

# 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](mailto: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="Mrs"/>	<input type="text"/>
Full Name	<input type="text" value="Susan Jean Holden MBE"/>	<input type="text"/>
Job Title (where relevant)	<input type="text" value="Company Secretary"/>	<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" value="██████████"/>	<input type="text"/>
Address Line 3	<input type="text" value="██████████"/>	<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.

This planning proposal is wrong on so many different levels that will forever change the face of Sandhills, and in particular the road in which I live. My late husband and I purchased our house in 2006 so that we could enjoy a peaceful and enriching retirement, as is the case with many other residents in the immediate locality. Walking locally is my only form of regular exercise as I suffer mobility issues so living where I do allows me to walk without fear of excessive traffic to deal with, and as things stand I feel motivated to go out and enjoy the scenery and views before me, and this includes the abundance of wildlife that can be spotted within the area.

The bridlepath allows children easy access to the school, and this would be denied if you allow this development to go ahead. We need to ensure the safety of our children as much as we possibly can without exposing them to unnecessary dangers. These dangers would escalate beyond belief if we allow this development to happen and see huge increase in traffic within close proximity to a school. Please do not take away their safety..

The extra pollution that would be created in the immediate vicinity to my house would be totally unacceptable and intolerable. Currently because we have no through traffic the air and noise pollution levels are probably as good as they can get, but this would all change if traffic serving the proposed development accessed the main roads of Oxford through Sandhills (easy access to London, Birmingham, airports). But it's not just the traffic from the new dwellings, its about the inevitable rat running coming from Bayswater Road that would increase day on day. There should be no consideration given to such a plan using existing roads. It was never intended for Sandhills to carry this volume of traffic and as such the roads won't be fit for purpose. Although it would only be a temporary measure during building but the construction traffic alone would completely ruin our roads never to return to their current condition again.

Sandhills survives on very few amenities – a primary school and a very small play area + our beautiful green space( but no shops, pub or bus service) so our views and peaceful existence are of the utmost importance. Please don't take that away from us. We need this for our wellbeing and to retain our current levels of good health.

Looking at the more formal aspects of this proposed development it seems that it is unacceptable to the present community and not legally compliant for many reasons. As a resident of Delbush Avenue I found out about this last minute addition to the proposed plans almost by accident and

“through the back door” so this tells me that due process was not followed in this instance.

The LDS for LP2034 is not publicly available, only LP2033 can be found, and as far as I can gather Bayswater Farm was added well after the original plan (very late in 2018) and was not properly assessed during planning.

As a resident of the area that will be mostly affected by this proposal I have not been either informed or consulted and this includes vital information regarding the size of the development.

As far as I am aware Oxford City Council has not been approached for permission to give access to the site at the bottom of both Delbush Avenue and Burdell Avenue. I assume this permission would be essential for the development to happen. If so, then I will be pressing OCC to withhold this permission on behalf of the residents of Sandhills. SODC state they wish to work in partnership with other adjoining authorities, but this clearly hasn't happened in this case, and, therefore, this element of the plan should be removed with immediate effect. As a result of all this it appears that this particular site has not gone through the correct process of consultation under Section 18.

I was absolutely shocked to find that the local Parish Council had not been informed of this addition to the plan before its publication. If it hadn't been for eagle eyed residents spotting the last minute addition it may never have come to our notice until it was too late to oppose the plans. This goes right against the SODC statement regarding Community Involvement. “We wish to ensure that people are involved at the early stage of local plan preparation and in the consideration of planning applications. We want people to feel that they can make a real difference to the future of the areas in which they live and work”. Clearly, this was not carried out in this instance.

Whilst looking at projected housing needs the figures just don't add up. SODC are looking at numbers well in excess of the identified need at the expense of ruining peoples' quality of life. These houses are not needed and therefore cannot be justified.

I am not aware of any floor risk assessment being carried out in respect of this site. How can a proposal be considered without this essential piece of work being done? By concreting the area sloping down from Delbush and Burdell this would surely increase the risk of flooding?

It seems that no attention has been given to the infrastructure needs of this development. Everything within the document referring to traffic feels very woolly and without substance almost as if very little thought has been dedicated to this most important aspect of any considered development.

(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.

First and foremost you need to remove Bayswater Field from your plan as it stands, and if you insist on going forward with a separate plan covering this site then you need to prove need, above all else, and secondly why this particular site is necessary for development by stripping it of its Green Belt status. Lastly, you need to prove how you would mitigate for all the risks that would present themselves in a future planning proposal

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

(Continue on page 4 if necessary)

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:

(this can be electronic)

Date:

12<sup>th</sup> February 2019

### 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](http://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](mailto:planning.policy@southoxon.gov.uk) or call 01235 422600 (Text phone users add 18001 before you dial).

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