

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="Bryan James Fitzpatrick"/>	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation (where relevant)	<input type="text"/>	<input type="text"/>
Address Line 1	<input type="text" value="██████████"/>	<input type="text"/>
Address Line 2	<input type="text"/>	<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" value="██████████"/>	<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:

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.

We chose to move to Sandhills to have access to the countryside and to live in a quiet and peaceful area of Oxford. We regularly use the bridle path and the surrounding area for walking and jogging, which is far preferable to using the cycle path which is both busy with cyclists and noisy and polluted due to the traffic on the A40. We also use the bridle path to access Barton. Sandhills does not have local amenities which are present in, for example, Risinghurst. We have no shops, no Post Office, no pub. The green belt and access to the countryside is our main amenity.

I work in Abingdon, and it takes me almost half the time to get there as it takes my wife to travel to the city centre by public transport. The infrastructure and facilities are not in place in Sandhills, Barton and Headington to cope with an increase in traffic. Walking and cycling is not feasible on a daily basis, so people would be dependent on cars and public transport. We used to live in Barton and the traffic on Bayswater Road was a major issue. This proposal would mean Sandhills is used as a rat run from Bayswater Road and would undoubtedly result in increased noise and air pollution. As previously stated, we chose to live somewhere quiet. While we appreciate that there are changes and developments and the need for housing in Oxford, we do not believe these proposals are legally compliant.

There has been no consultation with local residents. South Oxon state that, "We wish to ensure that people are involved at the early stage of Local Plan preparation", yet have not consulted with Sandhills Parish Council or local residents. You claim that there is a "high potential for walking and cycling" due to the proximity to Oxford, but South Oxon have previously stated that, "the A40 is a major physical barrier to connectivity, particularly in terms of walking and cycling". This reinforces my point about increased traffic, noise and air pollution. No solutions have been offered to the counter the increased traffic. An Oxford City Council study estimates over 250 vehicles on Sandhills' roads at peak times, due to the Bayswater field site alone, which would have a devastating impact. However, this could be 1000s of vehicles if the decision is taken to link Sandhills to the land north of Bayswater Brook.

Building on the Green Belt was rejected for the Thornhill proposal, despite the fact that it has closer proximity to public transport than Sandhills. This seems to be a contradiction in terms.

You state that building on Bayswater Field is part of Oxford's unmet housing need strategy, but the Local Plan already includes 28,465 new homes and the need is calculated as being 22,775, so this need is already being met. Affordable housing is required in Oxford and my understanding is that this proposal only includes the bare minimum of affordable housing, thereby limiting access for those most in need anyway.

The Local Plan does not comply with the duty to co-operate. In South Oxon's Statement of Community Involvement, they pledge to co-operate with neighbouring local authorities, e.g Oxford City Council. This co-operation and consultation has not taken place.

(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.

Nearby areas to Sandhills such as Risinghurst and Headington have allocated green space. Sandhills does not. Without access to the green belt area, Sandhills residents will have no escape from the A40 and the noise and pollution it brings. We have always felt that the green belt area was our allocated green space in Sandhills and we feel it should be treated as such, as a community asset.

To make these proposals legally compliant and/or sound, extensive consultation would be required, ecological surveys should be carried out and provision should be made to cope with the increase in infrastructure and population. Hedena Health Centre, for example, is already at capacity and could not cope with an increase in demand.

(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.**

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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