

# 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	Richard Ebbs
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: 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The housing needs assessment is based on an out of date review (2014SHMA rather than 2018SHMA).

The Government's NPPF requires councils to protect green belt areas except in exceptional circumstances. These are not fulfilled.

It is unsound to attempt to justify release of land north of Bayswater Brook (LNBB) from the green belt if its development does harm. The local community is already harmed through current pollution, noise and congestion levels.

Using the SHMA2018 unmet housing needs assessment Oxford City Council has adequate brown field sites available.

The plan states that LNBB would have minimal visual impact and avoids harm to Oxford's historic green setting. This is simply not true.

The proposed boundary of LNBB impinges on the SSSIs at Sydlings Copse and College Pond which are areas of rare habitat in this part of Oxfordshire. SODC's own Ecological Council identified in 2018 that the LNBB site would be a high-risk allocation for development and would have high potential effects on biodiversity.

The proposed road would blight the planned development and bring extra traffic through surrounding areas. SODC has failed any attempt to assess the likely ensuing traffic volumes. It has not been costed in any detail.

Flood risk both to the road and housing has not assessed and there is no flood alleviation provision included in the costing. As a regular user of the road I am aware that the low point of the Bayswater Road regularly floods following rainfall.

There is no detail given as to how people and vehicles will exit the site to Headington and Oxford. Bayswater Road would remain the only viable route and this is already anacceptably congested an peak traffic times.

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

No

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

Yes

## Page 9: Part B - your comments

Q12. 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 STRAT13

Q13. 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		

Q14. 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 housing needs assessment is based on an out of date review (2014SHMA rather than 2018SHMA).

The Government's NPPF requires councils to protect green belt areas except in exceptional circumstances. These are not fulfilled.

It is unsound to attempt to justify release of land north of Bayswater Brook (LNBB) from the green belt if its development does harm, but also to the existing current road network which cannot cope with current volumes of traffic. The local community is already harmed through current pollution, noise and congestion levels.

Using the SHMA2018 unmet housing needs assessment, Oxford City Council has adequate brown field sites available, especially the lower figure in the 2018 SHMA document.

The plan states that LNBB would have minimal visual impact and avoids harm to Oxford's historic green setting. This is simply not true.

The proposed boundary of LNBB impinges on the SSSIs at Sydlings Copse and College Pond which are areas of rare and irreplaceable habitat in this part of Oxfordshire. SODC's own Ecological Council identified in 2018 that the LNBB site would be a high-risk allocation for development and would have high potential effects on biodiversity.

The proposed road would blight the planned development and bring extra traffic through surrounding areas. SODC has failed any attempt to assess the likely ensuing traffic volumes. It has not been costed in any detail.

Flood risk both to the road and housing was not assessed and there is no flood alleviation provision included in the costing. As a regular user of the road I am aware that the low point of the Bayswater Road regularly floods following rainfall.

There is no detail given as to how people and vehicles will exit the site to Headington and Oxford. The indicative red arrows on the plan traverse existing developments in the planning area and are not viable or practical routes. Bayswater Road would remain the only viable route and this is already unacceptably congested an peak traffic times.

My response has been influenced by discussions within the submission of the Stanton St. John Parish Council and other residents within the parish.

Q17. Would you like to participate at the oral part of the examination, which takes place as part of the examination process?

No

Q18. 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