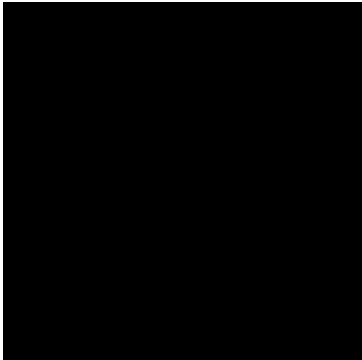


Emerging South Oxfordshire Local Plan Proposed Main Modifications Consultation

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	DR
Full name	STEVEN HARRIS
Business / Organisation name (if relevant)	-
Job title (if relevant)	INDUSTRIAL CHEMIST
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 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

MM8

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.

STRAT 13 should be removed from the Local Plan.

p41 #3: If applied to STRAT13 (the land adjacent to Barton and Sandhills), this modification could encourage developers to further increase the proposed housing densities in areas that would affect the ecology and streamflow of Bayswater Brook, and/or of Sydlings Copse SSSI. This modification must clarify that protecting these valued wildlife habitats is a strong reason to resist such pressure, and that planning permission should be refused for developments whose densities would compromise those habitats.

p41 #4: This paragraph reduces the need for new developments to have sympathy to local character. Important elements of the local character of Sandhills include closeness to the countryside, abundance of trees, and low-rise buildings. Any development in STRAT13 will damage these characteristics – but the extent of the damage will depend on the design. Developers must be required to respect these characteristics (e.g. by planting trees to screen the new houses).

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?

Yes, I'd like to make another comment

Part B - your comments

Q10. 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

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MM9

Q12. 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.

The field north of Sandhills should be removed from STRAT13.

p43:

First problem: It is flawed and untrue to suggest that "offsetting" of damage to habitat is feasible.

Proposed change: Add the following text: "Consistent with Paragraph 175 of the NPPF, planning permission shall be refused if the developments are likely to damage irreplaceable habitats.."

Second problem: Housing developments at the eastern end of STRAT 13 (immediately north of Sandhills) will substantially reduce local residents' access to the remaining Green Belt, especially amongst families with young children such as ours. To suggest that these residents' loss of greenspace access could be 'compensated' is wholly false and untrue, as NO locations for the provision of compensatory greenspace are available within sufficiently easy reach for families which can't be very mobile and can't walk far. It is a travesty that this plan removes green amenity for the local population. Proposed change: Add the following text: "Where development in former Green Belt land would reduce pedestrian access from existing neighbourhoods to the remaining Green Belt, masterplans must provide for the retention of natural, accessible and expansive greenspaces within walking distance of the existing neighbourhoods. Where this need cannot be accommodated, planning permission should be refused"

Third problem: Developments in the field north of Sandhills are likely to permanently alter waterflows into Bayswater Brook, and could damage the Brook's ecology, in ways that cannot be compensated. There should be firmer language in the Local Plan requiring adequate 'buffer zones' to protect streams such as Bayswater Brook and other freshwater habitats.

Q13. 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

Q14. Please upload any supporting documents below:

No Response

Comment again, or finish?

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

Yes, I'd like to make another comment

Part B - your comments

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Schedule of Proposed Main Modifications

Q16. 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

Q17. 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.

STRAT13 represents significant deleterious impacts in a number of ways, including degradation of air quality, traffic congestion, and destruction of habitat along Bayswater Brook. The proposed plan, particularly for STRAT13 LNBB, is CLEARLY NOT SOUND. We believe it is NOT POSITIVELY PREPARED, NOT JUSTIFIED, NOT EFFECTIVE, and NOT CONSISTENT WITH NATIONAL POLICY. The plan represents a very significant deleterious impact on the ENVIRONMENT in and around Sandhills, exerting a multitude of adverse HEALTH AND SAFETY risks and impacts to the residents of Sandhills and to those in the surrounding communities (including Barton and Risinghurst) who use Sandhills for its school and pre-school. This is a highly FAMILY UNFRIENDLY and highly UNDESIRABLE proposal. This plan is a HEALTH AND SAFETY RISK to children attending Sandhills Primary School and Sandhills Pre-School, due to the increased traffic levels, increased air pollution levels and increased noise levels.

We are particularly concerned about the access plans for traffic for this development, if access to a development directly adjacent to Sandhills was to be accessed THROUGH Sandhills. The modification does not explain how provision of road access to the separate eastern portion of STRAT 13 (immediately north of Sandhills) will avoid causing significant congestion and air quality issues on the existing roads of Sandhills, or significant problems at the Merewood Avenue/A40 junction.

Key objections are:

- 1) Narrowness of Sandhills roads and inappropriateness for access to this proposed development;
- 2) The breaching of the bridle way on the northern boundary of Sandhills;
- 3) The risk to safety, especially of children, due to breaching of the bridle way;
- 4) The risk to health and safety of children through greater traffic levels in and near Sandhills, which present a direct road safety risk, and a less tangible but no less dangerous risk to health from increased

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traffic-related air pollutants (particularly nitrous oxides and particulates).

Para 2 (iii), p71: Increasing primary and pre-school demands have not been adequately accounted for, considering the Bayswater Farm field and Thornhill Park developments. These are exacerbated in a COVID world, where greater space provision is required.

Para 3 (ii), p72: This insistence on a landscape buffer around historic buildings is welcome. But why isn't there a similar insistence on a suitable landscape buffer alongside wildlife habitats such as Bayswater Brook, which was described in Oxford City's Local Plan as an important part of natural infrastructure?

Para 3 (x), p72: Protecting and enhancing habitats alongside the Brook is necessary – but for this to have any credibility there must also be language requiring a buffer zone (established for wildlife) alongside all sections of the Brook that border the STRAT 13 allocation. There must also be a commitment to ensure that the housing developments do not adversely impact the Brook's streamflow, or increase the likelihood of flooding.

The 'concept map' for STRAT 13 shows that housing developments in the field north of Sandhills would run right up to the Brook, which would substantially (and permanently) alter the 'permeability' of soils along this stretch of the Brook, and therefore affecting waterflow into the Brook. The Sandhills facing portion should be removed from the Plan.

Q18. 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

Q19. 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