

South Oxfordshire Local Plan 2034

Publication Version

Representation Form

Please return by 5pm on Monday 18 February 2019 to: Planning Policy, South Oxfordshire District Council, 135 Eastern Avenue, Milton Park, Milton, Abingdon, OX14 4SB or email it to planning.policy@southoxon.gov.uk

This form has two parts:

Part A – contact details

Part B – your comments / participation at oral examination

Part A

Are you responding as an: (please tick)

Agent

Business or organisation

Individual

Due to the plan-making process including an independent examination, a name and contact details are required for your comments to be considered. If you are acting on behalf of another organisation, please provide their details in column one and your company name and contact details in column two.

	1. Personal Details	2. Agent Details (if applicable)
Title	<input type="text" value="Mrs"/>	<input type="text"/>
Full Name	<input type="text" value="Suzanne Ahmed"/>	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation (where relevant)	<input type="text"/>	<input type="text"/>
Address Line 1	<input type="text" value="██████████"/>	<input type="text"/>
Address Line 2	<input type="text" value="██████████"/>	<input type="text"/>
Address Line 3	<input type="text"/>	<input type="text"/>
Postal Town	<input type="text" value="██████"/>	<input type="text"/>
Postcode	<input type="text" value="██████"/>	<input type="text"/>
Telephone Number	<input type="text" value="██████████"/>	<input type="text"/>
Email Address	<input type="text" value="██████████████████"/>	<input type="text"/>

Part B – Please use a separate sheet for each representation

For comments on the Local Plan, please provide the paragraph or policy to which your comments relates.

If you wish to comment on one of the evidence documents or the policies maps, please state the document title as well as the paragraph or policy reference.

Document / Policy / Paragraph:

Policy STRAT 13: Land North of Bayswater Brook

Do you consider the Local Plan and supporting documents:

(1) are legally compliant

Yes

No

Don't know

(2) are sound

Yes

No

Don't know

(3) comply with the Duty to Cooperate

Yes

No

Don't know

Please provide further information in relation to the previous question. e.g. why you do or do not consider the Local Plan to be legally compliant or sound.

■■■■ residents of Sandhills have not been informed or consulted about the plan. We were horrified to very recently learn of the proposed development, particularly in view of the lack of detail regarding the type of housing and the access via the cul de sacs of Burdell and Delbush Avenues. The fields behind Sandhills are an Area of Outstanding beauty, there are no extraordinary circumstances to have released this area from the Green belt. This is Sandhills only amenity, ■■■■ no shops, post office, convenience store or bus stop.

It is not legally compliant as the Local Development Scheme relevant to the Local Planning 2034 is not publicly available, on the South Oxfordshire Councils website it only refers to Local Planning 2033. Bayswater Farm was added to the Local Plan late in 2018 which meant it did not have a site-specific assessment during the planning stage. We have also been made aware that this site has not been through Section 18 consultation due to this late addition. No consultation was made to the parish council or residents before the plan was published on 7th Jan and is completely non-compliant with SODC's own statement of community involvement.

I use the bridal path two or three times a day walking our dog often taking my two grandchildren to enjoy the open spaces and the beautiful green belt area. We often see different wildlife which the children love and enjoy the fresh air and quiet countryside. My husband and son both use the bridal pathway to jog as a way of keeping fit. This will all be lost if the development goes ahead. We will lose the walks in this area and the access to green space. The proposed plans will create noise and air pollution.

The access thru Delbush and Burdell is a huge concern, those roads are narrow and often residents cars are parked both sides especially in the evening, they are not suitable as a thoroughfare for the new houses and even more concerning is the fact it will become a rat run of cars from Barton trying to avoid the Green Road roundabout. Also Merewood Avenue is already extremely busy in the morning during rush hour with cars waiting at the traffic lights to get onto the main A40 road, this becomes even worse near school opening time as the road to Sandhills School is very close to the traffic lights and gets heavily congested. It cannot sustain an increase in traffic. Daily the A40 going towards Oxford is bumper to bumper and sometimes you cannot even pull out of Sandhills when

traffic lights are green because there is no movement in the A40 traffic. This will get worse with the new housing development at the old AC Neilson site so we really cannot believe how this proposal at Bayswater farm has been allowed to continue as the number of cars generated by the housing will have such a major and detrimental impact in Sandhills. It will also be a dangerous area for the school children as so many currently walk either across the junction at the sandhills traffic lights or along the bridal path coming to school on foot. If Delbush Avenue becomes the main access to the new development this will pose a great risk to the school children both using the bridal path and the lane entrance halfway along Delbush to Sandhills school which is well used by all.

