

PATEL Keerpa

From: Claire Castell [REDACTED]
Sent: 04 January 2024 22:50
To: Planning Policy
Subject: Local Plan 2040 Objection update

Dear Sir or Madam,

Please ignore my previous email. The updated version of my objection is below.

I believe the Horse Fields SPS13 "Land at Meadow Lane" should be removed from the Oxford 2040 local Plan. I therefore strongly oppose the 2040 local plan.

Firstly, the site is within the Conservation area which is put in place to conserve and protect the 'strong rural characteristics'. The village cannot retain its rural characteristics if the last field is built on. The recent heritage survey shows that it would cause substantial harm.

Secondly, the site should be protected for its ecological value. It has a large active badger sett which is a protected species and should have been mentioned in any ecological assessment prior to allocation. There was no proper assessment at the time of allocation. The Environment Agency opposes development of this site and a Bioscan report states, "The HF easily meet the criteria to be classified as an Oxford City Wildlife Site." It is an ancient meadow and it is situated close to Oxford's wildlife corridors and within 200m of a SSSI.

Furthermore, it will impact negatively on the principal quiet route and traffic. Access to the site can only be via narrow lanes which are unsuitable for construction access and no plans for construction access have been submitted. These lanes are designated as a Quiet Route for Active Travel and any increase in vehicle traffic either for construction or residential access, make this route unsafe for active travel which contravenes OCC policy to increase active travel and reduce congestion, air pollution and carbon emissions.

Lastly the proposed site is a potential flood risk. Building on such an area is irresponsible. Not only will it cause misery to those who buy houses in the area, but it also very much increases the risk of flooding to the existing dwellings. The Environment agency oppose development due to flaws in FRA that have not been addressed by the applicant's FRA revision submitted in December 2023. In addition, Windrush Against Sewage Pollution (WASP) which states that Oxford STW is operating at a Flow to Full Treatment (FFT) figure in excess of that prescribed by the EA and that even following completion of proposed upgrade works by March 2025, the works will rapidly be once again failing to meet its required FFT with further upgrade in future Asset Management Plan (AMP) cycles unlikely. WASP state "The consequence of the failure to meet the required FFT figures is all too clear: Oxford STW discharged raw sewage into the Northfield Brook for a total of 4,895 hours (204 days) during 2018-2022" Further development will only exacerbate this problem. There is no outline of the plan for foul water on the plan and clearly no capacity. This will lead to more sewage discharges into the Thames affecting the nearby SSSI against SP42 "Development should be designed to ensure that there is no adverse impact on the Iffley Meadows SSSI. To minimise impact upon the Iffley Meadows SSSI, development proposals will be expected to incorporate Sustainable Urban Drainage Systems and may be required to be accompanied by a groundwater study."

Claire Castell



Oxford