

From: William Beinart [REDACTED]
Sent on: Thursday, January 4, 2024 4:53:33 PM
To: Planning Policy <planningpolicy@oxford.gov.uk>
Subject: Oxford Local Plan 2040 - SP13, the Horse Fields Land at Meadow Lane

Thanks for the opportunity to write in connection with the Oxford Local Plan 2040 and specifically in connection with SP13 The Horse Fields Land at Meadow Lane. I have been resident in Tree Lane, Iffley since 2002 and wrote earlier opposing the inclusion of this land in the Local Plan 2036. I also sent detailed papers on two occasions when planning proposals were put forward for building on this land. My papers and the various reports that have been done point to many legal, planning, social and environmental problems involved in the development of this land. I remain convinced that the land at the Horse Fields SP 13 should be removed from the Local Plan 2040.

The core issue is that this land is part of Iffley Conservation Area and this area should be protected from housing development. Secondly, the Council has continuously failed to look at this piece of land in relation to broader developments in the area. There has already been extensive new building in Iffley/Rose Hill at the University-owned area Court Place Gardens and a large number of housing units are planned in Iffley Mead. These are outside of the Conservation area and are brown field sites, so I am not opposing them, but they will have a major impact on the area as a whole. It is all the more important to protect the existing green field Conservation Area and to remove it from Local Plan 2040 as scheduled for housing.

Thirdly, there was not adequate consultation before the inclusion of this land in Local Plan 2036. This goes directly against Oxford City Council's policy of community consultation and involvement in planning.

Fourth, Iffley has distinctive identity within Oxford as a whole and serves broader social and environmental functions in the city. It is vital, in the light of Council policies protecting the environment, to enhance this.

Development of this area will reduce its capacity to serve as a biodiverse green space, not developed before. The possibility of further development by placing the land in the Local Plan 2040 undermines the City Council's policy in respect of biodiversity and protection of wildlife.

Fifth, a Quiet Route along Meadow Lane will be affected by including this land in the Local Plan 2040. It is heavily used by walkers and runners and forms part of a circular route from the city to Iffley lock and along the tow

path. Development of SP 13 will undermine its value both by increasing motorised traffic and diminishing the views and green spaces.

Sixth Iffley is already heavily parked both in the week and at weekends and any development on this land will involve significant new traffic and parking problems.

Seventh, parts of the area are prone to flooding and there are already significant problems in coping with waterflows and sewage in Iffley.

This site should be protected from development and removed from the Oxford Local Plan 2040.

Yours sincerely

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