The South Oxford District Council are not adhering to National Policy and legislation, the building of 160-200 houses represents a 60% increase in housing which goes against the National Planning Policy Framework. The reasons the SODC used to release Bayswater Farm from the green belt are flawed, it says easier for travel by walking and cycling yet its own transport consultants have said the reverse – that the A40 is a major physical barrier to connectivity especially in terms of walking and cycling. They also cite a potential to connect to the cities public transport system, yet Oxford City Council’s report Evaluation of Transport Impacts Jan 2019 shows only 27% of journeys in South Oxfordshire are made by public transport/walking or cycling. The Green belt at Thornhill was a proposed release but was rejected yet it has closer proximity to public transport than Sandhills!

Overall this Local Plan is not sound and not fully prepared, with no adequate flood assessment, the local plan states more evidence on ecology is required. The SHMA calculations for housing needs in Oxford are 22,775 new homes, the local Plan includes 28,465 new homes, hence the housing at Bayswater farm is not required. As already mentioned the infrastructure will not tolerate the increase of traffic, yet no solutions have been offered in the plan, just a few suggestions which is not good enough. The Local Plan is not justified as is not required to meet the unmet needs of Oxford city, all it will do is change the landscape and village feel of Sandhills, take away much loved and well used Bridal Path, pollute the air, kill off wildlife and make the streets far more unsafe for the residents and especially the children of Sandhills.

Finally the plan does not comply with the duty to cooperate. SODC pledge to cooperate with neighbouring local authorities such as Oxford City Council as set out in their Statement of Community Involvement, yet this has not taken place and so this section of the Local Plan should not be adopted and removed from the proposed LNBB plan.

(Continue on page 4 if necessary)

Please set out any modifications you consider necessary to make the Local Plan legally compliant or sound, having regard to your comments above. (NB - any non-compliance with the duty to co-operate is incapable of modification at examination).

It will be helpful if you could put forward your suggested wording of any policy or text as precisely as possible.

The modification should be the removal of Bayswater Field from the proposed LNBB plan
We feel the addition of Bayswater Field has been snuck in at last minute with no transparency or thorough explanation of its removal from the Green Belt. If it is to be considered it should be done as a stand-alone site with a separate timetable and a Local Development Scheme should be presented with a full consultation conducted and adherence to National Policies and Legislation. It would require justification for the housing needs, presentation of the infrastructure and how it will be affected with clear plans as to how to mitigate these risks.

Would you like to participate at the oral part of the examination, which takes place as part of the examination process? *

(Continue on page 4 if necessary)

Yes

No

* **Please note:** the inspector will determine the most appropriate procedure to hear those who have indicated that they wish to participate at the public hearing.

Signature:

(this can be electronic)

Date:

17/02/2018

Sharing your personal details

All comments will be submitted in full to the Secretary of State alongside a submission version of the Local Plan. The Secretary of State will appoint an independent planning inspector, who will carry out an examination of the plan.

Your name, contact details and comments will also be shared with the planning inspector and a programme officer, who will act as a point of contact between the council, inspector and respondents. This means that you will be contacted by the programme officer (and where necessary the council) with updates on the Local Plan. This is required by Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and Section 20 of the Planning and Compulsory Purchase Act 2004.

We have received assurance that the data passed to the planning inspector and programme officer will be kept securely and not used for any other purpose. The inspector and programme officer will retain the data up to six months after the plan has been adopted. South Oxfordshire District Council will hold the data for six years after the plan has been adopted.

Comments submitted by individuals will be published on our website alongside their name only. No other contact details will be published. Comments submitted by businesses and/or organisations will be published on our website including contact details. If you would like to

know more about how we use and store your data, please visit www.southoxon.gov.uk/dataprotection

Future contact preferences

As explained in our data protection statement, in line with statutory regulations you will be contacted by the programme officer (and where necessary the council) with relevant updates on the Local Plan. South Oxfordshire and Vale of White Horse District Councils have a shared planning policy database. If you would like to be added to our database to receive updates on other planning policy consultations, please tick the relevant district box(es):

- I would like to be added to the database to receive planning policy updates for South Oxfordshire

- I would also like to be added to the database to receive planning policy updates for Vale of White Horse

Further comment: Please use this space to provide further comment on the relevant questions in this form. **You must state which question your comment relates to.**

Alternative formats of this form are available on request. Please email planning.policy@southoxon.gov.uk or call 01235 422600 (Text phone users add 18001 before you dial).

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