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**From:** Peter Dobson [REDACTED]  
**Sent:** 18 February 2019 00:12  
**To:** Planning Policy South  
**Subject:** Individual Response to SODC Planning about Local Plan 2034

Peter Dobson



With reference to STRAT 12 Northfield:

I am responding to object to the inclusion of the Northfield housing site in the Local Plan because I have not been consulted about this at any earlier stage in the development of this Local Plan.

Large areas of the Northfield site are too frequently flooded with surface water to be used for housing.

No "exceptional circumstances" exist for removing the Northfield site from the green belt.

The Green Belt Assessment of Strategic Sites in South Oxfordshire (2018), written by LUC for SODC reports that moderate to high levels of harm would result if the Northfield site was removed from the greenbelt.

The building Northfield on Green Belt land is in conflict with SODC's policy STRAT 6: Green Belt in the plan.

Building Northfield in the greenbelt conflicts with the National Planning Policy Framework. Paras. 133-137

The harm caused by removing the Northfield site from the Green Belt is greater than any benefit obtained

The Northfields estate of 1,800 homes would inevitably increase noise, air pollution and light pollution at night.

The proposed Cowley 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 already used to its full capacity by existing mainline services, so a costly new split level rail junction would be needed.

In the absence of a nearby passenger road service serving the residents of Northfield, those working in Oxford or commuting further, would need to use buses or cars, which would therefore overload existing congested roads.

The decision by the 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" for justifying legally removing the Northfield site from the Green Belt in order to build houses on it.

The decision by SODC to accommodate some of Oxford City's claimed unmet housing need by building Northfields in the Green Belt unfairly places the City's needs at a higher priority above those living in the District.

The true extent of Oxford City's unmet housing need is unconfirmed, until the new Oxford City's Local Plan 2034 has been examined and this need is confirmed. The City's undoubted housing needs could be met within the City by building at higher densities and using more employment land for housing.

There has been no meaningful or adequate public consultation provided by SODC to test the acceptability of its major change in strategy to promote six strategic housing sites in the Green Belt.

Sustainability: What is more sustainable than growing food, we will need even more with the problems facing us on top of climate change.

For the above reasons I request that Northfield is completely removed from the Local Plan

I would like to added to the database for receiving further information about the Local Plan 2034.

Can you please confirm receipt of response by SODC

Peter Dobson

Sent from my iPad