

South Oxfordshire Local Plan 2034

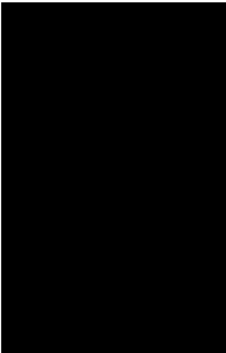
Page 3: Part A - contact details

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	Dylan Goodgame
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: Land North of Bayswater Brook

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.

I do not consider the Local Plan to be legally compliant, it is not sound, nor does it comply with the duty to co-operate, please see the reasons below;

The local plan is not legally compliant, as you have not communicated, consulted, advertised to local residents or the Parish Council. Nobody knew nothing about this proposed plan, it has all been underhand. SODC published this on 7th January 2019, yet nobody has been consulted of whom this will affect living here! We have not been given any consideration at all to your proposal and we have definitely not as you state in your plan 'We wish to ensure that people are involved at the early stage of Local Plan preparation and in the consideration of planning application' Consideration, and respect the locals have Not been given!

This is a proposal of SODC, yet the access roads are to be upon Oxford County Council roads?

Local residents are unaware of when this will happen, the density of housing, will this include high rise, what types of houses will be built, will they be too expensive for locals who want to live here amongst family and friends, what will be the impact upon local residents when the building work will take place, what is your proposal for infrastructure?

SODC have not made LP 2034 available to the public, only LP 2033 is available, why is this? What are you not sharing with us? Therefore, this is non compliant with NPPF guidelines.

Your proposal for Sandhills is an increase of 60% to what is already in resident in Sandhills, this is such a massive increase the local area, roads, can not sustain this increase of houses in a very small area. The additional pollution can not be tolerated in such a small community. Access that you propose Burdell Avenue and Delbush Avenue have so many unanswered questions, vital questions regarding access and how this will affect the bridle path, local residents, school children, disabled access. How will this development affect the views of Oxford and its City?

What affect will this development have on climate change?

Sandhills is on the outskirts of Oxford, and people will need to commute to work, should that be in Oxford! However, Oxford City Council report that only a very small number of people in South Oxford 27% in fact use public transport and or walking/cycling. And that an earlier application to develop on Green Belt land at the Thornhill park and ride site was rejected by the Council!!

Furthermore, section 18 has not even been completed, so how can this proposal even get to stage 19!

The local plan is not sound. There has not been enough adequate assessments, surveys done in the local area. The flood risk assessment is not adequate, more evidence on the local site is required, including ecology, geographical boundaries, as currently there is not one proposed, so what's to stop this development being developed further in years to come? Not enough evidence to show the impact for visual and heritage impact assessments are not enough, more needs to be provided. The impact on local wildlife, habitats, area of scientific interest, loss of bio diversity has not been provided, and more evidence, assessments are required to what will be the impact and loss of the above within this area of green belt you wish to use for development.

The calculation of unmet housing needs for Oxford are 22,775 homes, therefore why are you proposing 28,465 homes? Based on this, Bayswater and Sandhills development are not required, or needed, so is this even being proposed? This came late in your application in 2018, and enough assessments have not been carried to be able to make a viable decision, a lot more work, consideration and planning needs to be done.

Furthermore, the infrastructure is insufficient, there are no traffic solutions to offer in your local plan. You suggest in your plan you will offer 'a new road connecting to the A40' and/or significant enhancements to junctions', but how? How will you do this? The traffic on the A40 with the volume of traffic already is far too much, regular accidents happens on this road, especially heading towards the Green Round round about that is already at breaking point, it can not handle the volume of traffic now, let alone an increase of 1k+ cars! Traffic and transport report is non existent, more needs to be done within the area to be able to make an informed decision. Hundred of small children use Sandhills Primary school, how will this increase of traffic effect them, how are you going to increase safety for these children and their parents? Furthermore, the Sandhills Primary School is already over subscribed, where will these children go to School?

The local plan does not comply with duty of care to co-operate. Where, when did SODC contact local

residents, Council and the Parish Council of its proposal? They didn't, we had to find out for ourselves! No communication, consultation has been offered at all to local residents no notice through doors, nothing. This affects local residents of Sandhills, and those who use the local primary School, yet none of us had been made aware of the 160-200 development of homes. At no stage has this taken place, the section of LP should not be adopted.

Previous applications of development have been refused previously in the past, what is different in this proposal to those which have been refused before? The same reason should prevail this time, access, there is no sufficient access for the development of this size on Sandhills.

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.

Remove Bayswater from your proposal, as it is not required or needed in the unmet housing need.

Should you wish to consider this, this should be considered as a stand alone development, not part of Barton/ Bayswater Farm as these sites are not connected, therefore should NOT be considered as a dual site, it should be applied for as planning on its own site. Based on this reasons for developing on Green Belt should be considered in accordance with National Policies and Legislation, with justification given for such a large increase on a small site within Sandhills where you are proposing an increase of 60% of houses. Furthermore, more evidence, assessment's are required to be able to make a decision, the evidence presented has not been completed correctly, or is sufficient on the area of natural beauty with historical and scientific interest. The infrastructure is not sufficient for the increased proposal of houses, what plans are going to be put in place to mitigate all of the above?

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?

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