

[REDACTED]

From: John Cuthbert [REDACTED]
Sent: 13 February 2019 11:08
To: Planning Policy South
Subject: With reference to STRAT 12 Northfield

This is my individual response to *SODC Planning reference the Local Plan 2034*

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[REDACTED]

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With reference specifically to *STRAT 12 Northfield*, I do not accept that the Local Plan 2034 is legally compliant or sound.

- I object to the inclusion of the Northfield housing site in the Local Plan 2034 because at no previous stage have I been consulted about this during the development of this Local Plan. I believe there are no "exceptional circumstances" for removing the planned Northfield site from the Green Belt, which in any case would be in conflict with SODC's Policy 'STRAT6: Green Belt' in the plan.
- Furthermore, I object to the use of this site in the Green Belt near Horspath because it is important to keep the village of Horspath separate from the Cowley industrialised area. I chose to live in Horspath because it is a separate village, so I do not want SODC to make Horspath into a urban extension of Cowley or Oxford.
- The building of any housing estate on the Green Belt near Horspath is an anathema because I wish to continue to enjoy the beautiful rural views and the direct access to it on foot from the village. Putting the Northfield housing estate here would destroy the landscape and rural environment, and thus my enjoyment of it.
- The local transport infrastructure is already unable to cope adequately with the demands the local population place on it. The branch line passenger rail service from a station proposed near Blackbird Leys would be too expensive to introduce because the main line between Kennington Junction and Oxford Station is used to its full capacity by existing main line services, so costly new rail facilities would be needed. So in the absence of a local passenger rail service for the residents of Northfield, those working in Oxford or commuting further would need to use the roads, which would therefore risk gridlock for all who use the existing congested roads.
- Finally, on the matter of Oxford City's claimed unmet housing need, the decision by SODC to accommodate some of that by building Northfield in the Green Belt places the City's needs at a higher priority unfairly above those already living in the District. In addition, the true extent of Oxford City's unmet housing need remains unconfirmed until the new Oxford City Local Plan 2036 has been examined and the actual need confirmed. The City's undoubted housing need should be met within the city by building at higher densities and using a higher proportion of the land for housing rather than employment.

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

May I also ask -

- to be added to the database for receiving further information about the Local Plan 2034

and

- that this response is acknowledged.