

## SUTHERLAND Tara

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**From:** William Beinart [REDACTED]  
**Sent:** 05 January 2024 17:00  
**To:** Planning Policy  
**Subject:** RE: Oxford Local Plan 2040 - SP13, the Horse Fields Land at Meadow Lane

Thanks for your message, please see below

**From:** Planning Policy <planningpolicy@oxford.gov.uk>  
**Sent:** Friday, January 5, 2024 9:44 AM  
**To:** William Beinart [REDACTED]  
**Subject:** RE: Oxford Local Plan 2040 - SP13, the Horse Fields Land at Meadow Lane

Dear William,

Thank you for taking the time to submit your comments on the Oxford Local Plan 2040 consultation recently, which I can confirm have been received by the Planning Policy Team. For your comments to be valid for consideration, we would need you to provide some additional information. This is to ensure we meet our statutory requirements for handling comments, and also for you to confirm your consent on how we use your personal information and contact you in future. We are unable to make use of anonymous submissions.

Please can you reply with a copy of the completed table below a [planningpolicy@oxford.gov.uk](mailto:planningpolicy@oxford.gov.uk):

Name (if different from submission)	William Beinart
Postal Address	10 Tree Lane, [REDACTED]
Post Code	OX4 4EY
Email Address (if different from submission)	[REDACTED]
Are you happy for the first line of your address and postcode to be published with your response(s)? (Please select/underline <u>one</u> of the options)	<b>Yes</b> – you may state my name and the first line of my address and postcode when publishing my response.
If you wish to be notified about the progress of the Plan following this stage, please select/underline <u>one or more</u> from the following options:	I wish to be notified when the Council submits the Oxford Local Plan 2040 to the Government?
	I wish to be notified when the Inspector's report is published?
	I wish to be notified when the Oxford Local Plan 2040 is adopted?

If you have any questions, please email us at [planningpolicy@oxford.gov.uk](mailto:planningpolicy@oxford.gov.uk) and someone from the team will get back to you as soon as possible.

Best wishes,  
Alex

**From:** William Beinart [REDACTED]  
**Sent:** 04 January 2024 17:01  
**To:** Planning Policy <[planningpolicy@oxford.gov.uk](mailto:planningpolicy@oxford.gov.uk)>  
**Subject:** RE: Oxford Local Plan 2040 - SP13, the Horse Fields Land at Meadow Lane

I wrote a few minutes ago with a summary of my views requesting that SP13, the Horse Fields Land at Meadow Lane be excluded from the area for development in the Oxford Local Plan 2040. I now attach an earlier document that provides context for some of my views in relation to planning in this part of South-East Oxford as a whole.

William Beinart  
[REDACTED]  
[REDACTED]

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**From:** William Beinart  
**Sent:** Thursday, January 4, 2024 4:54 PM  
**To:** [planningpolicy@oxford.gov.uk](mailto: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

William Beinart, 10 Tree Lane, [REDACTED] OX4 4EY  
[REDACTED]

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