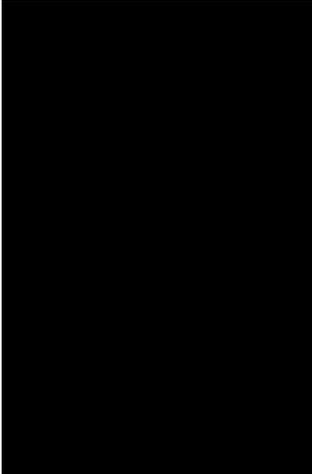


# Emerging South Oxfordshire Local Plan Proposed Main Modifications Consultation

## 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>	Philip Garratt
<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 Para 3 point 3; MM17 Para 3 point 9; MM17 Para 4.111;

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 very concerned that various issues in the current text will lead to inappropriate development of Bayswater Brook which will have a significantly negative impact on the environment, traffic flow, flood mitigation, and the historic setting of Oxford.

Moreover, specific comments on the proposed text include:

MM8p.41 points 1,3,4,5 & para 4.56

The new proposed wording puts at risk the setting of Oxford and allows inappropriate development which will have a detrimental impact on the local environment.

So I request you retain the original policies of LP2034 relating to the densities and local character. Local people must be consulted about the design, densities, and maximum height of buildings in major new developments prior to masterplanning (the design framework for the whole site). This is a critical local and democratic requirement.

MM17: Modifications to policies directly related to LNBB Para 2(vi), p71, Para 3(iii) p.72, Para 4.115 p.69  
With the proposed wording there is little to prevent a serious worsening of the heavy traffic congestion in the area of Headington roundabout/A40/Marston.

So I request that you keep the original wording and policy of LP2034 Para 4.115 in order to preserve the policy links to the Infrastructure Delivery Plan and to the requirement for the developer to contribute up to £70 million for highway infrastructure to alleviate congestion on the ring road and the A40/Headington Roundabout.

MM17 Para 3 point 3:

Local democracy should be paramount and proper consultation should take place on all matters.  
So I request that you restore 'agreed' in the sentence at Para 3 point 3 MM17 'masterplan must be prepared in collaboration and agreed with the Local Planning Authority, Oxford City Council and Oxfordshire County Council.

MM17 Para 3 point 9;

The proposed text specifies higher density housing (more than 45 dph) to the south close to Bayswater Brook and near Barton Park. The wording on the gradual reduction toward the north and west is too vague, allowing the developer to keep higher densities over much of the site.

So I request that you respect the local character (not the character of Barton Park) in the design of LNBB, and that no part of the site should be above 40 dph. I suggest wording change (in CAPS) to this sentence: 'Densities on both sites will gradually reduce towards the northern landscape buffer and on the main site, densities will be lower close to THE LANDSCAPE BUFFER by Sidlings Copse and College Pond SSSI and densities will also reduce towards the western edge of the site TO AVOID INTERFERENCE in the view cone.

MM17 Para 4.111;

The Council's own ecologist warned that the site should not be selected without a detailed ecological impact assessment of the SSSI. Instead, SODC commissioned a short ecological assessment based on a single site visit in February and personal opinion. The report fails to: use all the biological information available for the site; draw on scientific knowledge about the vulnerability of the wildlife, the impact of higher visitor numbers and local residents' use of wildlife sites; and does not estimate the likely impact with and without mitigations to reduce impacts. It fails to meet the requirements of planning legislation (legal compliance with the Strategic Environmental Assessment Regulations).

So I request that you change the wording of MM17 para 4.111 to a more appropriate text as below:  
"Prior to masterplanning, an independent ecologist should carry out a detailed ecological impact

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.

assessment (that is compliant with the SEA regulations) to understand the effects of development on the SSSI; masterplanning must take into account the recommendations of this new detailed assessment".

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.

Some of the proposed changes to the text would lead to serious negative impact on the local environment of Oxford. I suggest amendments to the text.. Many relate to the Bayswater Brook site which is totally unsuitable for the scale of development proposed because of multiple environmental and local issues including: the innapropriate location within Green Belt (the exceptional circumstances provided are not sufficient to release it from Green Belt); the issues of congestion and traffic flow around the A40 and Marston; and the very significant and major existing flooding issues in the area, especially given the necessity to use "low lying land" so the environment of Oxford is not spoilt.

I am very concerned that various issues in the current text will lead to innapropriate development of Bayswater Brook which will have a significantly negative impact on the environment, traffic flow, flood mitigation, and the historic setting of Oxford. Please refer fo my suggested changes to the specific text.

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