

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="Ms"/>	<input type="text"/>
Full Name	<input type="text" value="Jana Kristina Bek"/>	<input type="text"/>
Job Title (where relevant)	[REDACTED]	<input type="text"/>
Organisation (where relevant)		<input type="text"/>
Address Line 1		<input type="text"/>
Address Line 2		<input type="text"/>
Address Line 3		<input type="text"/>
Postal Town		<input type="text"/>
Postcode		<input type="text"/>
Telephone Number		<input type="text"/>
Email Address		<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.

1. THE LOCAL PLAN IS NOT LEGALLY COMPLIANT

- **Local Development scheme & timetable:** The LDS relevant to LP 2034 is not publicly available so not compliant with NPPF guidelines. Bayswater Farm (BF) was added to the Local Plan late in 2018 and did not have a site-specific assessment during the planning stage.
- **Consultation:** Residents and Parish Council not informed or consulted before plan was published on 7th January 2019. This is non-compliant with the SODC's own Statement of Community Involvement (June 2017): "We wish to ensure that people are involved at the early stage of Local Plan preparation and in the consideration of planning applications. We want people to feel that they can make a real difference to the future of the areas in which they live and work." o Due to late addition of BF to the Local Plan, this site has not been through section 18 consultation. Vital questions have not been addressed to City Council, e.g. opening of the cul de sac at Burdell and Delbush Avenues.
- **National Policy & Legislation:** o The building of 160-200 houses at BF represents a 60% increase in housing. This goes against the NPPF (National Planning Policy Framework)

2. THE LOCAL PLAN IS NOT SOUND

- It is not Positively Prepared: No adequate flood risk assessment has been carried out for Bayswater Farm. The Strategic Housing Market Assessment (SHMA) calculations for housing needs in Oxford are 22,775 new homes. The Local Plan includes 28,465 new homes, hence housing at Bayswater Farm is not required.
- Infrastructure: since the building of a new development at Sandhills school, traffic at the A40 junction out of Sandhills has been horrendous during the rush hours. To add another 250+ vehicles moving through Delbush and Burdell avenues which are narrow roads where parking is already difficult is just impossible. Oxford City Council study estimates 250+

vehicles on Sandhill's roads at peak times due to the Bayswater Field site alone. However, thousands of cars could come through if Sandhills is connected to LNBB.

- It is not justified: The development at Bayswater Farm is not required to meet the unmet housing needs of Oxford City; it would remove the only local amenity that Sandhills currently has – the green space which is vital for the wellbeing and health of residents.

3 THE LOCAL PLAN DOES NOT COMPLY WITH THE DUTY TO CO-OPERATE

- As set out in SODC's Statement Of Community Involvement they pledge to Cooperate with neighbouring local authorities such as Oxford city council. This has not taken place - this section of the LP should not be adopted.
- Remove Bayswater Field from the proposed LNBB plan. If it is to be considered it must be assessed as a stand-alone site. A separate timetable and Local Development Scheme must be presented. A full consultation has to be conducted and adherence to National Policies & Legislation has to be made transparent, including the reasons for its removal from the Greenbelt.

(Continue on page 4 if necessary)

(Continue on page 4 if necessary)

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

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: Date:
(this can be electronic)

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.

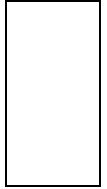
We have received assurance that the data passed to the planning inspector and programme officer will be kept securely and not used for any other purpose. The inspector and programme officer will retain the data up to six months after the plan has been adopted. South Oxfordshire District Council will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

PROTECTING THE GREEN BELT

Bayswater Farm, a registered green belt area and one of outstanding beauty is all we have in Sandhills to keep us safe from detrimental noise and car pollution from the A40. Building houses on Bayswater Farm would turn Sandhills into an island in the middle of a large car park. In addition, Sandhills would become a Rat Run for cars moving from Barton to the A40 and in reverse because there are no traffic lights on the Green Road roundabout.

The SODC has already refused permission to build on this land on 4 occasions. The same arguments still apply. Please keep our green belt safe for future generations.

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).

Please return this form 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.