contact details in column two.

|                                  | 1. Personal Details                                   | 2. Agent Details (if applicable) |
|----------------------------------|---|----------------------------------|
| Title                            | <input type="text" value="Mrs"/>                      | <input type="text"/>             |
| Full Name                        | <input type="text" value="Helen"/>                    | <input type="text"/>             |
| Job Title (where relevant)       | <input type="text" value="Marshall"/>                 | <input type="text"/>             |
| Organisation<br>(where relevant) | <input type="text" value="CPRE OXFORDSHIRE"/>         | <input type="text"/>             |
| Address Line 1                   | <input type="text" value="20 High Street"/>           | <input type="text"/>             |
| Address Line 2                   | <input type="text"/>                                  | <input type="text"/>             |
| Address Line 3                   | <input type="text"/>                                  | <input type="text"/>             |
| Postal Town                      | <input type="text" value="Watlington"/>               | <input type="text"/>             |
| Postcode                         | <input type="text" value="OX49 5AF"/>                 | <input type="text"/>             |
| Telephone Number                 | <input type="text" value="01491 612079"/>             | <input type="text"/>             |
| Email Address                    | <input type="text" value="campaign@cpreoxon.org.uk"/> | <input type="text"/>             |

## Part B – Please use a separate sheet for each representation

For comments on the Local Plan, please provide the paragraph or policy to which your comments relates.

If you wish to comment on one of the evidence documents or the policies maps, please state the document title as well as the paragraph or policy reference.

Document / Policy / Paragraph:

INF1 INFRASTRUCTURE PROVISION

Do you consider the Local Plan and supporting documents:

(1) are legally compliant

Yes

No

Don't know

(2) are sound

Yes

No

Don't know

(3) comply with the Duty to Cooperate

Yes

No

Don't know

Please provide further information in relation to the previous question. e.g. why you do or do not consider the Local Plan to be legally compliant or sound.

Paragraph 3 states: 'Infrastructure and services, required as a consequence of development, and provision for their maintenance, will be sought from developers, and secured through planning obligations, conditions attached to a planning permission, other agreements, and funding through the Council's Community Infrastructure Levy (CIL) or other mechanisms.'

However, The National Audit Office report – Planning for New Homes<sup>1</sup> - 8 Feb 2019, paragraphs 16, 18 – 20 make it clear that "The way infrastructure is funded is complex, involves several government departments and private developers and lacks cohesion and certainty.", "The system to get contributions from developers towards the cost of infrastructure is not working effectively.", "Developers can use the planning system to pay less in contributions than agreed." and "Contributions to the cost of infrastructure and affordable housing agreed with developers are not keeping pace with increases in house prices.'

Throughout the country questions around infrastructure delivery due to funding uncertainty and rising costs can be seen – e.g HS<sup>2</sup>, railway electrification<sup>3</sup> and in neighbouring district of Vale of White Horse a leisure centre plan has been halted over funding worries.<sup>4</sup>

The result of the funding issues may mean that delivery of the sheer large scale & variety of infrastructure from cycle lanes, bridges to new railway lines and schools required to mitigate the impact of new developments throughout the district is unlikely to be financially viable making this policy is unsound.

<sup>1</sup> <https://www.nao.org.uk/report/planning-for-new-homes/>

<sup>2</sup> <https://www.independent.co.uk/travel/news-and-advice/hs2-cost-high-speed-2-spending-price-train-line-budget-when-a8687866.html>

<sup>3</sup> <https://www.newstatesman.com/spotlight/transport/2018/03/national-audit-office-chris-grayling-s-scraping-rail-upgrades-was-based>

<sup>4</sup> <https://www.oxfordmail.co.uk/news/16972527.grove-and-wantage-leisure-centre-plan-halted-over-funding-worries/>

(Continue on page 4 if necessary)

Please set out any modifications you consider necessary to make the Local Plan legally compliant or sound, having regard to your comments above. (NB - any non-compliance with the duty to co-operate is incapable of modification at examination).

It will be helpful if you could put forward your suggested wording of any policy or text as precisely as possible.

Paragraph 3. Infrastructure and services, required as a consequence of development, and provision for their maintenance, will be sought from developers, and secured through planning obligations, conditions attached to a planning permission, other agreements, and funding through the Council's Community Infrastructure Levy (CIL) or other mechanisms. **Development will not be allowed to commence until all funding is secured and in place to meet the infrastructure requirements identified to satisfy paragraph 2 of this policy**

(Continue on page 4 if necessary)

Would you like to participate at the oral part of the examination, which takes place as part of the examination process? \*

Yes

No

\* **Please note:** the inspector will determine the most appropriate procedure to hear those who have indicated that they wish to participate at the public hearing.

Signature:

(this can be electronic)

Date:

15.2.19

### Sharing your personal details

All comments will be submitted in full to the Secretary of State alongside a submission version of the Local Plan. The Secretary of State will appoint an independent planning inspector, who will carry out an examination of the plan.

Your name, contact details and comments will also be shared with the planning inspector and a programme officer, who will act as a point of contact between the council, inspector and respondents. This means that you will be contacted by the programme officer (and where necessary the council) with updates on the Local Plan. This is required by Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and Section 20 of the Planning and Compulsory Purchase Act 2004.

We have received assurance that the data passed to the planning inspector and programme officer will be kept securely and not used for any other purpose. The inspector and programme officer will retain the data up to six months after the plan has been adopted. South Oxfordshire District Council will hold the data for six years after the plan has been adopted.

Comments submitted by individuals will be published on our website alongside their name only. No other contact details will be published. Comments submitted by businesses and/or organisations will be published on our website including contact details. If you would like to know more about how we use and store your data, please visit [www.southoxon.gov.uk/dataprotection](http://www.southoxon.gov.uk/dataprotection)

### Future contact preferences

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

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

**Further comment:** Please use this space to provide further comment on the relevant questions in this form. **You must state which question your comment relates to.**

**Alternative formats of this form are available on request.** Please email [planning.policy@southoxon.gov.uk](mailto:planning.policy@southoxon.gov.uk) or call 01235 422600 (Text phone users add 18001 before you dial).

**Please return this form by 5pm on Monday 18 February 2019 to:** Planning Policy, South Oxfordshire District Council, 135 Eastern Avenue, Milton Park, Milton, Abingdon, OX14 4SB or email it to [planning.policy@southoxon.gov.uk](mailto:planning.policy@southoxon.gov.uk).