

# 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](mailto: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)

<input type="checkbox"/>	Agent	<input type="checkbox"/>	Business or organisation	<input type="checkbox"/>	Yes	<input type="checkbox"/>	Individual
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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="Ms"/>	<input type="text"/>
Full Name	<input type="text" value="Heather Armitage"/>	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation (where relevant)	<input type="text" value="Volunteer with BBOWT"/>	<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"/>	<input type="text"/>
Email Address	<input type="text" value="████████████████████"/>	<input type="text"/>

For information on **sharing your details**: please see page 3

## 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:

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.

1. These houses could be built elsewhere in Oxfordshire. There is no justification for building them in Green Belt. It has not been demonstrated that all other possible sites have been explored exhaustively (revised NPPF).
2. In the 2019 SHELAA update paras 1006 and 1007 Land at Wick Farm and Lower Elsfeld were deemed 'unsuitable' owing to their location in the Flood Plain and their proximity to ancient woodland and SSSIs.
3. Headington Neighbourhood Plan stresses the importance of Headington/Oxford's green setting including the Green Belt. There is no evidence that Headington Neighbourhood Plan has been taken into account.(2011 Localism Act)
4. The location of this development adjacent to SSSIs is unacceptable. These sites must be protected by law. The experience of other SSSI sites to which large developments have been built in close proximity has resulted in degradation and eventual complete loss of the sites. (Section 8 Wildlife and Countryside Act).
5. The area is prone to flooding (see attached image).

(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.

I suggest:

**The proposed development on land north of Bayswater Road should be deleted from the proposed Local Plan as unsuitable and prone to flooding (see attached image).**

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:

16/02/2019

### 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](http://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

No

- I would also like to be added to the database to receive planning

No



**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.**

**Ref: Land North of Bayswater Brook (my Point 4 above)**

**Further Information in respect of the Future Degeneration of the SSSI sites: Sydlings Copse and College Pond**

These sites have 3 habitats – rare in Oxfordshire and rare in England: acid heathland, fen (alkaline bog, the rarest habitat in all England) and orchid-rich meadowland. Sydlings Copse is managed by BBOWT with the help of animals such as sheep and wild ponies and volunteers including myself.

Housing should not be built in such close proximity to Sites of Special Scientific Interest. They are not parks. They are fragile and invaluable scientific sites and must be protected as such. England's wildlife is declining at an alarming rate – failure to recognise this and its importance to us is a tragedy. Once lost they cannot be regained.

Previous SSSI sites surrounded by large housing estates show acute degeneration and loss of species resulting from over-use for recreational purposes. How does this occur?

1. Increased footfall: the sheer increase in numbers of people living nearby and using the SSSI resulting in disturbance to wildlife, flowers trodden on or picked, rubbish and contamination introduced, thrown into ponds etc. The City Council Countryside volunteers (including myself) regularly winch lorry loads of rubbish eg bikes, shopping trolleys, motor parts, old oil cans, toys from Barton Brook. This signals the future fate of College Pond.
2. Damage by dogs which both disturb wildlife by running around and harry the animals which are kept on site to manage the habitats eg sheep on the meadowland to keep grass short and ponies in the fens to keep the invasive reed in check. BBOWT have already had to remove Jacob sheep from the site for this reason.
3. People allow dogs which run around and defecate freely which adversely affects wild flowers which need a nitrogen-poor soil. It also upsets the delicate environmental balance. According to PDSA 24% of adults own at least one dog – meaning over 720 additional dogs will have access to the sites.
4. Damage by householders' cats. These very popular pets, perceived as gentle and friendly, are in fact fierce predators which hunt and eat the protected species on the SSSI including lizards, slowworms and grass snakes. With 25% of adults owning at least one cat (PDSA) over 750 will be roaming freely into the SSSIs.

No so-called 'mitigation' is possible in a site like this.

**Country Park?**

The suggested developer provision of a 'Country Park' in the application is the application of a plaster to gangrene. It is simply not possible to create rare habitats and stock them with rare plants, insects and reptiles if they are not already present.

**Effect of the Development on Local Residents**

This is not mentioned in your plan.

Loss of public footpaths through green space, particularly important to the aging population trying to keep itself fit and healthy.

The degeneration and predicted degradation of SSSIs is a slap in the face for the wildlife organisation (BBOWT) and the numerous local residents who work **voluntarily** to preserve its rare plants and animals.

People need green space too – for mental and physical health and well being. The public footpaths through these fields are well used and should be retained as an amenity for the people of Oxfordshire.

**Further Comment**

The proposed development is unnecessary if the most up to date figures for housing need are used. The need will be met by developments are other sites.


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

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