

21st January 2018

Dear Sirs

**Blenheim Farmhouse - Local Green Space**

Thank you for your letter dated 3rd January and whilst I note your interest, given the formality of the content of your letter I am confused as to whether I am writing to a sub-committee of the Parish Council or a voluntary group of parishioners with an interest in the formation of the Local Plan?

Designation as Local Green Space would be a major hurdle and impediment to any future development of my land for residential amenity, agricultural or any other use. I refer you to paragraph 77 of the National Planning Policy Framework 2012 which states inter alia that a Local Green Space designation *will not be appropriate in most green areas*.

Your intention is presumably to try to use such a designation to reduce the risk of any further spread of Charlbury, or aggressive speculative development close to the Charlbury. I suggest however that it is not appropriate when the land already has a planning definition i.e. both *Residential* and *Open Land*.

Whilst my property is relatively close to the Charlbury conurbation it consists of private land with one fenced off public footpath over it and it can only be said to serve the local community of Charlbury in a very limited way. Despite being within the AONB, the land is in the bottom of a steep combe with no extensive views and frankly it would be very hard to argue this land has significant landscape merit. Furthermore no one could ever suggest it has any great wildlife value being a monoculture environment in terms of biodiversity consisting of grazing and garden.

As far as I can see, and with great respect, the criteria set out in in the National Planning Policy Framework would not support this land being given the designation that you suggest and I have to advise you that I will object most strongly, including engaging Planning Counsel, to any attempt to designate my amenity land as Local Green Space, it is simply not appropriate.

Yours faithfully

Julie Penny