

SHF/CIR.D.0374

17th December 2018

Councillor Jane Murphy
Chairman,
South Oxfordshire District Council,
135 Eastern Avenue,
Milton Park,
Milton,
OX14 4SB

By email: democratic.services@southandvale.gov.uk

Dear Madam,

South Oxfordshire District Council 2033 – Local Plan Publication Version (2034)

Pegasus Group has been instructed on behalf of Christ Church, Oxford and Dorchester Residential Management with regard to the report on the Local Plan which is being considered by the Cabinet on 18th December.

Christ Church, Oxford and Dorchester Residential Management welcome the change in approach to the Local Plan, i.e. the way in which the unmet housing need arising from Oxford City is now reflected in the Plan. Dorchester and Christ Church support the Council in meeting its apportionment of the unmet need and consider that as far as possible, the unmet housing need should be met very close to Oxford City's boundaries, as this will enable new development to be connected to areas of employment and other facilities by sustainable modes of transport. Any urban extensions to Oxford will therefore be well integrated into the City and will maximise the benefit of existing infrastructure.

It is interesting to note that both Inspectors for the Vale of White Horse Local Plan and also the Cherwell Local Plan have endorsed the apportionment of the figure for Oxford's unmet housing need as agreed through the Oxfordshire Growth Board; they both confirmed that the housing needs should be met close to Oxford City in the Green Belt.

The proposed allocation Policy STRAT 15 Land north of Bayswater which includes both land promoted by Dorchester and Christ Church and also Wick Farm promoted by Berkeley Strategic is now under single ownership i.e. by Christ Church. The single ownership will greatly enhance the deliverability of the urban extension and enable a comprehensive masterplan to be prepared.

We have noted comments made at the Scrutiny Committee and over many months have undertaken significant site investigations. As a result of these investigations we are entirely confident that flood risk and transport will not be impediments to the delivery of the scheme and believe the site is one of the most sustainable and deliverable in the draft allocation.

Christ Church, Oxford and Dorchester Residential Management look forward to participating in the forthcoming consultation.

Yours faithfully,



Sarah Hamilton-Foyn
Regional Director

Email: sarah.hamilton-foyn@pegasuspg.co.uk

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