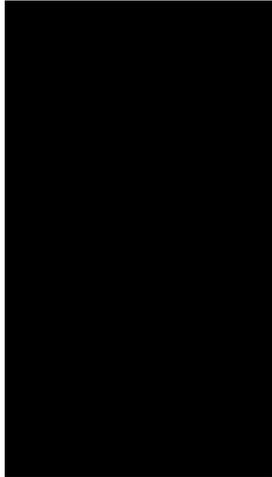


Emerging South Oxfordshire Local Plan Proposed Main Modifications Consultation

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:	
Title	Mr
Full name	Jeremy Bell
Business / Organisation name (if relevant)	
Job title (if relevant)	
Address line 1	
Address line 2	
Address line 3	
Postal town	
Postcode	
Telephone number	
Email address	

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 Policies Map Changes

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

CSD13

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 am writing as an Individual, and as a representative of the Marle Brook Estate.

At a recent meeting of residents, 100% of those present from a 100% invitation we're against the proposal to modify the map of "A Bypass for Watlington" to show an additional Option 2 Map of the Bypass. The reasons are as follows:

No published justification: There was considerable research and consultation and research done, not least consulting with OCC Highways, through the Neighbourhood Plan period, to produce Option 1.

For Option 2 to be put forward, the OCC has to show due diligence in producing documented evidence (as was done for Option 1) showing why there has to be another option, and why Option 2 is worthy of consideration and why there needs to be a last minute alteration of the proposed map. There is no such back up or documentation put forward.

In adding an element such as a road route in a Local Plan, it cannot be at the whim of an official, there has to be professional and technical consideration, and it has to be a viable route, demonstrated to be viable through evidence. If it is on cost grounds, where are the costs? There is no such evidence available for this consultation, and therefore the process is flawed and cannot be considered by the SODC.

If it is considered, despite the fact of it appearing to be at the whim of an official, then there are substantial reasons why Option 2 is unviable and should not be allowed to be included in the Main Modifications to the Maps in the Local Plan.

1. It is contrary to the Watlington Neighbourhood Development Plan.
2. It idea of using the Industrial Estate/Willow Close roundabout as part of the Bypass will impose enormous problems and dangers to Watlington, and in particular the residents of the Marle Brook Estate, and the new estates, known as Site A and Site B.
3. With the current through traffic counted as 50 trucks and HGV's and 800 other vehicles per hour in the peak time period in Watlington Town Centre, despite the 7.5 tonne weight restriction, the peak time traffic density around the above roundabout will be dangerous to the families and children walking to school on the unprotected sidewalk and to those occupying the new houses who will have to cross the bypass.
4. The bulk of the new houses for Watlington will be on the outside of the Bypass. This defeats the whole object of having a Bypass. Watlington agreed to new houses to have a Bypass, not new interior arterial through route.
5. It will be impossible to configure the new route with the proper carriageway width, verges, tree belts, and feeder roads, as has been done elsewhere with proper Bypasses. Consider the new development at Kingsclare in Bicester. There, for a development of 2500 homes, there is a 10m carriage way Bypass and a 3m cycle way on each side, separated from the carriageway by a 5m verge. For Watlington you are proposing an Estate Access Road, of 5.5m carriageway, with a 1800mm foot way!. This is unacceptable, and there are SUBSTANTIAL impacts and dangers, involved.
6. The wider context of additional housing development in the region has no been either considered, or disclosed, or evaluated in respect of Option 2. Benson, Wallingford, Chinnor, Thame, and all the villages and towns in and around Reading and Reading itself. The B4009 using Benson as a connection, carries large quantities of traffic between Reading and the M40. The traffic volumes will extrapolate.

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.

Summary:

Option 2 is unacceptable. It is not backed up by any data. It appears to be an alteration to the map on a whim. It will be dangerous around the Willow Close Roundabout. It will split Watlington in 2, with most of the new houses outside the Bypass. It will simply move the Couching Street problems to someone else, and not solve them. It is not viable, and there is no demonstration or documentation that it is viable. How can a non-viable option become part of a Local Plan. The Local Plan is a serious document, and not for last minute, top of the head 'bright ideas' which can be thought about later. It will have a DISASTROUS impact on the 100 family homes of the Marle Brook Estate and will blight the western side of Watlington.

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