

From: John & Kathie Lauder [REDACTED]
Sent: 17 February 2019 12:09
To: Planning Policy South
Subject: RESPONSE TO THE SODC LOCAL PLAN 2011 - 2034 - FOR FORWARDING TO THE PLANNING INSPECTOR

RESPONSE TO THE SODC LOCAL PLAN 2011 - 2034 - FOR FORWARDING TO THE PLANNING INSPECTOR AT THE EXAMINATION IN PUBLIC:

Please note the following points:

1. The SODC local plan is not a “second publication version” of the original publication but an entirely new plan. **This violates the section 18 consultation framework which should allow for a longer consultation.** There has been no opportunity for the public to make comments at an appropriately early stage about the major change in SODC's housing policy.
2. The plan is based on an **out of date** housing need assessment (2014 SHMA rather than the 2018 SHMA).
3. This is a green belt area and the government’s NPPF requires councils to protect green belts except in exceptional circumstances which we believe are not present.
4. It is unsound to try to justify release of land north of Bayswater Brook (LNBB) from the green belt if its development does harm, not only to the green belt, but also to the **existing current road network which cannot cope with current volumes of traffic. Local communities are harmed through pollution, noise and congestion.**
5. **Oxford City Council has enough brown field sites to accommodate the unmet housing need, especially when the lower figure in the 2018 SHMA is taken into account.**
6. The plan states that LNBB would have minimal visual impact and avoids harm to Oxford’s historic green setting. This is simply not true. In fact, the landscape of the Bayswater Valley is visible from many public areas, and homes on the boundary of the Bayswater Brook.
7. While the existing green belt boundary is the significant geographic feature of Bayswater Brook, the proposed new boundary appears to conform simply to field boundaries and sometimes not even those.
8. The proposed boundary of LNBB impinges on the SSSIs at Sydlings Copse and College Pond. SODC’s own Ecological Council identified in 2018 that the LNBB site would be a high-risk allocation for development and would potentially have **significant effects on biodiversity.**
9. The proposed road would not only blight the planned development but would also bring extra traffic through surrounding areas, using it as a rat run. **SODC has failed even to attempt to assess the likely traffic volumes on the proposed road. They have also failed to cost it in detail.**
10. SODC has failed to assess the flood risk both to the road and housing. There is no flood alleviation in the costing of the road. The current Bayswater Brook road crossing frequently floods to a significant extent.
11. **There is no detail given as to how people and vehicles will get out of the site to Headington and Oxford. The indicative red arrows on the plan traverse existing developments at Barton Park, Barton West and Sandhills and are not viable or practical routes. Bayswater Road remains the only viable route and this is already unacceptably congested.**

We therefore ask that SODC retract their proposal for housing and roads for the Bayswater area as proposed in the new draft local plan.

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