

# 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:

|   |                      |
|---|----------------------|
| <b>Title</b>                                      | Miss                 |
| <b>Full name</b>                                  | Alexandra Leggatt    |
| <b>Business / Organisation name (if relevant)</b> | -                    |
| <b>Job title (if relevant)</b>                    | -                    |
| <b>Address line 1</b>                             | ██████████           |
| <b>Address line 2</b>                             | ██████               |
| <b>Address line 3</b>                             | -                    |
| <b>Postal town</b>                                | ████                 |
| <b>Postcode</b>                                   | ██████               |
| <b>Telephone number</b>                           | ██████████           |
| <b>Email address</b>                              | ████████████████████ |

## 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.

Not legally compliant

What the council refers to as "Land north of Bayswater Brook" is misleading as part of the land (Bayswater Farm) is actually south of the Bayswater brook and wasn't initially included in the proposal.

The land in question (Bayswater Farm field) is the one that's disjointed from the main development and lies to the right of it. There is no specific mention of this particular piece of land development anywhere in the plan and it appears that the additional 160 - 200 houses that the council is planning for was "sneaked in" and/or is a late addition.

Back in the earlier plan this land, even though available was not suitable for development. Since then the land ownership has changed and so has the land suitability.

As this was a late addition to the Local Plan, this site has not been through section 18 consultation.

Although directly affected, Sandhills' residents have not been informed or consulted about this plan. There was no consultation or correspondence before the plan was published by South Oxfordshire County Council or regarding the plan for roads and infrastructure by Oxford City Council.

It is easy to assume that as this land falls under Forest Hill With Shotover Parish Council, only this Parish should be consulted and yet due to its layout it is directly adjacent to Sandhills (Risinghurst & Sandhills Parish Council).

Not sound

Developing this land between Bayswater Brook and Sandhills/A40 for housing will have a tremendous negative impact and pressure on the area's infrastructure, noise, air pollution, neighbouring residents and surrounding wildlife both during the development and after. This site is also 100% in Green Belt.

The additional 200 houses at Bayswater Farm mean a huge increase (60%) in housing in that area (Sandhills).

Bayswater Farm is almost 5 miles from Oxford City centre and similarly to Thornhill, walking and cycling presents a challenge due to the current road infrastructure.

Further, local roads were not designed for more housing and drive-through traffic and are already struggling.

The considered access via Delbush Avenue and Burdell Avenue onto the A40, especially at school times, are at peak capacity and already emergency vehicles have had problems gaining access. Increased and through traffic will aggravate the already serious congestion and circles at the bottom of these two roads will become unsafe.

Families use the bridle path to walk children to school and avoid the air pollution and busy A40 and to enjoy the healthy landscape.

Families and walkers use it for recreation after school, at the weekends and during holidays.

Negotiating the two access roads will prove difficult and dangerous on the bridle way.

It appears that South Oxfordshire County Council has not thought through properly the impact the development of this plan will have on the roads and infrastructure.

Oxford City Council has not provided any plans or solutions as to how the need for these improvements will be met or done any studies what the impact will be therefore the local plan doesn't appear to be sound.

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 Farm field from the proposed plan.

A separate consideration and assessment should be made and full consultation conducted.

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