

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 -

Full name Serafijn Gentils

Business / Organisation name (if relevant) -

Job title (if relevant) -

Address line 1

Address line 2

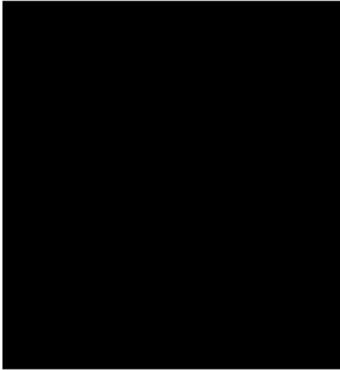
Address line 3

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 1 and STRAT 6 (Green Belt)

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.

This comment concerns LNBB (Land North of Bayswater Brook).

The proposal to include LNBB as an area on which can be built is not compliant with the functions the NPPF attributes to the Green Belt:

- check the unrestricted sprawl of large built up areas: this development will do the opposite and will expand the existing built-up area.
- prevent neighbouring towns merging into one another: this development will merge Oxford city into the villages and parishes around it.
- assist in safeguarding the countryside from encroachment: this development will destroy the countryside instead of safeguarding it
- preserve the setting and special character of historic towns: this development will destroy the setting of Oxford and its surrounding villages.
- assist in urban regeneration, by encouraging the recycling of derelict and other urban land: this development shows that instead of building homes within Oxford City, developers can just expand away from the City and build on valuable Green Belt land which will then be lost forever, while it is perfectly possible to build within the City's limits.

Q8. 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.

I suggest that the Green Belt is left untouched and that land within the City's limits is developed instead. Green Belt land, once developed, will never become Green Belt land again and it is vital to preserve Oxford's surroundings as they are today.

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: STRAT 13: Land North of Bayswater Brook

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.

SODC has not done the required assessments to ascertain whether Land North of Bayswater Brook (LNBB) is suitable for development. LNBB therefore cannot be selected as a site on which can be built.

The site is not suitable for the following reasons:

- Sydlings Copse and College Pond are two SSSI's. Development on LNBB would reach the bottom end of Sydlings Copse and negatively affect the two sites' scientific and natural value forever. SOCD has neglected to assess the potential impacts of LNBB development on Sydlings Copse and College Pond. There is land available in Oxford and Oxfordshire where the impact on SSSI's and other sites of natural beauty is less negative. Sydlings Copse and College Pond must be protected and kept in the same condition as they are now, which means no development on LNBB.

- SOCD has not conducted a strategic flood risk assessment for the area before including the area in the Local Plan 2034 as an area on which can be built. Without knowing the risk of flooding in LNBB, this site cannot be marked as ready for development. Also, Bayswater Brook itself is an essential part of Barton's waterways system. It helps to get rid of excess water in times of heavy rainfall. It is a delicate system which must be protected. Developing this area will negatively affect the water system in Barton.

- NPPF paragraph 170 mentions that 'planning policies and decisions should contribute to and enhance the natural and local environment'. Including LNBB in the Local Plan 2034 will contribute to air quality problems in Oxford, which is contrary to NPPF para 170. SODC recognises this too, and will therefore have to implement measures to mitigate air quality impacts. SODC wants to postpone this to the planning application stage, which means that the developer will have to do this. This will clearly not deliver an impartial and objective report and therefore the result of it cannot be relied upon. SODC must conduct an impartial air quality impact report before the planning application stage.

Concerning transport: including LNBB in the Local Plan will inevitably cause more congestion on nearby roads. The nearby Green Road Roundabout which connects Barton with Oxford is already heavily congested. A new development will only add to this problem. SODC has not conducted any assessment to ascertain what the impact of new developments would be on congestion and traffic. Lastly, while LNBB looks like it is close to the city, the A40 is a major barrier for pedestrians and cyclists. There is no plan whatsoever from SODC to show how LNBB development would be beneficial for pedestrians and cyclists who want to go to the City.

Q15. 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.

Including LNBB into the Local Plan 2034 without conducting any of the assessments mentioned above is completely unacceptable. It shows a disregard on SODC's behalf for the value of LNBB and for the impact that this potential development may have on Barton. Not only do the assessments need to be done, I am confident that they will show negative impacts across the board. The most important reason to keep LNBB undeveloped is its proximity to two invaluable SSSI's which must be preserved. The Local Plan must consider different sites which are not as detrimental to important natural sites, which are better connected to the local road network, which can withstand higher volumes of traffic, and which are better protected against potential floods.

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

I would like to be added to the database to receive planning policy updates for Vale of White Horse