

Cherwell Local Plan 2011-2031 (Part 1)
Partial Review – Oxford's Unmet Housing Need
Regulation 19 Consultation - Proposed Submission Documents July 2017
Representation Form

The Proposed Submission Documents are available for inspection and comment from Monday 17 July 2017 to 5pm on Tuesday 10 October 2017.

Representations received after this date and time may not be considered.

The documents are available online at www.cherwell.gov.uk/planningpolicyconsultation and at the locations specified in the Statement of Representations Procedure.

How to use this form

Please refer to the accompanying Guidance Notes.

Please complete **Part A** in full.

Then complete **Part B for each part of the document you wish to comment on.**

As well as the proposed Local Plan (Partial Review) this form can also be used to comment on the sustainability appraisal and other supporting documents.

PLEASE NOTE THAT ANONYMOUS OR CONFIDENTIAL COMMENTS CANNOT BE ACCEPTED. YOUR NAME AND COMMENTS WILL BE PUBLISHED WHEN THE CONSULTATION IS COMPLETE, BUT PERSONAL INFORMATION (SUCH AS YOUR ADDRESS OR EMAIL ADDRESS) WILL REMAIN CONFIDENTIAL.

Please return completed forms:

By Email to: PlanningPolicyConsultation@cherwell-dc.gov.uk

Or by post to: Planning Policy Consultation, Planning Policy Team, Strategic Planning and the Economy, Cherwell District Council, Bodicote House, Bodicote, Banbury, OX15 4AA.

If you have any questions about completing the form, please telephone 01295 227985.

Your details will be added to our mailing list which means that you will be automatically notified of the submission of the local plan for independent examination, of the publication of the recommendations of the person appointed to carry out the examination, and of the adoption of the local plan. If you subsequently wish to be removed from our mailing list please contact us.

PART A

	Details of the person / body making the comments	Details of the agent submitting the comments on behalf of another person / body (if applicable)
Title	Mr	
First Name	Christopher	
Last Name	Hardman	
Job Title (where relevant)	Chairman	
Organisation (where relevant)	Wolvercote Neighbourhood Forum (WNF)	
E-mail Address	cbhardman@virginmedia.com	
Postal Address	141 Godstow Road, Wolvercote Oxford	
Post Code	OX2 8PG	
Telephone Number (optional)		

Please state how many Part B forms are submitted with this representation	3... in 3 separate documents because the format would not allow copy and paste of multiple section B's within one doc.
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PART B – Please complete a separate Part B form for each part of the document you wish to comment on

Name (to ensure the comments are correctly recorded from each form)	Wolvercote Neighbourhood Forum
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1. To which document does this representation relate?

Proposed Submission Plan	YES
Policies Map within the Plan	PLEASE SELECT
Sustainability Appraisal Report	PLEASE SELECT
Other Document <i>(please specify)</i>	

2. To which part of the document does this representation relate?

Paragraph <i>(please specify)</i>	
Policy <i>(please specify)</i>	POLICY PR3 – THE OXFORD GREEN BELT
Table <i>(please specify)</i>	
Appendix <i>(please specify)</i>	
Other reference in document <i>(please specify)</i>	

3. Do you consider the Proposed Submission Plan to be:

Legally & Procedurally Compliant?	PLEASE SELECT
Compliant with the Duty to Cooperate?	PLEASE SELECT
<i>The 'tests' of Soundness:</i>	
Positively Prepared	NO
Justified	NO
Effective	NO
Consistent with National Policy	NO

4. Please provide the reasons if you have selected 'NO' to any part of Question 3 and consider the Plan to be uncompliant and/or unsound. Please make reference to the part of the document you have identified. Alternatively, please explain why you consider the Plan to be compliant and/or sound.

The policy concerns the removal of land from the Green Belt.

WNF does not consider that the policy of building on the Green Belt has been based on an “objectively assessed” housing need, and therefore it has not been positively prepared nor justified. We question whether any housing to meet the unmet housing need should be built on the Green Belt without first exploring other ways of meeting Oxford’s housing needs, for example by Oxford City Council using land within its boundaries for housing rather than for employment, and building homes at a higher density. The Government has recently put forward a new way of calculating objectively assessed housing need and this suggests that housing needs and therefore unmet housing needs have been wrongly calculated and overestimated. Oxford City Council has not yet prepared a local plan (it is only at the Preferred Options stage) so there is currently no estimate of how much housing it can provide itself and so the unmet need cannot be accurately determined. Proposing to build more homes under these circumstances is irresponsible and makes the plan unsound.

WNF does not support building on the Green Belt. This policy is not considered to be justified, when alternatives as outlined above, are available. A survey which we carried out amongst Wolvercote residents indicated that almost 70% were against development on the Green Belt. The report of this survey can be found at http://www.wolvercotenf.org.uk/wp-content/uploads/2016/03/WNFQuestionnaire2015_AllAreas-1.pdf

A new community could be built on an existing brownfield site at Shipton on Cherwell quarry (site 19) as we proposed in our response to the Partial Review - Optional Consultation. This would involve developing the infrastructure, but could form a new self-contained community. A new station on the railway there would serve commuters to Oxford. Development there would have the advantage of not increasing the pollution and congestion of the roads immediately north of the city.

The policy is not considered to be effective. The transport infrastructure could not cope with the additional traffic which building new homes on the Green Belt north of Oxford would bring. The currently approved developments at the Northern Gateway and at Barton will inevitably lead to increased traffic before the proposed developments could take place. The Green Belt has already been unacceptably reduced by development.

The policy is not consistent with national policy as outlined in the NPPF, which rules that building on the green belt should only happen under “exceptional circumstances”. It specifically rules out building to meet an unmet housing need.

This response is from the Steering Committee of the Wolvercote Neighbourhood Forum representing the known concerns of the residents of the Forum area (population mid 2013 - 6037) as expressed in responses to a questionnaire and at meetings and workshops.

Please see the report on our website of the 375 respondents who took part in our 2015 questionnaire. http://www.wolvercotenf.org.uk/wp-content/uploads/2016/03/WNFQuestionnaire2015_AllAreas-1.pdf

(Continue on separate sheet if necessary)

5. Please set out what change(s) you consider necessary to make the Local Plan legally compliant or sound. Please provide any suggested wording or re-wording you consider necessary.

(Continue on separate sheet if necessary)

6. If you are seeking a change to the Plan, do you wish to express an interest to participate in the Examination?

I wish to participate at the oral examination

YES

7. If you wish to participate at the oral part of the Examination, please outline why you consider this to be necessary:

Wolvercote Neighbourhood Forum would wish to be represented at the examination because we represent a large number of local people who will be affected by any development in Cherwell near to the northern boundary of the city.

(Continue on separate sheet if necessary)

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the Examination.

PLEASE RETURN THIS FORM BY 5PM ON TUESDAY 10 October 2017 BY EMAIL TO:

PlanningPolicyConsultation@cherwell-dc.gov.uk

ALTERNATIVELY PLEASE SEND BY POST TO:

Planning Policy Consultation

Planning Policy Team

Strategic Planning and the Economy

Cherwell District Council

Bodicote House

Bodicote

Banbury

OX15 4AA