

Dear Mr Duffield,
Concerning the scrutiny of the new draft SODC LOCAL Plan:

Could you please take this letter as a contribution from Stanton St John in relation to the SODC new Local Plan.

I consider the new SODC Local Plan to be *unsound* because The Growth Deal stipulates more houses than can reasonably be provided for without compromising the Oxford Green Belt. Tory policy is to protect the Green Belt. SODC is a Tory Council, and should therefore uphold this principle.

The circumstances and conditions of the Growth Deal are now changed. In response to this SODC has upped the projected housing numbers over and above what SODC's actual housing is, taking on Oxford's projected growth. Were these houses to be built, Oxford, as we know it, will cease to exist. It would become completely overloaded with people, cars, and ancillary development – all of which are inappropriate and detract. The pleasure of Oxford is its scale and relative accessibility. Just as residents and visitors appreciate its cultural centre and the openness of its setting, so too do outlying villages want to remain relatively rural.

Stop all large-scale housing developments in the Green Belt:

- Huge business growth in and around Oxford will not only ruin Oxford, but will necessitate increased workforce commuting daily into the centre. This level of growth is therefore unsustainable. Oxford is unsuited to large-scale business expansion.
- Houses in the Green Belt are inappropriate – there are no transport links into Oxford from most of the proposed SODC and Cherwell Green Belt sites. If Oxford met its own housing requirement needs, instead of forcing projected nonsense onto surrounding District Councils, building on Green Belt land would not be called into question.
- SODC should develop its own business sites, away from Oxford, so that the Oxford Green Belt is not compromised.
- Houses for Oxford? - NOT in the Green Belt.
- Oxford has no unmet housing need. It will have unmet housing need if it continues to develop every brownfield site into business use. SODC should take out Green Belt from the new Local Plan on the grounds that the Green Belt is what makes Oxford work. Building on the Green Belt is
- Oxford City Plan is deliberately opaque when it comes what it is using its land for: it should be forced to develop its own housing.
- Oxford will not survive as a university town if it becomes an international business hub. Its viability and key purpose as university town is dependent on it remaining contained and set in its historic landscape setting – not in a swathe of housing and traffic.
- South Oxfordshire should develop its own business centres, where housing does not compromise the Oxford Green Belt.

Wick Farm, Bayswater and Lower Elsfield.

I write in particular about the incremental damage and erosion of the Oxford Green Belt in relation to proposals for development at Wick Farm, Bayswater and Lower Elsfield.

Dec 2018: The new *draft* SODC Local Plan has been redrawn to include the above when it was previously agreed 2017 that these sites were in the Oxford Green Belt and therefor inappropriate for development.

These points should be considered:

- Oxford has no demographic housing need except for first time buyers and key worker housing.
- All new houses have a duty to fit in with the local district design guides, and provide adequate parking, landscape amenity and to protect and enhance our natural, and historical habits (Sidlings copse SSSI)
- Wick Farm has a listed holy well of historic importance, which would be lost within suburbanisation (amenity sports facilities and extended crematorium).
- Building on floodplains and water logged land will result in potentially damaging water levels both by Bayswater brook, with regular flooding downstream at Elsfield, and even further downstream toward Oxford itself. Christ Church is irresponsible in even considering this site for development.
- Footfall and encroachment on Sidlings Copse would ruin it - it is a national success story of conservation and restoration.
- Road access (behind Wick farm from above the crematorium) will divide communities, and result in loss of valuable edge of city amenity land for Barton and Sandhills. The gaps between settlements will be seriously eroded.
- Traffic will increase to such an extent that access to Green Road roundabout will become impossible for the outlying villages, north of the B4027. Stanton St John, Forest Hill, Beckley, Woodeaton, Noke, Horton cum Studley, Oakley. Worminghall and beyond.
- The Green Belt behind Parkway has a most exceptional Jacobean farmhouse sitting in its own pasture beside the river Cherwell. This land is historic water meadow.

- The Expressway, (or should one say Sprawlway?), should be scrapped in favour of less damaging transport links. We need railways, cycle tracks, and bus services that support rural villages and schools, so that our rural communities remain sustainable and democratically equal.

Nicola Mallows,
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