

Dear Sarah

I am writing on behalf of the Summertown and St Margaret's Neighbourhood Forum. We have been reviewing the Local Plan Proposed Submission documents and wish to make some comments that do not fit into the Council's on-line response format - hence this letter to you.

There are two matters we would like to raise; one on High Building policies and the other on Housing policies. On both issues there is no evidence that the views of the Forum as expressed in its Draft Neighbourhood Plan have been taken into account

High Buildings

Para 6.27
+DH2

1. The Forum is very concerned that it was not consulted on the High Buildings Technical Advisory Note (TAN). Summertown is one of the areas identified in the TAN as an "Area of Greater Potential" and a "Dynamic Area" suitable for high buildings. On such a fundamental issue affecting the character of our Neighbourhood, and especially since our Draft Neighbourhood Plan identifies Character Areas in Summertown where development should take place in a sensitive way, we feel strongly that we should have been consulted and our views taken into account.
2. We are also concerned that we were not consulted on the definition of High Buildings. The TAN proposes 25 metres (with allowed exceptions above that) but the highest buildings in our Neighbourhood, for example, in Summertown District Centre are 4-5 storeys. In order to retain the character of the District Centre, as proposed in our Draft Neighbourhood Plan, there is a strong case for limiting new development to this level. How can our views now be taken into account?
3. Finally, the Forum is unclear about the status of the High Buildings TAN. It is described as "Advisory Guidance" but was produced by a consultant. Are the proposals in the TAN Guidance now council policy for the purposes of the Submission Document? Perhaps you can confirm whether or not these High Buildings proposals formed part of earlier consultations on the new Local Plan.

140.1
- 530

Housing

140.2 - 531

Para 3.13 - 3.18
Policy H2

4. The Forum is concerned that the Submission document does not have adequate policies to the lack of affordable housing in this part of Oxford.

5. The Forum believes that Dwelling Size policies should reflect the priority for smaller units to counteract the prevailing tendency for developers to build expensive 4/5/6 bedroom houses

6. The new Council viability assessment guidance note permits developers 20% profit on Gross Development costs, and allows landowners to receive 30% above Existing Use Value. These extremely generous allowances for our part of Oxford means there is much less land value available for affordable housing. Developers and landowners do not need

H4
140.3
532
Evidence
Base
GVA
Viability
repnE.

140.4
533

this level of incentive to develop housing in this part of the city. We would like to have been consulted on this guidance.

The Forum would welcome the opportunity to discuss these matters with the Council and would also appreciate it if you could draw these comments to the attention of the Plan Examiner.

Yours sincerely

Bob Colenutt
on Behalf of Summertown St Margaret's Neighbourhood Forum