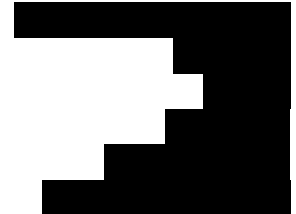


[REDACTED]

From: Vix Crane [REDACTED]
Sent: 29 January 2019 11:05
To: Planning Policy South
Subject: Individual Response to SODC Planning about the Local Plan 2034
Attachments: COMMENT FORM FOR PRINT_0.docx

Miss Vicky Crane



29th January 2019

Individual Response to SODC Planning about the Local Plan 2034
Ref: STRAT 12 Northfield

Dear Sir/Madam

With reference to STRAT 12 Northfield, I am writing to object in the strongest manner to the Northfield housing site being included in the Local Plan 2034. I have not been consulted in any way about this at any stage and clearly the development of this Local Plan has been in the planning stages for quite some time. I believe the lack of consultation is a breach of the law.

Furthermore, I also object to the use of this site in the Green Belt near Horspath because it is important to keep this land open for many reasons. The open green belt land distinctly separates the village of Horspath from the industrial area of Cowley. I made a conscious decision to move to a small village in the countryside and Horspath fitted the bill perfectly due to its proximity to Oxford and access to amenities etc. At no point did I consider the village being swallowed up and losing its identity as a village and certainly don't want Horspath to become a suburb of Cowley. Ultimately the building of Northfield on Green Belt land is in conflict with SODC's Policy 'STRAT6: Green Belt' in the Plan as well the National Planning Policy Framework Paragraphs. 133-137.

I overlook the stunning rural landscape of the green belt and enjoy seeing the seasonal changes in the land. Again, I specifically chose this rural outlook when we moved here. Removing the Northfield site from the green belt land would cause moderate to high harm to the green belt environment and local wildlife and this is according to 'The Green Belt Assessment of Strategic Sites in South Oxfordshire (2018)', written by LUC for SODC reports. We frequently have foxes, badgers and deer visiting our garden which we enjoy seeing via the camera and it would be criminal to lose the wildlife from the village. If you remove their habitat then where do they go?

Also the fact that large areas of the Northfield site are frequently flooded with surface water so not ideal to be used for housing which suggests that it is a bit of a flood plain. The risk of raising the land to accommodate the houses could put my home at risk of flooding.

The green belt is only to be built on as a last resort and in the event of exceptional circumstances and I believe this plan was rejected in 2017. I agree that Oxford lacks housing however the problem is it lacks affordable housing. The universities own too much of the land and properties within the Oxford boundary hence the housing is designated for students or is unaffordable. Building a housing estate between two sought after villages creates numerous problems such as having a negative effect on the existing house

prices significantly and quite frankly, why should I take the hit for a bad idea. Are the 1800 houses going to be classified as affordable because if not, it defeats the objective of housing available for all.

The decision by SODC to voluntarily provide more houses than the total needed in South Oxfordshire when calculated by the Objectively Assessed Need process cannot constitute an "exceptional circumstance" to justify legally removing the Northfield site from the Green Belt in order to build housing on it.

Given that the true extent of Oxford City's unmet housing need is unconfirmed, until the new Oxford City Local Plan 2036 has been examined and this need is confirmed. The City's undoubted housing need could be met within the city by building at higher densities and using more employment land for housing rather than stealing from the green belt.

We are also lucky enough to enjoy dark skies over Horspath which makes great viewing at night however the light pollution created by 1800 additional properties would more than likely destroy this and there are few places where you can enjoy a dark sky these days.

The extra volumes of traffic going through Horspath on a daily basis heading to the M40 are of great concern. Cuddesdon Road would take the brunt of this traffic and is not fit for high volumes of vehicles. This would also create more noise and air pollution thus spoiling my enjoyment of the area. I do not want a dual carriageway going past my front door.

There is no public transport to the village of Horspath so for those who don't have cars, how on earth do they get to work? Oxford Station is already at full capacity so the proposed Cowley branch line passenger rail service from a station proposed near Blackbird Leys would be a non-starter or incredibly expensive to address in terms of a split level rail junction or similar and I would strongly object to any element of my council tax being spent on it.

It is clear that the harm caused by removing the Northfield site from the Green Belt outweighs any benefits obtained and I would ask that the Local Plan 2034 be reconsidered and that the Northfield housing estate is removed from the plan.

I would appreciate confirmation that you have received this email.

Regards

Miss Vicky Crane