

**MAIN MODIFICATIONS TO OXFORD DRAFT LOCAL PLAN
OBJECTIONS BY HEATHER ARMITAGE AND TERRY WOOD**

OX3

Our Objections in blue.

Policy SP62: Valentia Road Site

1888 -
66.1 -
MM117/
SP62

Planning permission will only be granted for housing on this site. **The minimum number of homes to be delivered is 12. Other complementary uses will be considered on their merits.** Planning permission will not be granted for any other uses. Improvements to the remaining area of recreation ground will be required as part of any development on the site.

SP62 The decision to build on Valentia Road recreation ground is contrary to the terms of the Headington Neighbourhood Plan (HNP).¹ It is **UNSOUND**.

The Council have NOT proved an increase need since they agreed this plan and the Inspector found it 'sound'. In fact, since endorsing the Headington Neighbourhood Plan, the Council has acquired properties on the new Barton estates, **REDUCING** its need for additional housing. A further 25K are promised in the Local Plan. Coronavirus will also cull senior 'empty-nester house-blockers' (like myself) and release existing homes for the next generation. Brexit may also reduce the demand for housing by EU workers. The demand for new build housing will thus **reduce, not increase**.

Nor have the Council demonstrated an 'overriding need' to build in this particular location (as opposed to over the Council-owned Headington Waitrose car park, for example). **Nor** have they satisfied the other conditions for building on an HNP designated green space ie the provision of public space of equivalent size and amenity. **Nor** have they provided public access to what was previously private green space in the HNP area.

To disadvantage this area of Headington, already green-space deprived,² whose population has vastly increased even since this 2007 Study, is contrary to the Equalities Act 2010:

Public sector duty regarding socio-economic inequalities

(1)An authority to which this section applies must, when making decisions of a strategic nature about how to exercise its functions, have due regard to the desirability of exercising them in a way that is designed to reduce the inequalities of outcome which result from socio-economic disadvantage.

It is unacceptable and undemocratic that the Headington Neighbourhood Plan should be ignored to such an extent.

¹ GSP1 3. Development will not be permitted where it results in the loss of public access green space or harms its setting unless it can be demonstrated that there is an overriding need for development on that green space **and**:

- a public access green space(s) of an equivalent size and amenity in an identified area(s) of need in the HNPA is provided; **or**
- access to the public of existing private green space(s) of an equivalent size and amenity in the HNPA is provided.

² Green Spaces Study table 5.7

Suggested replacement wording: **the maximum number of dwellings built is 12. No other development will be permitted. The remaining land will be secured as designated green space in perpetuity. No development will take place on this site until equivalent public access green space has been formally secured in perpetuity and made fully accessible to the public in the HNP area.**

Policy SP57: Ruskin Field

SP57/
MM11
2 -
1889 -
66.2

New development should be informed by the landscape character and potential impact on views from the north in terms of choice of siting, height, form and appearance.

This site should NOT be developed. It will block visual access to the countryside and destroy Oxford's situation as 'a jewel in a sea of green.'

Policy SP20: Churchill Hospital Site

1890 -
66.3 -
SP20/
MM77

The policy should specify the conservation/retention and enhancement of the Churchill Field Local Wildlife Site to which hundreds of protected reptiles have been relocated from the Littlemore development site.

Suggest: development will only be permitted on this site where it can cause no possible harm by its construction, presence or its infrastructure either at the present time or in the future to the Lye Valley SSSI or the Churchill Field Local Wildlife Site.

Policy G2: Protection of biodiversity and geodiversity

1891 -
66.4 -
G2/MM20

Sites and species important for biodiversity and geodiversity will be protected. Planning permission will not be granted for any development that would have an adverse impact on sites of national or international importance (the SAC and SSSIs), and development will not be permitted on these sites, save where related to and required for the maintenance or enhancement of the site's importance for biodiversity or geodiversity.

Development proposed on land immediately adjacent to the SSSIs should be designed with a buffer to avoid disturbance to the SSSIs during the construction period.

This is inadequate. The SSSI and SAC sites should have a **permanent 50 metre** buffer zone – not simply during construction. The value of green space to the community is, as always, underestimated.

Suggestion: To protect Oxford's extraordinary wildlife a permanent 50 metre buffer zone will be created around all SSSIs and SACs, to be retained/maintained in perpetuity.

Policy RE4: Sustainable and foul drainage, surface and groundwater flow

Insert following wording at the end of policy:

1892 -
66.5 -
MM17/
RE4

Much of Oxford's sewage, foul water and road run infrastructure is inadequate to cope with the increasing demands made on it. The Lye Valley SSSI is particularly at risk from two ancient sewers which run through its heart. Please adopt the submission of Dr Judy Webb on this issue.