



Oxford Local Plan 2045 Submission Draft COMMENT FORM

Part A

You only need to
fill Part A in once

Your name:

Organisation (if applicable):

Address:

Email:

Date:

Data protection:

Please note that your response will be made available for inspection by the public in paper form at the Council's offices, or other locations as appropriate for the purpose of facilitating public access.

Your personal details will be properly safeguarded and processed in accordance with the requirements of the General Data Protection Regulation (GDPR) 2018. Your information will be used for The Oxford Local Plan 2045 Proposed Submission Consultation only, and we will only store your data until the Oxford Local Plan 2045 is accepted. Information you give in this form could be shared with the Independent Examiner at the examination stage of the Local Plan process.

We cannot accept anonymous comments.

- ☒ If you are happy for us to state your name and the first line of your address and postcode when publishing your response(s), please tick this box.
- ☐ If you would rather all personal details except your name and a non-specific address (e.g. Oxford) to be obscured, please tick this box.

Do you wish to speak at the examination hearings?

(Please note that the Inspector will decide who to invite to speak)

Yes ☐ No ☒

Do you wish to be notified when:

the Council submit the Oxford Local Plan 2045 to the Government?

☐ ☐

the Inspector's Report is published?

☐ ☒

the Oxford Local Plan 2045 is adopted by the Council?

☐ ☐

DETAILS OF YOUR COMMENT

Part B

Please read the accompanying notes before completing Part B. The notes explain what we mean by soundness and legal compliance. These are questions that we are expected to ask consultees.

Please use a new Part B for each point you are commenting on. Attach all completed forms to Part A.

Q1. Which part of the document do you wish to comment on? (please give the relevant paragraph or policy number)

Paragraph

Policies Map

Policy Number

SPS8

Sustainability Appraisal

Q2. Do you consider that the document:

(a) is legally compliant?

☒ Yes

☒ No

(b) is sound?

☒ Yes

☒ No

☐

☐

Q3. Do you consider that the document is **unsound** because it is not: (tick as appropriate)

(a) positively prepared?

☒

(c) effective?

☒

(b) justified?

☒

(d) consistent with national policy?

☒

Q4. Please tell us below why you consider the document to be unsound or not legally compliant. If you do believe the document is sound or legally compliant, or complies you may use the box to explain why.

Policy is NOT positively prepared

It is not positively prepared as it disregards and misinterprets the clear evidence that has emerged that this site is not suitable for sustainable development. The policy appears to seek to rely on a flawed assumption that because it was in Local Plan 2036 that this is sufficient. Any development here is unsustainable and would cause very high levels of harm to the ecology, and to the rural Iffley Conservation Area, which can neither be justified nor mitigated. Access is difficult and would endanger users of the Principal Quiet Route for Active Travel along Meadow Lane and Church Way. The site is partly in Flood Zone 3 and there is an ongoing objection from the Environment Agency.

Please use an extra sheet if completing a paper copy.

Q5. What change(s) do you consider necessary to make the document sound or legally compliant? Please explain why this change will achieve soundness or legal compliance. It would be helpful if you could suggest revised wording for the policy or text in question.

Any development at Land at Meadow Lane SPS8 (known locally as the Horse Fields) would be unsustainable and cannot be delivered in a viable fashion in accordance with local and national policy. This makes the allocation unsound, and site SPS8 should be deleted from LP 2045

Please use an extra sheet if completing a paper copy.

This is the end of the comment form

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100.1 - SPS8 – Unsound, Unjustified, ineffective, not positively prepared, not compliant with national policy

It is not positively prepared as it disregards and misinterprets the clear evidence that has emerged that this site is not suitable for sustainable development. The policy appears to seek to rely on a flawed assumption that because it was in Local Plan 2036 that this is sufficient. Any development here is unsustainable and would cause very high levels of harm to the ecology, and to the rural Iffley Conservation Area, which can neither be justified nor mitigated. Access is difficult and would endanger users of the Principal Quiet Route for Active Travel along Meadow Lane and Church Way. The site is partly in Flood Zone 3 and there is an ongoing objection from the Environment Agency.

Any development at Land at Meadow Lane SPS8 (known locally as the Horse Fields) would be unsustainable and cannot be delivered in a viable fashion in accordance with local and national policy. This makes the allocation unsound, and site SPS8 should be deleted from LP 2045.

From: David Wiles [REDACTED]
Sent on: Sunday, March 8, 2026 5:45:52 PM
To: Planning Policy <planningpolicy@oxford.gov.uk>
Subject: Horse Fields Ifley

You don't often get email from [REDACTED] [learn why this is important](#)

Any development at Land at Meadow Lane SPS8 (known locally as the Horse Fields) would be unsustainable and cannot be developed in a viable fashion in accordance with local and national policy. This makes the allocation unsound, and site SPS8 should be deleted from LP 2045.

David Wiles

[REDACTED]