

View Response

Response Details

From David Gye

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Status Complete

Email Address [REDACTED]

Postal Address [REDACTED]

Postcode OX1 2LH

Response ID #793688

Visibility Unknown.

Question 1.

Your Name:

You must provide an answer to this question.

David and Jane Gye

Question 2.

Your organisation (if applicable):

N/a

Question 3.

Your Address:

You must provide an answer to this question.

Oxford OX3 0BX

Question 4.

Your email address:

You must provide an answer to this question.

Question 5.

Do you wish to be notified when the Oxford Local Plan 2036 is adopted by the Council?

You must provide an answer to this question.

- Yes
- No

Question 6.

DATA PROTECTION:

Please note that your response will be made available for inspection by the public in paper form at the Council's offices, or other locations as appropriate for the purpose of facilitating public access.

Your personal details will be properly safeguarded and processed in accordance with the requirements of the General Data Protection Regulation (GDPR) 2018. Your information will be used for The Oxford Local Plan 2036 Main Modifications Consultation only, and we will only store your data until the Oxford Local Plan 2036 is adopted. Information you give in this form will be shared with the Independent Examiners.

Please note: Anonymous representations may not be accepted.

Select at least 1 option.

Select this box if you are happy for us to state your name and the first line of your address and postcode when publishing your response(s).

Select this box if you would rather all personal details except your name and a non-specific address (e.g. Oxford) to be obscured.

Question 7.

To which Modification(s) or part(s) of the Sustainability Appraisal does this response relate?

You must provide an answer to this question.

MM110-SP54

Question 8.

Do you Support or Object the proposed modification(s)?

You must provide an answer to this question.

Support

Object

Question 9.

If you object, please state why:

The Examination Inspectors are required to consider whether the Local Plans have been properly prepared against tests set out in the Government's National Planning Policy Framework (paragraph 182). Please tick any which apply:

Not positively prepared - i.e. the strategy will not meet development needs

Not justified - i.e. there is no evidence to justify the modification

Not effective - i.e. it won't work

Not consistent with national policy - i.e. does not comply with the law

Question 10.

Reason for SUPPORT or OBJECTION:

Please give details to explain why you support or object to the wording of the Modification(s) or part(s) of the Sustainability Appraisal of the Main Modifications.

You must provide an answer to this question.

We object in the strongest possible terms to the proposal that the site of 1 Pullens Lane should accommodate a minimum of 11 homes. You will have received submissions from HHUG and PLA that lay out all the reasons why the local infrastructure, environment and character of the site will not support such a density of housing. We fully support this submission and [REDACTED]

█ have our own additional objection.

You will note that a covenant exists preventing building within 50 feet of the northern boundary of the site where it abuts █ Pullens Gate. █

█ The buildable area of the site is therefore reduced by around a quarter so that if 11 homes were to be built there it would have to be at urban density, probably in the form of flats. This, on top of the other objections, makes the proposed modification unacceptable and in effect unworkable.

We consider that the appropriate number of houses on the site is three, as currently proposed under planning application 19/03223/FUL dated 10 December 2019. This proposes the development of an appropriate addition to our local community in character with the neighbouring houses. Subject to modification of the current proposal so that the 50 foot covenant is observed we would fully support it as a reasonable and appropriate use of the land.

Question 11.

Summary of Representation:

If your reason for support or objection is longer than 100 words, please summarise the main issues raised.

The proposal that a minimum of 11 homes should be permitted on the site of 1 Pullens Lane would be quite inconsistent with the local character of the area and would overload the immediate access. It would in fact be impractical to find room for this number of houses on the site, especially given the covenant that prevents building within 50 feet of its northern boundary. We believe that a minimum of 3 homes, per the current planning application, would be appropriate.

