

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="Mr"/>	<input type="text"/>
Full Name	<input type="text" value="Jayant Chandarana"/>	<input type="text"/>
Job Title (where relevant)	<input type="text" value="REDACTED"/>	<input type="text"/>
Organisation (where relevant)	<input type="text" value="REDACTED"/>	<input type="text"/>
Address Line 1	<input type="text" value="REDACTED"/>	<input type="text"/>
Address Line 2	<input type="text" value="REDACTED"/>	<input type="text"/>
Address Line 3	<input type="text" value="REDACTED"/>	<input type="text"/>
Postal Town	<input type="text" value="REDACTED"/>	<input type="text"/>
Postcode	<input type="text" value="REDACTED"/>	<input type="text"/>
Telephone Number	<input type="text" value="REDACTED"/>	<input type="text"/>
Email Address	<input type="text" value="REDACTED"/>	<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:

Policy STRAT 13:Land North and South of Baywater Brook
SODC Local Plan document

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.

The SODC Local Plan does not follow the principles of Oxfordshire County Council which sets out the Vision and Framework for future development of the local area. Details of concerns are included on page 4.

Bayswater Farm was added to the Local Plan in December 2018 the residents of Sandhills were not informed and no consultation was carried out with them or the Paris Council. This area has been the subject of numerous unsuccessful applications as it the area of great natural beauty.

(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.

Oxon County Council should provide a clear directive to solve the major infrastructure issues affecting Headington, including the villages of Barton Risinghurst Sandhills and Forest Hill. The Local Plan, as published by SODC, does not address the inherent problems of the area and their proposals of development, especially north of Sandhills Village.

No consultations or addressing the requirements of the Neighbouring Plan have been had with the affected communities and their relevant Parish Councils.

(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: 14th February 2019
(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.**

The existing roads are leading to and from the site are inadequate to serve a development of the scale proposed and the number vehicles likely to generate would adversely affect the SAFETY of the residents of the Sandhills Village.

The development would be contrary to the policies of the Oxford fringe Local Plan 2036 and Oxfordshire County Council's Local Plan vision as the site north of Sandhills would undesirably extend the limits of Sandhills into the attractive open countryside adjacent to Bayswater Brook. A substantial part of the site is within an Area of Great Landscape Value wherein the SODC should seek to conserve and enhance the quality of landscape and protect it from development which is likely to have an adverse effect on its character and appearance. The development of this site for residential purposes would have a serious detrimental effect on the character and appearance of this attractive undulating landscape. Furthermore the evidence of such development, especially south of the Bayswater Brook, is clear to see within the Barton area as introduction of a path and a green no build zone has decimated the landscape and grossly affect the natural eco-system. New developments adjacent the Brooks have been sanctioned even closer to the Brook and with a further addition of 160 dwellings, south of the Brook, will completely destroy what's left of the Green zone.

The proposal would be contrary to Central Government advice and Oxford City Council Local Plan 2036 policy G3 on Green Belts in that the development would encroach into open countryside as defined as Green Belt, boundaries of which have been defined in the above Local Plans. PPS3 Housing reaffirms the Government's commitment to maintaining the presumption against inappropriate development in Green Belt.

The SODC Local Plan is not justified, effective, and consistent with national policy and is not positively prepared to deliver sustainable development that meets objectively assessed development and infrastructure needs of the area.

Any proposal to extend the villages of Sandhills and Barton and by the amalgamation would adversely affect the lifestyle enjoyed by both communities. The LP does not appear to address future proofing, even with it's 15year lifespan, it lacks vision to upgrade the infrastructure to enable the volume of housing proposed. le relief road east, new service areas etc. will go far to future proof new development. Any links to Sandhills village should be limited to pedestrian, cyclists and emergency vehicles only. Thornhill P&R (Engineer on the project) has become a major central hub and any new plans should be bold to include areas to the east for such developments.

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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