

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	Lisa Vollstedt
Business / Organisation name (if relevant)	(None)
Job title (if relevant)	(None)
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

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 response to the main modifications regarding the proposed development of Land North of Bayswater Brook is as follows:

1. Concerns not adequately addressed in the main modifications regarding access to and from the proposed development at Bayswater Farm Field through Sandhills.

a. Increased traffic through Sandhills: The main modifications mention the provision of "pedestrian, cycle and public transport connections into Oxford to maximise the number of trips made by non-car modes, and measures to discourage car based development". However, the SODC's own transport consultants say that "the A40 is a major physical barrier to connectivity, particularly in terms of walking and cycling." It has also been proven that only 27% of all journeys in South Oxfordshire are made by walking, cycling or public transport.

b. Increased RTAs and traffic noise and the end of a tranquil, child-friendly environment: A link road between Bayswater Road and the A40 would turn Sandhills into a 'traffic island'. An Oxford City Council study estimates 250+ vehicles on Sandhill's roads at peak times due to the Bayswater Field site alone. However, thousands of cars could come through if Sandhills is connected to the Bayswater Road and this will increase the risk of RTAs in a quiet residential area. Our children currently play in the streets and many walk to school - increases in traffic will put them at risk.

c. Air pollution: Increased traffic = increased pollution levels. Although the main modifications (2 viii) state that appropriate air quality mitigation measure will be taken to minimise impacts on Oxford AQMA, air quality will most definitely be detrimentally impacted by the additional traffic.

d. Impact to health & wellbeing: I'm also concerned about the impact to the bridleway at BFF. This bridle path is my main access route to quiet walking areas which have [REDACTED] I, and many others, walk here daily. The development at BFF would disrupt access to the remaining green belt and would be 'a significant loss of amenity to the local community' (NPPF 98 & 108).

e. Lack of any viable alternative access routes – this is self-explanatory.

2. Concerns not adequately addressed in the main modifications about the incursion into the Green Belt:

a. There is no evidence that the cumulative impact of each of the individual incursions into the Green Belt is being evaluated in the whole SODC Local plan. Irreparable damage to the environment will be done if this is not evaluated and corrective action taken.

b. Oxford's required housing numbers as stated in the SODC LP are not correct - the SHMA calculations for housing needs in Oxford are 22,775 new homes but the SODC Local Plan includes 28,465 new homes. There are also many vacant buildings in Oxford – even more will result from the permanent closure of many offices due to Covid 19 and Brexit impacts. These buildings should be the first option to provide housing in Oxford.

c. BFF is not only Green Belt land but also in an AONB. To build in an AONB there is a need to show 'Exceptional Circumstances' and to demonstrate that the development is 'in the public interest'. In addition, National planning policy requires Councils to release Green Belt for needed housing only after all other options have been explored. I have not seen any evidence of exceptional circumstances for building on BFF.

d. Point 3(x) in the main modifications mentions a net gain in biodiversity through the protection and enhancement of habitats along Bayswater Brook. Wildlife is not contained in neat little areas. There are bats, deer, badgers and hedgehogs currently roaming quite freely in the BFF. Any development here will harm biodiversity by removing access routes for wildlife and disrupting habitats.

e. In Section 4.115 of the Main Modifications there is reference to a potential new link road between the A40 Marsh Land Junction and the A 40 between the Thornhill PnR junction and the Church Hill junction for Forest Hill. This, or any similar proposal, would have an even more catastrophic impact on our Green Space and potentially encourage further development between Sandhills and Forest Hill.

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.

1. Concerns not adequately addressed in the main modifications regarding access to and from the proposed development at Bayswater Farm Field through Sandhills.
 - a. Increased traffic through Sandhills
 - b. Increase in RTAs and traffic noise, and the end of a tranquil, child-friendly environment:
 - c. Air pollution: Increased traffic = increased pollution levels.
 - d. Impact to health & wellbeing
 - e. Lack of any viable alternative access routes
2. Concerns not adequately addressed in the main modifications about the incursion into the Green Belt:
 - a. Cumulative impact of each of the individual incursions into the Green Belt not properly evaluated
 - b. Oxford's required housing numbers as stated in the SODC LP are not correct
 - c. BFF is in an AONB - there no evidence of 'Exceptional Circumstances' that is required to build here.
 - d. No evidence that there can be a net gain in biodiversity.
 - e. Potential new link road would have an even more catastrophic impact on our Green Space

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