

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" value="N/A"/>
Full Name	<input type="text" value="ANDREW HOPES"/>	<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="REDACTED"/>	<input type="text"/>
Address Line 2	<input type="text" value="REDACTED"/>	<input type="text"/>
Address Line 3	<input type="text"/>	<input type="text"/>
Postal Town	<input type="text" value="REDACTED"/>	<input type="text"/>
Postcode	<input type="text" value="REDACTED"/>	<input type="text"/>
Telephone Number	<input type="text" value="REDACTED"/>	<input type="text"/>
Email Address	<input type="text" value="REDACTED"/>	<input type="text"/>

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.

- 1) The proposed development will result in the loss of Green Belt that is currently classified as an Area of Outstanding Natural Beauty. This will be at a dis-benefit to the local community who currently use this area as a recreational amenity that provides fresh-air, space and relaxation away from the busy A40. The loss of Green Belt/AONB should only be considered where exceptional circumstances can be proven.
- 2) The proposed development will cut through a protected bridleway that currently runs along the south side of the proposed development again removing a recreational amenity that currently exists for the local community. The loss of this protected bridleway should only be considered where exceptional circumstances can be proven.
- 3) I strongly believe that Green Belt land should only be compromised as a last resort and only in exceptional circumstances when all other options have been explored and discounted for valid reasons. In this respect, SODC should be legally bound to demonstrate beyond all reasonable doubt that this land is required for 'needed housing only', and that all alternative locations, in particular Brown feild sites have been considered and/or discounted for valid reasons.
- 4) The proposed development could not be constructed without creating an unsafe environment for local residents including young children who play in the streets and who use the Bridleway as well as the local estate roads to access the Primary School and pre-school amenities as located in Terrett Avenue.
- 5) The Access and Egress from Sandhills estate currently suffers from congestion and over subscription of vehicular traffic with queuing particularly around the traffic signalised junction with the A40. The Sandhills estate roads are mainly narrow tree lined avenues that also suffer from a high proportion of on street parking that makes safe passage particularly challenging. This situation is further exacerbated by overspill parking from the adjacent Thornhill Park & Ride.

By further developing the Sandhills estate, this situation will only worsen and will create a more unsafe situation where Children will be injured if they step out between parked cars.

There is also no option to provide an alternative means of access and egress from the estate as this would only lead to the estate roads becoming a 'Rat-Run' and would undoubtedly result in not only higher volumes of traffic but also a considerable increase in traffic speed.

- 6) In addition to 5) above, the current situation with respect to narrow roads and on-street parking would not lend itself to the safe passage of any Construction Traffic particularly in the volumes that would be required to construct a 160+ Housing Development. There would also be a further nuisance with the presence of dust and silt on the roadways that would result from construction operations. This would further reduce safety for the local community.
- 7) The supporting information as provided by SODC in respect of the demand for additional housing within their plan has not been demonstrated beyond reasonable doubt and in fact many other articles serve to demonstrate that the unmet housing needs for Oxfordshire are currently being met without the consideration of Green Belt land. This current proposal within the SODC plan would result in at least 30% of the proposed housing demands being met through removal of existing Green Belt land and is therefore in clear contravention of the National Infrastructure Commission's recommendation that new schemes should not compromise the high-quality natural environment for existing and future residents and should not involve any changes to existing Green belt protections. Also and as advised by the Campaign for Rural England this growth strategy is the biggest threat to rural Oxfordshire and will have an irreversible impact upon infrastructure, services, landscape and communities.

In respect of all of the above, I consider this to be an inappropriate development by definition that should not be approved other than in very special circumstances.

(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.

(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: Andrew Hopes

(this can be electronic)

Date: 13/02/19

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.**

I also wish to express my concern in respect of the lack of consultation as provided by SODC to date in respect of this proposal. Given the many serious implications that will result from approval of this 160+ housing development at Bayswater Brook, I would have expected a letter drop from SODC to advise residents of the situation. This did not happen. Infact there was no consultation whatsoever, not even the placement of notification posters in prominent streetside locations. Once information had found it's way into the Sandhill's local community the timescales for raising objections, ie; by the 18th February 2019 were less than four weeks.

I consider this matter to be both underhand and also not legally compliant.

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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