

[REDACTED]

From: Mark Grimes [REDACTED]
Sent: 29 January 2019 21:32
To: Planning Policy South
Subject: Individual Response to SODC Planning about the Local Plan 2034
Attachments: COMMENT FORM FOR PRINT_0.docx

Mr Mark Grimes

[REDACTED]

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 to the Northfield housing site being included in the Local Plan 2034. I have not been consulted at any stage and the development of this Local Plan has been in the planned for quite some time. I believe this is a breach of the law due to the lack of consultation on the matter.

I also object to the use of this site in the Green Belt near Horspath as it is important to keep this land open as it separates Horspath from the industrial area of Cowley. I chose to move to a small village in the countryside and Horspath was perfect due to its quiet nature and access to unspoilt countryside. I don't want Horspath to become a suburb of Cowley and lose its village status. I believe 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 chose to have a rural outlook from my property when I moved here and am extremely concerned now that it is under threat. 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 often have foxes, badgers and deer visiting our garden and encourage free access to wildlife and this would probably end if Northfield went ahead.

Large areas of the Northfield site frequently flood and retain surface water so this is not the ideal location to be used for housing. The risk of adapting the land to accommodate 1800 houses could put my home at risk of flooding which clearly concerns me.

The green belt is only to be built on as a last resort and in the event of exceptional circumstances and I understand that this plan was rejected by SODC in 2017. Building a housing estate between two sought after villages would likely have an adverse effect on property values which is of great concern.

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 opting for green belt land.

The extra volumes of traffic going through Horspath on a daily basis heading to the M40 are of great concern. I believe Cuddesdon Road would take the majority of this traffic making access to and from my property more dangerous from what is already a high risk area.

The other issue is that there is no public transport from the village of Horspath so those who don't have cars will have a problem getting to work. The proposed Cowley branch line passenger rail service from a station proposed near Blackbird Leys would be a non-starter as Oxford Station is already at capacity and too expensive to address.

It is clear that the significant 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

Mr M Grimes