DETAILS OF YOUR COMMENT

Part B

Please use a new Part B for each point you are commenting on. Attach all completed forms to Part A.

Please read the accompanying notes before completing Part B. The notes explain what we mean by soundness and legal compliance. These are questions that we are expected to ask consultees.

Q1. Which part of the document do you wish to comment on? (please give the relevant paragraph or policy number)

Paragraph		Policies Map	
Policy Number	HD8	Sustainability Appraisal	

Q2. Do you consider that the document:

(a) is legally compliant?	◉ Yes	○ No
(b) is sound?	○ Yes	◉ No
(c) complies with the duty to co-operate?	◉ Yes	○ No

Q3. Do you consider that the document is **unsound** because it is <u>not</u>: (tick as appropriate)

(a) positively prepared?	✔	(c) effective?	✔
(b) justified?		(d) consistent with national policy?	✔

Q4. Please tell us below why you consider the document to be unsound, not legally compliant or fails to comply with the duty to co-operate. If you do believe the document is sound, legally compliant, or complies with the duty to co-operate you may use the box to explain why.

Policy HD8 focuses on making efficient use of land and seeks to support higher density development, especially at mobility hubs and within the City and District centres.

CPRE Oxfordshire is very supportive of moves towards higher density. This is one of the best ways we have of delivering housing that is more affordable to buy/rent/run, effectively supporting local services and infrastructure, and rightly valuing land as a scarce resource.

We believe that the City Council could and should be more ambitious in this regard. The 100 dph (dwellings per hectare) target for the City and District centres is still relatively modest in terms of modern urban environments. Likewise, Gateway Sites (proposed at 60-70dph) should

Please use an extra sheet if completing a paper copy.

Q5. What change(s) do you consider necessary to make the document sound or legally compliant? Please explain why this change will achieve soundness or legal compliance. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination.) It would be helpful if you could suggest revised wording for the policy or text in question.

The Policy should be revised to set higher minimum densities, that should be adhered to unless demonstrable exceptional circumstances dictate otherwise. In particular:
- increase the density assumptions, especially for the City and District Centres and the Gateway sites
- reflect further opportunities to raise density eg in more surburban areas and along main roads.

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This is the end of the comment form