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Subject:

[REDACTED]

Objection OUFU PLANNING APPLICATION reference 24/00539/F

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Dear sirs,

I am adding comments regarding the above.

Firstly, I think the villagers and townfolk who live in the surrounding area should have their views take priority over people who do not even live in the UK.

Secondly, I am quoting the Summary of Government policy regarding green belt below which should be read.

The National Planning Policy Framework (Dec 23) says that The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence (para 142).

At para 143 it lists the five core purposes of the Green Belt as being:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Para 144:

New Green Belts should only be established in exceptional circumstances, for example when planning for larger scale development such as new settlements or major urban extensions.

At para 145 it says:

Once established, there is no requirement for Green Belt boundaries to be reviewed or changed when plans are being prepared or updated. Authorities may choose to review and alter Green Belt boundaries where exceptional circumstances are fully evidenced and justified, in which case proposals for changes should be made only through the plan-making process.

At para 146 it continues:

Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development.

This includes:

- Making as much use as possible of brownfield and under-utilised land
- Optimising the density of development
- Working with neighbouring authorities to identify possible alternative sites.

At para 150 it says:

Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.

Section 13 of the NPPF – Protecting Green belt.

And lastly,

The Oxford North science district laboratory buildings next to A40, and the Fallaize Park development which is being built now, is expecting over 4500 people to work alongside over 1500 residents on a small area of land which is already heavily congested by the Peartree and Wolvercote roundabouts.

The area will have a knock-on effect around Five mile drive, Sunderland Avenue, Frieze Way and Oxford Road from the Summertown roundabout to Kidlington with several thousand more cars on already congested roads before factoring OUFC STADIUM complex.

Please consider these important concerns.

Thank you

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