

[REDACTED]

From: Andrew Hopes [REDACTED] >
Sent: 11 October 2020 18:55
To: [REDACTED]; Planning Policy South; Planning Policy Vale;
[REDACTED]; [REDACTED]
Subject: Objection to the proposed development of Bayswater Farm, Sandhills

Andrew Hopes

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[REDACTED]

11 October 2020

Dear All,

As a resident of [REDACTED] Sandhills [REDACTED] since 1995 I am writing to voice my concerns about the proposed development of the Bayswater Farm Field.

Whilst I understand the need to create more housing across Oxfordshire I do not consider that developing green belt land is the answer, particularly given the fact that ample brown field sites currently exist across the county that can serve this very purpose.

This development is against the National Planning Policy Framework on numerous criteria, not least those listed below:

8b **social objective – to support strong, vibrant and healthy communities**, ...by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs **and support communities’ health, social and cultural well-being**; and

8 c) **an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment**, including making effective use of land, **helping to improve biodiversity**, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

NPPF 180 b. Identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason;

NPPF 98: Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks.

NPPF 180: Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

NPPF 108: In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that: b) Safe and suitable access to the site can be achieved for all users.

I am sure that you are fully aware of all of these points and will give each and every one of them appropriate consideration as part of your assessment.

In addition, I feel very strongly that the following matters should also be given your full consideration as part of the assessment process.

Sandhills estate has been subject to numerous developments over the years both in terms of the extension of Terrett Avenue which resulted in a considerable increase in the number of new houses and most of the original properties have since been extended to cater for the needs of today's modern families to provide additional living space. This has resulted in most properties utilising some if not most of the available parking space within their properties boundaries. With most families now having at least two motor vehicles and, in some cases, more where their children still live at home, this has meant that on street parking has become a particular problem. This is also more noticeable during the day when multiple vehicles from small building contractors who are obviously working on the multiple ongoing building projects also add to this worsening situation. It is also worth noting that the roads around the Sandhills estate are particularly narrow and this in itself, coupled with the on-street parking makes it very difficult for residents to move around the estate. This worsening situation has also resulted in an exponential increase in the number of pedestrians and in particular mothers with young children that are now having to walk in the carriageway to pass vehicles that are parked half on the road and half on the pavement. I am sure that it is only a matter of time before a serious incident occurs. Given the current situation and the fact that the existing roads cannot be widened or improved, I think it will be impossible to service a large housing development with plant and materials and multiple HGV vehicle movements without creating an unacceptable health and safety issue. I assume that the access routes to the site would be via both Delbush Avenue and Burdell Avenue and these are already the two most congested roads on the estate.

In addition to the above, if alternative access was to be provided between Sandhills estate and Barton estate via the Bayswater Farm Field development, this would also create a short cut that would undoubtedly be used as a 'rat-run' during rush-hours to avoid congestion around the Headington roundabout. In itself, this would create a long-term issue that would further compromise the health and safety of Sandhills residents.

Covid-19 has brought home the paramount importance of having open space and somewhere to walk. The bridle path at the bottom of Sandhills Estate that runs alongside open countryside has been used more than ever since the pandemic. Take this away and the detrimental impact on residents will be immeasurable. Mental health has never been so much in the forefront and it is not something that can be ignored, as our hospitals and medical centres are now being inundated with mental health issues. Providing area for walking, not only for exercise but for mental health is not only a top priority but a basic human right.

As the Inspector for this proposed development, I hope that you will now do the right thing and fully consider the detrimental impact on the existing residents of the Sandhills estate that this development will cause, namely creating an unsafe environment where the potential risk to the lives of residents and in particular young mothers and children who walk to the local school and the Thornhill Park & Ride will become a daily occurrence and creating an overwhelmingly negative impact on the mental health of those residents by taking away the very last piece of open space that exists to enjoy the views of the open countryside and the associated wildlife.

Yours sincerely,



Andrew Hopes

Sent from my iPhone