

From: Frank Byrne [REDACTED]
Sent: 15 February 2019 13:12
To: Planning Policy South
Subject: Individual Response to SODC Planning about the Local Plan 2034

Individual Response to SODC Planning about the Local Plan 2034 Frank Byrne [REDACTED]
[REDACTED]

I do not find the Local Plan 2034 legally compliant or sound.

I don't know if it complies with the Duty to Cooperate.

I would like to participate in the oral hearings.

Please add me to the database for receiving further info. about Local Plan 2034.

Please acknowledge this response.

I have completed your online response form, but am uncertain if I have completed it correctly / legally, so I am also sending this email with the same comments.

My comments are as follows:

STRAT12: Land at Northfield

The plan for 'Northfield' now only shows 168 acres in SOLP 34, but not the 361 acres in SA 2017.

The land owners (Brasenose College) or South Oxon DC or anyone else must not be allowed to add the '361 acres plan' to the South Oxon Local Plan 2011-2034 at the legal hearings by the Planning Inspector, as that would deny citizens a chance to comment/object.

STRAT6: Green Belt

The National Policy is not to build on Green Belt, but South Oxon Local Plan 2011-2034 proposes to build on multiple Green Belt locations.

South Oxon will receive £215m from the Government if their plans are approved. How biased are they in ensuring they get this money by pushing plans through, regardless of the objections of the inhabitants of South Oxon?

STRAT1: The Overall Strategy

There is no Strategy for Oxford City, as far as I can see, so how can citizens see how the plans for South Oxon are affected by, or driven by the 'needs' of Oxford. A piece is missing from the jigsaw.

Have the needs of Oxford been justified/proven?

What are Oxford's plans to meet their needs from within their boundaries?

Are the South Oxon plans based upon unproven assumptions for Oxford?

Is South Oxon being used to solve Oxford's 'problems'? I.e. meet their unproven housing needs by building new houses outside the city boundary on green belt land. Oxford City must not be allowed to drive this building plan, with the probability that the villages are absorbed into the city boundary, resulting in the village inhabitants lose what little voice they have in determining their own future.

The villages want to remain villages with green fields between them and the next village or city. They do not want to become suburbs of Oxford City.

Oxford City must produce a detailed plan for everyone one to see, before South Oxon plans are decided upon.

The UK (Government, Councils, everyone) should rethink various aspects of Planning.

The bigger picture. Is it not time for the value of building land in this country to be reduced, so that there is not a huge financial incentive to sell any/all agricultural land to be developed. I presume this might require a law to be passed by Parliament or by Councils. High building land prices mean high house prices.

In order to achieve really affordable homes, developers should be limited by law to make a maximum of 20% profit on any building schemes.

The cost to build a property is far below the 'retail price' to buy it, so 'affordable homes' cannot be bought by many people, and the land owners, developers, builders, etc make huge profits, that are immoral.

If this was achieved, people could buy houses more affordably and land owners, builders, etc would make a reasonable profit, and the UK might return to a more sane housing market.

I request that Northfield is completely taken out of Local Plan 2034.

Thanks, Frank Byrne.