

From: Susan & Dougall Morrison [REDACTED]
Sent on: Friday, December 15, 2023 5:19:23 PM
To: Planning Policy <planningpolicy@oxford.gov.uk>
Subject: Re. SP13 Planning for building houses on Horse Field, Iffley

Categories: Handled by AA

I wish to object most strongly to the proposed building of houses on this very precious site in Iffley. It is totally unsuitable for a number of obvious reasons eg the fact that this land is liable to flood, & if not actually flooded, is very boggy & damp for increasing periods of time. As the water levels & River Thames flow continue to rise year on year, the area will become even more important as a potential floodplain to take up excess water. It is home to a myriad of flora & fauna, & Meadow Lane which is the only means of access to most of the proposed new houses, is a much loved & much used route for cycling & walking, which I had understood was being encouraged by Oxford City Council & Oxford County Council, particularly for those commuting into the centre of Oxford for schooling & work. The proposed development would certainly make it less safe & much less appealing.

Church Way is already becoming dangerously congested at certain times of the day. Cars are getting larger, there are many more delivery lorries already making it extremely difficult to pass along this fairly narrow road. There have been occasions when there have been considerable delays while traffic manoeuvres to allow vehicles to pass each other, & the time this can take could be extremely dangerous if an ambulance or fire engine needed to reach someone.

Insufficient parking places have been allocated for the houses planned. It is naive to assume that many people can manage without cars - what about nurses, care-workers & others who need to visit people in their own homes? Where are visitors going to park, especially if they are coming from a distance & public transport is unavailable, or if they are elderly & unable to walk far?

Is there sufficient capacity to deal with the extra waste water & sewage that will be generated, especially considering the pollution already occurring in the area? Where are the GPs to look after the larger population planned for the whole local area, of which the Horse Field is only one part; there are already long delays in obtaining appointments? In short, it is quite clear that the infrastructure is totally inadequate, even if the development was suitable for this very important site of natural beauty & home for such a variety of important & fascinating wildlife, some found in few other places. I had always understood that the policy was to promote such areas to increase the biodiversity in the country as a whole - we have one of the worst records in Europe for this. It is extremely disappointing that planners in a

city like Oxford seem unable to take this into consideration. The site is clearly unsuitable for housing development, but could provide a fantastic opportunity for facilities which could be used to teach children about the need to care for the world we live in, & also to provide a safe place for people from all over Oxford to enjoy the benefits of open air recreation & exercise.

Dr. S D Morrison, 

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