

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="Antony Johnson"/>	<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"/>

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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
(2) are sound	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
(3) comply with the Duty to Cooperate	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

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.

The plan is NOT Legally Compliant:

The legal requirement for public consultation on development plans as set out in the Town & Country planning(Local Planning) (England) Regulations 2012 which states that the, “Local Authority must - notify each of the bodies or persons specified in paragraph (2) of the subject of a local plan which the local planning authority propose to prepare, and invite them to make representations”. These persons or bodies in paragraph 2 are the residents and the Sandhills Parish Council. There was certainly no consultation with local residents and the Parish Council was only informed on the 7th Jan 2019. This date is exactly 6 weeks to the dead line of Feb 18th after which objections to the plan will not be heard. This is the type of behaviour we would expect of unscrupulous developers. Surely SODC should be setting an example of consultation as set out in their Statement of Community Involvement.

The public would expect a Local Authority to set an example of consultation with local communities when considering such a large development. In fact SODC has a Statement of Community Involvement June 2017, which they are legally required to prepare as set out in the Planning and Compulsory Purchase Act 2004(as amended). The SCI is one of the documents that the Planning Inspectorate use to help work out if the Local Plan meets its legal requirements.(this is a sentence I have taken from the SODC Local Plan). Throughout its content the SCI speaks of involvement and consultation with local communities. I quote:

“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.” 1.2 SODC SCI June 2017.

“**Early involvement** • We will ensure early involvement with our local community in the preparation of our planning policy documents, so that you are involved from the start.” 2.0 SODC SCI June 2017.

None of these objectives were carried out by SODC in any way whatsoever. As such the

plan does not meet its legal requirements.

The plan is not legally compliant continued: (it does not comply with national policy & legislation)

The building of 160-200 houses at BF represents a 60% increase in housing. This goes against the NPPF(National Planning Policy Framework)The 3 reasons used by SODC for releasing Bayswater Farm from the Green Belt are flawed:

1. Proximity to Oxford offers 'a high potential for travel by walking and cycling'. The SODC's own transport consultants say that "the A40 is a major physical barrier to connectivity, particularly in terms of walking and cycling.' Bayswater Farm is further on the outskirts than the rest of LNBB. Hence it's potential must be judged similar to the rejected Thornhill site – see below.
2. Potential to connect to the city's public transport system. The Oxford City Council report, "Evaluation of Transport Impacts January 2019", shows that only 27% of journeys in South Oxfordshire are made by public transport or walking/cycling. A proposed release from the Green Belt for a development at Thornhill was rejected by the Council, although it has closer proximity to public transport than Sandhills.
3. Building on Bayswater Farm is part of Oxford's unmet housing need strategy – not required, see below.

THE LOCAL PLAN IS NOT SOUND

- It is not Positively Prepared: No adequate flood risk assessment has been carried out for Bayswater Farm. The Local Plan states "More evidence on ecology is required". Also "appropriate detailed landscape, visual & heritage impact assessments must still be provided".
- Meeting the housing needs: The Strategic Housing Market Assessment (SHMA) calculations for housing needs in Oxford are 22,775 new homes. The Local Plan includes 28,465 new homes, hence housing at Bayswater Farm is not required.
- Infrastructure: There are no traffic solutions offered – only suggestions such as "a new road connecting to the A40" or "significant enhancements to junctions", e.g. the "Thornhill Park & Ride Junction". An Oxford City Council study estimates 250+ vehicles on Sandhill's roads at peak times due to the Bayswater Field site alone. However, thousands of cars could come through if Sandhills is connected to LNBB. It is not justified: The development at Bayswater Farm is not required to meet the unmet housing needs of Oxford City; it would remove the only local amenity that Sandhills currently has – the green space which is vital for the well-being and health of residents.

One of the arguments used by SODC planners when the adjacent Terrett Avenue was developed was that the development could go ahead as Sandhills would still have the green space at Baywater Field. The same planning authority seems to have overlooked this!!!!

There is no evidence to suggest that the two communities of Sandhills and Barton wish to be coalesced. Which would occur if the Bayswater Field was developed. Sandhills and Barton are of very different character. They are presently physically separated by the Bayswater Road and a number of agricultural fields. The development would have a

significant detrimental effect of our small, quite, close community.

The Local plan does NOT comply with the Duty to Co-operate.

LPA's have a legal Duty to Cooperate as set out in Section 110 of the Localism Act 2011. The act states the LPA should engage constructively, effectively and on an on-going basis to maximise the effectiveness of the on-going plan. Although the list of public bodies with whom an LPA is required to cooperate with, as set out by the Town and country planning (local Planning)(England) Regulations 2012, does not mention neighbouring local authorities, the SODC SCI states that in addition to this list they will exercise their duty to cooperate with Oxfordshire County Council & Oxford City Council. Furthermore the SCI appendix 1.Consultation Bodies lists the following as someone they have a duty to cooperate with:

(h) a relevant authority any part of whose area is in or adjoins the local planning authorities area.

As this includes Oxford City Council and if they were informed why has there been so little consultation on their part.

Also the guidance provided by the Duty to Co-operate was withdrawn in September 2018. As such it is not current. The representations should in fact be redrawn to take into account the current legislation.

NEIGHBOURHOOD PLANS:

If Consultation with local communities had been carried out as per the SODC Statement Of Community Involvement this would have provided the residents in the adjacent parishes to draw up Neighbourhood Plans. This initiative was put in place by SODC to help communities have some say in where local developments are situated. How can we as residents use such an initiative if we are not consulted in good time and in an open and honest manner.

(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.

Remove Bayswater Field from the proposed LNBB Plan

If it is to be considered it must be assessed as a stand-alone site. A separate timetable and Local Development Scheme must be presented. A full consultation has to be conducted and adherence to National Policies & Legislation has to be made transparent, including the reasons for its removal from the Greenbelt. Furthermore, the plan has to be presented in a sound manner, positively prepared with all assessment results available. A justification provided for the housing need and clear plans presented how the infrastructure might be affected and which plans are in place to mitigate such risks.

(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:

(this can be electronic)

Date:

17/2/19

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.**



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).

Please return this form 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.