

Oxford Local Plan 2045

Submission Draft COMMENT FORM

Part A

You only need to
fill Part A in once

Your name:

Steve Brazier

Organisation (if applicable):

Address:

Email:

Date:

13/3/2026

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?

☒ ☐

GENERAL ADVICE

For advice on making a comment, please see the accompanying notes page. It is also available at www.oxford.gov.uk/oxford-local-plan-2045

When completing the form,

- You only need to complete Part A once
- Use Part B to make your specific comments. You may complete Part B multiple times to comment on different parts of the Oxford Local Plan 2045.
- Cover concisely all the information and evidence you feel supports or justifies your view, as this will normally be your only opportunity to tell us about it.
- Be as precise as possible.

HOW TO SUBMIT YOUR COMMENTS

Please submit completed forms by email or post to:

planningpolicy@oxford.gov.uk

Planning Policy Team

Oxford City Council
Town Hall
St Aldate's
Oxford
OX1 1BX

If you have any questions please feel free to get in touch with the Planning Policy Team

T: 01865 252847

planningpolicy@oxford.gov.uk

www.oxford.gov.uk/localplan2040

Please ensure your comments reach us by **4.00pm on Friday 13th March 2026.**

Thank you for participating.

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.

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.

Site SPS8 (Land at Meadow Lane, known locally as the Horse Fields) should be deleted from LP 2045. Any development here would be unsustainable and cannot be delivered in a viable fashion in accordance with local and national policy. Deleting the allocation would remove an irrational and undeliverable policy and allow the ancient meadow and Conservation Area to be protected in accordance with the NPPF.

Please use an extra sheet if completing a paper copy.

This is the end of the comment form



Subject:
Date:



Reg 19 Consultation Response – Site SPS8 Land at Meadow Lane (Horse Fields)
07 March 2026 11:40:57

You don't often get email from swbrazier@gmail.com. [Learn why this is important](#)

Dear Planning Policy Team,

I am writing to submit my response to the Reg 19 consultation on Oxford's new Local Plan 2045.

The Horse Fields are ancient meadows forming half of the last four acres of rural Conservation Area in Iffley Village, enjoyed by up to 900 people a day and providing a vital ecological corridor linking to the nature reserves along the Thames. They also sit on the edge of the flood plain, making development here all the more irresponsible.

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.

Yours sincerely,

Steve Brazier



80.1 – Policy SPS8 – Unsound – Not positively prepared, not justified, not effective, not legally compliant

Policy SPS8 is not positively prepared: it disregards clear evidence that this site is unsuitable for sustainable development. Any development would cause very high levels of harm to the ecology and the rural Iffley Conservation Area, which cannot be justified or 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.

Policy SPS8 is not justified: the site carries a zero minimum housing allocation, meaning the Council itself accepts it may be unable to deliver any development in a sustainable or policy-compliant manner. The Council's own surveys identify 15 constraints — the highest number of any site in the new Local Plan. Reasonable alternatives exist on brownfield sites currently designated for employment.

Policy SPS8 is not effective: a zero allocation makes no guaranteed contribution to meeting housing needs. Oxford City Council has failed to deliver housing on the Horse Fields throughout the current Local Plan period and has reduced the allocation from 32 homes to effectively zero, with no certainty of delivery. The policy is therefore also not legally compliant, as it cannot meet the tests of soundness.

Site SPS8 (Land at Meadow Lane, known locally as the Horse Fields) should be deleted from LP 2045. Any development here would be unsustainable and cannot be delivered in a viable fashion in accordance with local and national policy. Deleting the allocation would remove an irrational and undeliverable policy and allow the ancient meadow and Conservation Area to be protected in accordance with the NPPF.

Email text

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.

The Horse Fields are ancient meadows forming half of the last four acres of rural Conservation Area in Iffley Village, enjoyed by up to 900 people a day and providing a vital ecological corridor linking to the nature reserves along the Thames. They also sit on the edge of the flood plain, making development here all the more irresponsible.