

**From:** Troth Wells [REDACTED]  
**Sent on:** Saturday, November 18, 2023 3:41:27 PM  
**To:** Planning Policy <planningpolicy@oxford.gov.uk>  
**Subject:** Ox LP2040 - SP13 Land at Meadow Lane

Hi

I completed relevant sections of the consultation, but am sending you below my two fuller responses to be sure that they are taken account of.

Thank you  
Ms T Wells  
Oxford

*550 The current knowledge shows clearly that the previous allocation in LP2036 was not sound, and the site should not have been adopted. To let this allocation go forward into LP2040 just compounds the previous error.*

*The previous LP was not widely consulted upon in the local area. We cannot see that people all received notification of the consultation, and this lack of thorough consultation led to the allocation. To continue with it in LP2040 just compounds that error.*

*Developing this site cannot be achieved in line with proposed policy, or existing local and national policy around flood risk, conservation areas (Iffley is a Conservation Area) and biodiversity. SP13 is NOT suitable for housing.*

*The Flood Risk Assessment for the policy was flawed too - however even it acknowledges that over 10% of the site is at risk from flooding. The site does not have enough space for correct/appropriate design for SUDS delivery in line with the policy. Sites should not be allocated where they need engagement of the exception test, as this one does.*

*The policy of not sound or logical in that it assumes factors that came up in 2023 make no difference to the site's capacity for housing.*

*The site is far more suitable to be a City Wildlife Site, and it clearly qualifies for this status.*

*All in all, and as was clearly demonstrated in the failed and flawed planning application by OxPlace in 2022, this SITE IS TOTALLY UNSUITABLE FOR HOUSING AND SHOULD BE REMOVED FROM LP2040 FORTHWITH.*

*551 I do not see that any changes can make the policy compliant and sound, since development of SP13 goes against so many council policies on protecting the Iffley Conservation Area, green spaces, wildlife, climate change, biodiversity, helping active travel along the Quiet Route of Meadow Lane.*

*SP13 is at risk of flooding; the active and large badger sett will be destroyed (you cannot successfully move badgers). Badgers are a protected species. The housing*

*could be placed on the nearby former Iffley Mead school site, where houses are planned - brownfield sites should be used rather than greenfield sites, in line with OCC policy.*

*A far better use of this PUBLICLY OWNED site would be for a nature school for the local area's schools. This would comply with many OCC policies and make LP2040 sound. It is NOT sound at present because it flies in the face of so many policies. The previous 'consultation' was paltry and patchy; so many local people had no idea what was being planned. It seemed that the land sale from Donnington Hospital Trust to OCC was not as open and transparent as could have been hoped for. Local people had no idea until after the event. Further, the site was mis-located/mis-named in LP2036 as lying in the "Iffley Fields" ward, not "Rose Hill and Iffley" . Even the Inspector was not informed of that error. The bottom line is that this site is NOT suitable for development and therefore is not compliant with legal and soundness issues. The only way forward is to remove it from LP2040.*

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