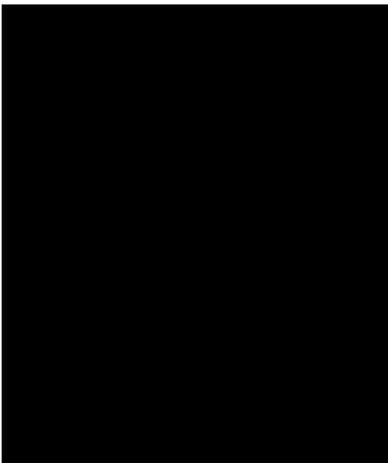


Emerging South Oxfordshire Local Plan Proposed Main Modifications Consultation

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	Mrs
Full name	Anne Orgee
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 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

MM2, MM4, MM5, MM8, 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.

My comments relate to the Land north of Bayswater Brook (LnBB); whilst I believe that building on this land is unsound for many reasons, I have addressed specific modifications below.

MM2 and MM4

Building on Green Belt land negates the commitment to minimising emissions and pollution, as it is inherently damaging to the environment, causes urban sprawl, and increases traffic. Building on the LnBB would increase traffic on local roads causing gridlock and additional pollution; there are no public transport or cycleways in the surrounding parishes and there is no guarantee that the people who live in the houses will work in Oxford.

MM5

The housing requirement is unsound as it was based on out of date calculations, using the 2014 Strategic Housing Market Assessment (SHMA), whereas the more recent SHMA 2018 and ONS forecasts show much slower population growth for Oxfordshire.

MM8

This modification will allow developers to build to urban densities at a site that is entirely unsuitable. This negates previous commitment by SODC to protecting and enhancing the local area and could pave the way for dense housing which would exacerbate traffic congestion and air pollution whilst destroying this area of the Green Belt. The original policies regarding densities should be retained as should the commitment to maintain the local character, prior to Barton Park. There need to be very specific restrictions on density close to Sydlings Copse and College Pond.

MM17

This modification will allow traffic to increase in an area that is already recognised as heavily congested with over 34,000 vehicles per day passing through the ring road and the A40/Headington Roundabout. The Bayswater, Elsfield and Woodeaton Roads are already at full capacity during peak periods, and there are often queues from the roundabout past the Crematorium. This modification does not address traffic congestion and the associated air pollution, or prevent house-owners from having cars, and there is no requirement for adequate transport infrastructures. A 'low car policy' is impractical and there is no evidence of such a policy working on the edge of a city. The A40 is a barrier to pedestrians and cyclists which it would be extremely difficult and costly to overcome. There is the potential for local roads, including the road through Barton Park, to become 'rat runs', putting local people in danger.

The masterplan should be agreed with the Local Planning Authority, Oxford City Council and Oxfordshire County Council. An appropriate Community Liaison Committee should ensure that all the local communities are informed, consulted and involved.

The modification fails to protect the SSSI (Sydlings Copse and College Pond) and the ecological assessment undertaken was unsound, as it lacks assessment of how effective proposed measures would be in reducing the impact of housing. Furthermore, there is a significant conflict of interest since the report authors are working for developers. 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).

A detailed ecological impact assessment (that is compliant with the SEA regulations) should be undertaken, supervised by Natural England, before masterplanning, and the results must be taken into account. Natural England and BBOWT are opposed to the development as it could damage the SSSI and

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.

any mitigation policies must be agreed with both organisations.

The Heritage Impact Assessment for the LnBB concludes that the LnBB is an intensive area of archaeology; the trenches dug during 2020 do not cover the extent of the archaeological sites mentioned in the Heritage Impact Report and are therefore likely to be insufficient.

The LnBB is unsuitable for development for the following reasons:

1. The development would threaten local biodiversity at a time when the UK is on course to miss most of its biodiversity targets. As a local resident, I have seen many types of wildflowers and wildlife including various bat species, deer, badgers, hare, grass snakes and red kites.
2. The development would damage the existing nature reserve, Sydlings Copse, both because of the need for space beyond the reserve for local wildlife and the additional footfall. Proposals to restrict access would be detrimental to local people.
3. The area is a much-needed haven for local people that has been particularly invaluable during the recent lockdown in terms of maintaining mental and physical health.
4. The area is prone to flooding. Much of the area was completely submerged recently and I have been informed (by a builder) that the flooding makes the area particularly unsuitable for housing.
5. The proposed houses are not designed to be affordable for people on lower incomes and therefore will not meet the needs of those who are unable to afford a home of their own.
6. A sustainable transport policy will not be viable at this site because the A40 is a barrier to the construction of pedestrian/cycle bridges.
7. There is no obligation for the developer to pay for highway improvements that will alleviate traffic congestion, and the increase in traffic will result in higher air toxicity levels.
8. The proposals allow for the developer to wait until the site is built to try out alternatives to car use, so there will be no incentive for house owners not to have cars.
9. It is likely that Barton will become a 'rat run' putting local residents and children at the school at risk.
10. Additional housing will put a further burden on our local GP practice who have already had to increase capacity due to the development of Barton Park.

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.

My comments show that many modifications are unsound due to the resultant increase in traffic and air pollution that would result from adoption of the modifications, and insufficient or impractical mitigation measures. MM17 fails to protect the SSSI (Sydlings Copse and College Pond); the ecological assessment undertaken was unsound and subject to a significant conflict of interest. The LnBB is unsuitable for development for these reasons and for others outlined, including propensity to flooding, and the negative impact on local people that would result from additional housing in this area.

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