

View Response

Response Details

From Daniel Bulte

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Status Complete

Email Address [REDACTED]

Postcode [REDACTED]

Areas of Interest [REDACTED] [REDACTED]
[REDACTED]

Response ID #783626

Visibility Unknown.

Question 1.

Your Name:

You must provide an answer to this question.

Daniel Bulte

Question 2.

Your organisation (if applicable):

«No response»

Question 3.

Your Address:

You must provide an answer to this question.

[REDACTED]

Marston

[REDACTED]

Question 4.

Your email address:

You must provide an answer to this question.

[REDACTED]

Question 5.

Do you wish to be notified when the Oxford Local Plan 2036 is adopted by the Council?

You must provide an answer to this question.



Yes



No

Question 6.

DATA PROTECTION:

Please note that your response will be made available for inspection by the public in paper form at the Council's offices, or other locations as appropriate for the purpose of facilitating public access.

Your personal details will be properly safeguarded and processed in accordance with the requirements of the General Data Protection Regulation (GDPR) 2018. Your information will be used for The Oxford Local Plan 2036 Main Modifications Consultation only, and we will only store your data until the Oxford Local Plan 2036 is adopted. Information you give in this form will be shared with the Independent Examiners.

Please note: Anonymous representations may not be accepted.

Select at least 1 option.

Select this box if you are happy for us to state your name and the first line of your address and postcode when publishing your response(s).

Select this box if you would rather all personal details except your name and a non-specific address (e.g. Oxford) to be obscured.

Question 7.

To which Modification(s) or part(s) of the Sustainability Appraisal does this response relate?

You must provide an answer to this question.

Policy SP28: Park Farm

Question 8.

Do you Support or Object the proposed modification(s)?

You must provide an answer to this question.

- Support
- Object

Question 9.

If you object, please state why:

The Examination Inspectors are required to consider whether the Local Plans have been properly prepared against tests set out in the Government's National Planning Policy Framework (paragraph 182). Please tick any which apply:

- Not positively prepared - i.e. the strategy will not meet development needs
- Not justified - i.e. there is no evidence to justify the modification
- Not effective - i.e. it won't work
- Not consistent with national policy - i.e. does not comply with the law

Question 10.

Reason for SUPPORT or OBJECTION:

Please give details to explain why you support or object to the wording of the Modification(s) or part(s) of the Sustainability Appraisal of the Main Modifications.

You must provide an answer to this question.

The area of Park Farm identified for development is simply not suitable. Nearly half of the area is Flood Zone 3b and the remainder is flood zone 3a according to the council's own Planning Application Guidance - Flooding guide. As zone 3a is classified as 1 in a hundred years, and 3b as 1 in 20 years I suggest that the field needs to be urgently reclassified as I have lived on Ferry road for 15 years and have seen this field underwater twice in that period and I can provide photos to prove this. The majority of the area of the proposed development is at least Flood Zone 3b and thus not suitable for development, and to do so violates the council's own policies.

Oxford's City Council's Core Strategy Policy CS11 (and RE3) states the following in regards to Flood Zone 3b;

Planning permission will not be granted for any development in the functional flood plain (Flood Zone 3b) except water-compatible uses and essential infrastructure; or where it is on previously developed land and it will represent an improvement for the existing situation in terms of flood risk. All of the following criteria must be met:

- a) it will not lead to a net increase in the built footprint of the existing building; and
- b) it will not lead to a reduction in flood storage (through the use of flood compensation measures); and
- c) it will not lead to an increased risk of flooding elsewhere; and
- d) it will not put any future occupants of the development at risk.

The development does not pass any of these tests.

Pushing flood water out of this area would also endanger the nearby SSSI.

The area is also a part of the green belt, and would significantly increase traffic

across the very busy cycle path that links Marston and the Headington Hospitals to the city centre. Development on this site is completely inappropriate.

Question 11.

Summary of Representation:

If your reason for support or objection is longer than 100 words, please summarise the main issues raised.

Park farm is not suitable for development due to its extremely high flood risk. The amendment should be to remove this development as part of the plan as it violates published planning policies.