

From: Martin Dunstan [REDACTED] >
Sent: 08 February 2019 13:34
To: Planning Policy South
Subject: Individual response to SODC planning regarding local plan 2034

Individual Response to SODC Planning about the local plan 2034

I am responding to object to the inclusion of Northfield housing site in the local plan 2034 (with reference to STRAT 12 Northfield) for the following reasons

1. The Rose Hill, Headington, Banbury and Woodstock roundabouts are among the busiest and most congested in the county if not the country. The section between the Rose Hill and Headington roundabouts already accommodates the traffic from the following on one side: RoseHill estate, Iffley, Cowley, Cowley Business Park, Woodfarm estate and Headington; on the other side, we have Sandford, Minchery Farm estate (where I grew up), Blackbird Leys estate, Unipart, BMW plant, an Industrial park, a cement plant, the Stagecoach parking lot, Horspath, Garsington, Wheatly and the Barton estate. All of these feed into this section of the bypass. The Northfield housing site would be yet another estate feeding into this section of the bypass. 1800 houses would probably equate to around another 3000 cars (minimum) which will lead to further gridlock on these roundabouts. It can't be right to build yet another estate in this area of Oxford.
2. Pollution and noise is another issue. The sheer volume of cars pumping out fumes on top of those from all the articulated lorries that keep Unipart and BMW plants serviced, not forgetting coaches and buses from stage coach means that this must be one of the most polluted areas in Oxford - to add even more to this cannot be right.
3. The greenbelt is there for a purpose and it is something we should all be eager to retain. The small amount of greenbelt that separates villages like Garsington and Horspath from being absorbed into the urban extension of Oxford City are in my opinion the most important of all, for it is only these small areas of greenbelt that allows these villages to remain villages, with their own identity and community. This plan essentially joins Garsington to Blackbird Leys and hence to Oxford City; it is also quite clear that this could be just the start of things and that this expansion could expand to encompass Horspath as well.

Oxford City say they need to expand to meet future demands, but this does not add up; the people that will move into these houses are unlikely to be working in Oxford itself but will be commuting out of Oxford and hence have no need to be in the Oxford City area, adding to the congestion . Wherever I drive, it seems that almost every village and town is building houses: places like Didcot, Bicester, Banbury and Oxford City (with their development at Barton) are expanding at a colossal rate. I would like to know where all these people are coming from and where are they living at the moment? It is clear that Oxford City wants to expand its borders and the Northfield estate is an obvious way of achieving this. As for Brasenose College Oxford, they are obviously jumping onto the band wagon of Oxford City's desire for urban expansion, whether it is needed or not and by so doing making an enormous amount of money.

I hope that SODC will support the concerns of the people that will be affected by this development, not just the villages, but also all the people who live in this already very congested area, and drop these proposals for the Northfield estate. Could you please add me to the database for receiving further information about the Local Plan 2034 and also acknowledge this email.

Thank You

Martin Dunstan