

Dear Sir or Madam

Re: opposition to proposed development of Bayswater Farm Field, Sandhills

As a resident of [REDACTED], Sandhills I would like to inform you of my strong opposition to the proposed development of this land.

I am a parent of two young children, one of pre-school age and [REDACTED]; we chose to live in Sandhills [REDACTED], and the quiet residential streets that make it a good location to raise a family.

This plan to develop Bayswater Farm Field will lead to: -

- large construction and delivery vehicles accessing the residential streets
- increased traffic from the residents of the new properties
- increased congestion at the only junction that provides access in and out of Sandhills, which is already very busy at peak times with commuter and school traffic
- increased air pollution from the construction work and additional traffic
- likely loss of mature trees that will need to be removed
- loss of access to the footpath, bridleway
- detrimental impact of the local landscape and views of the countryside
- destruction of this area of Green Belt land for a limited return
- creation of a rat-run, as through-traffic will be able to bypass the Headington roundabout through Barton and Sandhills - this will increase noise and air pollution, and create a danger to the residents, and to the children attending Sandhills Primary School

For the well-being of the residents of Sandhills it is very important to maintain this open space, and retain the estate as a quiet, safe, and peaceful area, and not to use it for a new housing development.

The National Planning Policy Framework (NPPF) is clear that before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, it should be demonstrated that all other reasonable options for meeting identified need for development are examined. The SODC LP does not demonstrate this has been adhered to, and there are no local level

exceptional circumstances to release this small area of land from the Green Belt for the construction of a relatively small number of houses.

There is already a significant housing development locally, with the conversion of the Nielsen office building into over 130 flats. This development will increase traffic significantly at the same junction that is used for Thornhill Park & Ride and Sandhills. A further increase of traffic due to development on Bayswater Farm Field will make this even worse.

For the benefit of the local community, the local Green Belt, and the environment, I hope that you can find a way to ensure that this unwanted and unnecessary development is stopped.

Yours faithfully

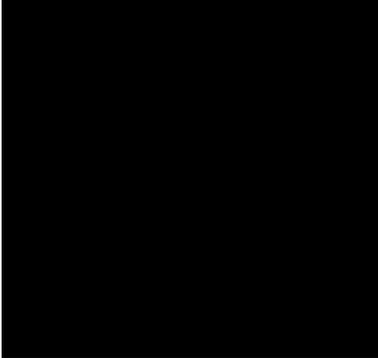
Nicolas Andreopoulos

# Emerging South Oxfordshire Local Plan Proposed Main Modifications Consultation

## Part A - contact details

Q1. Are you responding as an:
Individual

## Individual contact details

Q2. Due to statutory planning regulations, a name and means of contact is required for your representation to be considered:	
<b>Title</b>	Mr
<b>Full name</b>	Nicolas Andreopoulos
<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>	

## Part B - your comments

Q5. You can provide your comments on the Emerging South Oxfordshire Local Plan Proposed Main Modifications in this section. The list of documents you can comment on are: Schedule of Proposed Main Modifications as amended by Erratum Schedule of Policies Map Changes Sustainability Appraisal Addendum Habitats Regulations Assessment Addendum If you wish to provide comments on more than one proposed main modification or document, you will be given the option once you have completed this section. Please select the document you wish to comment on using the drop-down menu below:
Schedule of Proposed Main Modifications

Q6. Which Main Modification number or consultation document are you commenting on? If you are commenting on the Main Modification document, please provide the main modification number (for example MM1) in the box below. If you are unsure of the 'modification number', please click here to view the Schedule of Proposed Main Modifications. If you are commenting on any of the other consultation documents (for example the Sustainability Appraisal Addendum), please provide the relevant section, paragraph or page number in the box

MM17

Q7. Please provide your comments in the box below. If your comments are over 500 words it would be really helpful if you could also provide a summary of your comments using the text box in the next question. You will also be able to upload any supporting documents using the button below.

I would like to raise the following concerns about the proposed development of Bayswater Farm Field, Sandhills: -

1. Rat-run / additional traffic & pollution - by linking the road network of Sandhills and Barton, a rat-run will be created allowing traffic to avoid the Headington roundabout, creating additional traffic in Sandhills which is currently a quiet estate with no through-traffic. Sat-navs will use this access to divert traffic through Sandhills when the roundabout is congested. This additional traffic will increase air and noise pollution, and cause a danger to the children who live in Sandhills and / or attend Sandhills Primary School. The existing roads on Sandhills estate, as well as the junction at Thornhill, are not capable of accommodating additional traffic, as can already be seen during rush hour and school drop-off and pick-up times.

2. Destruction of green-belt - the proposed development would lead to the destruction of the green-belt land that borders Sandhills, removing an open green space which is beneficial to health and well-being of the residents. It will ruin the local landscape. This area is vital to the residents as it is the only green space nearby, especially important with the A40 running along the opposite boundary of the estate.

3. Construction traffic - the existing narrow roads in Sandhills are not suitable for the heavy construction traffic that would be needed during the proposed development. Any changes to the existing roads would require removal of trees, which would further damage the local environment and landscape, and be strongly opposed by the local residents.

Q8. If your comments are more than 500 words long, please use the space below to provide a summary. You are not required to summarise your comments, but a summary would help us in our reporting.

*No Response*

Q9. Please upload any supporting documents below:

*No Response*

## Comment again, or finish?

Would you like to comment on another main modification or supporting document?

No, I'm ready to submit my comments now and finish the survey