

# South Oxfordshire Local Plan 2034

## Page 3: Part A - contact details

Q1. Are you responding as an:

Individual

## Page 4: Individual contact details

Q2. Due to the plan-making process including an independent examination, a name and means of contact is required for your comments to be considered:

Title	Mr.
Full name	Andrew T. Clark
Business / Organisation name (if relevant)	-
Job title (if relevant)	-
Address line 1	██████████
Address line 2	██████
Address line 3	██████████
Postal town	████
Postcode	██████
Telephone number	██████████
Email address	████████████████████

## Page 7: Part B - your comments

Q5. For comments on the Local Plan, please provide the paragraph or policy to which your comments relates. You can view a list of policies here. 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

Q6. Do you consider the Local Plan and supporting documents:

	Yes	No	Don't know	Not answered (OPTION HIDDEN FROM LIVE SURVEY)
are legally compliant?		X		
are sound?		X		
comply with the Duty to Co-operate?			X	

Q7. 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 plan is unsound and not legal for a number of reasons :

The proposal to develop in the Green Belt is not in line with the NPPF which identifies the Green Belt as land to be protected and requires the avoidance of development into them to safeguard the communities that they surround. Only under evidence based proven exceptional circumstances can this stance be varied.

The SODC Local Plan 2014 does not set out any genuine exceptional circumstances except the unmet housing need identified through the Strategic Housing Market Assessment of 2014 for the city of Oxford. This assessment has been revised in its housing requirement projection, in 2018, and now the unmet need in Oxford city is less and can be met within the identifiable brown field sites within the city. This reduces the need for housing provision sites in South Oxfordshire which is not reflected in the Local Plan 2034 rendering the 2034 Plan unsound. Identifying an unmet housing need as exceptional circumstances is merely an excuse for development of the Green Belt when the requirement was not considered exceptional until the 2034 Plan was produced.

To call the Local Plan 2034 a revised version of the prior LP 2033 is wrong, it is an entirely new plan including 7 strategic allocations of Green Belt sites around the city proposing to meet the out of date projected housing need. It cannot therefore be a sound proposal and is in addition not legal in that for a new plan it would require an entirely new series of assessments and Regulation 18 consultations lasting months, rather than the 6 week period being offered.

STRAT 13 this policy reference in the Local Plan 2034 document refers to Land North of Bayswater Brook (LNBB). This area effects the community I live in and I consider that this Plan is unsound to include this area of proposed allocation for reasons noted as follows:

The environmental impact of developing LNBB will be immense and for all time. There will be increased pollution form traffic exhaust and noise, with the new road running through the housing area. The SSSI at Sydlings Copse and College Pond on the northern boundary of the development area will effectively be destroyed by the pressure from the housing for access to the countryside invading the fragile habitats covered by the SSSI. Including LNBB in the LP2034 is an unsustainable proposal for the future of wildlife in this part of Oxfordshire which will cause irreparable damage to the environment.

There is an obvious absence of a Transport Assessment Study for the LNBB area. Previously SODC have rejected Wick Farm as a development site, however, in the LP 2034 it has reappeared as the LNBB area without any detailed assessment to look at the viability of its development. The new road proposal will increase the congestion which exists on the Bayswater Road where queues every morning stretch for between 0.5 and 1 kilometre up Bayswater Road past the crematorium. This along with the flooding which regularly covers the road where it crosses Bayswater Brook shows how inadequate the access arrangements will be for any development on the LNBB site. There are no rail links which would support further development in this area and the current road system takes traffic through existing residential areas.

The likely work destination for occupants of any development near the A40 on the north east side of Oxford would be London, encouraged by the proximity of the M40 at Wheatley. Creating a Plan of development in South Oxfordshire must take this into consideration in siting development areas identified to meet local housing needs. Sites to the west of Oxford will more likely support people working in Oxford than accessing the commuter routes to London as they would with LNBB.

It is unsound to release the LNBB site from the Green Belt. The damage caused by any potential development will harm the Green Belt, its environment and its natural inhabitants (flora and fauna) and further overload the existing road network supporting the local community. The inclusion of LNBB in the SODC LP 2034 is unsustainable and emphatically unsound.

Q10. Would you like to participate at the oral part of the examination, which takes place as part of the examination process?

Yes

Q11. Would you like to comment on another policy or paragraph?

No

## Page 106: Future contact preferences

Q354. 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) below:

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