

15th February 2019

Gail Kharegat

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Dear Sir/Madam

**Individual Response to SODC Planning about the Local Plan 2034
With reference to STRAT 12 Northfield**

1. I am strongly objecting to the inclusion of the Northfield Housing site in the Local Plan 2034 because there has not been any public consultation at any earlier stage in the development of this Local Plan
2. I object to the use of this site because it is Green Belt and as such provides: views over local countryside, land for recreational pursuits, riding, walking, agriculture etc. It enables Horspath to remain a village community. The last and very important, the residents of Horspath are strongly opposed to [REDACTED] village becoming a suburb of Cowley.
3. Large areas of the Northfield site are frequently flooded and so are unsuitable land for building on.
4. The proposed building of 1800 homes on the Northfield site would generate appalling levels of traffic to overload our existing congested roads. Add to this the further "rat run" traffic avoiding the proposed route of the Oxford to Cambridge Expressway in the same area, we would live in a permanent gridlock situation.
5. As a result of the above and the extra air and light pollution from 1800 homes our quality of life would be severely reduced. As well as the prices of our homes being reduced significantly. A price we were willing to pay for the country lifestyle, not as part of the Cowley suburb.
6. Until the new Oxford City Local Plan 2036 has been examined Oxford City's housing need is unconfirmed. Higher density building within the City could meet this need.
7. SODC's decision to voluntarily build more houses than the total needed in South Oxfordshire, as calculated by the Objectively Assembled Need process, has not, to my knowledge, been explained and **cannot** constitute an "exceptional circumstance" for justifying legally removing the Northfield site from the Green Belt in order to build housing on it.
8. There has been no meaningful or adequate consultation provided by SODC to test the acceptability of its major change in strategy to promote six strategic housing sites in the Green Belt.
9. For the above reasons and many others! **I request that NORTHFIELD IS COMPLETELY TAKEN OUT OF THIS LOCAL PLAN 2034.**

Yours faithfully

Gail Kharegat