

INTRODUCTION



Location Plan

1. Donnington Bridge
2. Meadow Lane Nature Park
3. River Thames
4. Iffley Academy SEN School
5. Iffley Turn
6. Isis Farmhouse
7. The Prince of Wales Pub
8. Iffley Lock
9. St Mary the Virgin Church
10. Rose Hill Allotments

Welcome to the Oxford City Housing Limited (hereafter OCHL) public exhibition, where we would like to update you on our emerging proposals for the site at Land at Meadow Lane, Iffley.

As you may be aware, Land at Meadow Lane has been allocated for development in the Oxford City Council Local Plan 2036. As part of our plans for this site, we are looking to deliver a landscape-led development that will deliver 30 sensitively designed homes, which will provide much needed housing for the area and contribute positively to reducing the Oxford Housing Crisis.

OCHL and Housing Need in Oxford

Due to high demand and little availability, Oxford is understood to be the least affordable place for housing in the UK, with the average house price more than 12 times average earnings.

There are currently more than 2,850 households on Oxford City Council's waiting list, and a significant need for further homes to be made available in the area.

Oxford City Housing Limited (OCHL) was set up by Oxford City Council (OCC) to tackle these housing pressures by developing high quality housing, especially affordable housing, across the city.

We have appointed experienced developer Hill as our development manager for the site. Hill shares our vision for Iffley and has a strong track record of delivering affordable homes to the very highest levels of quality and sustainability.

CONTEXT 1

Oxford Local Plan 2036

The site has been earmarked for development by Oxford City Council, as part of Policy SP42 of its Local Plan 2036, (adopted in 2020), with the principle of development established and the allocation requiring a minimum of 29 homes to be built on the site.

Specific regard will be paid to the site's location in the Iffley Conservation Area, the nearby Iffley Fields Site of Special Scientific Interest (SSSI) and the need for sustainable site drainage.

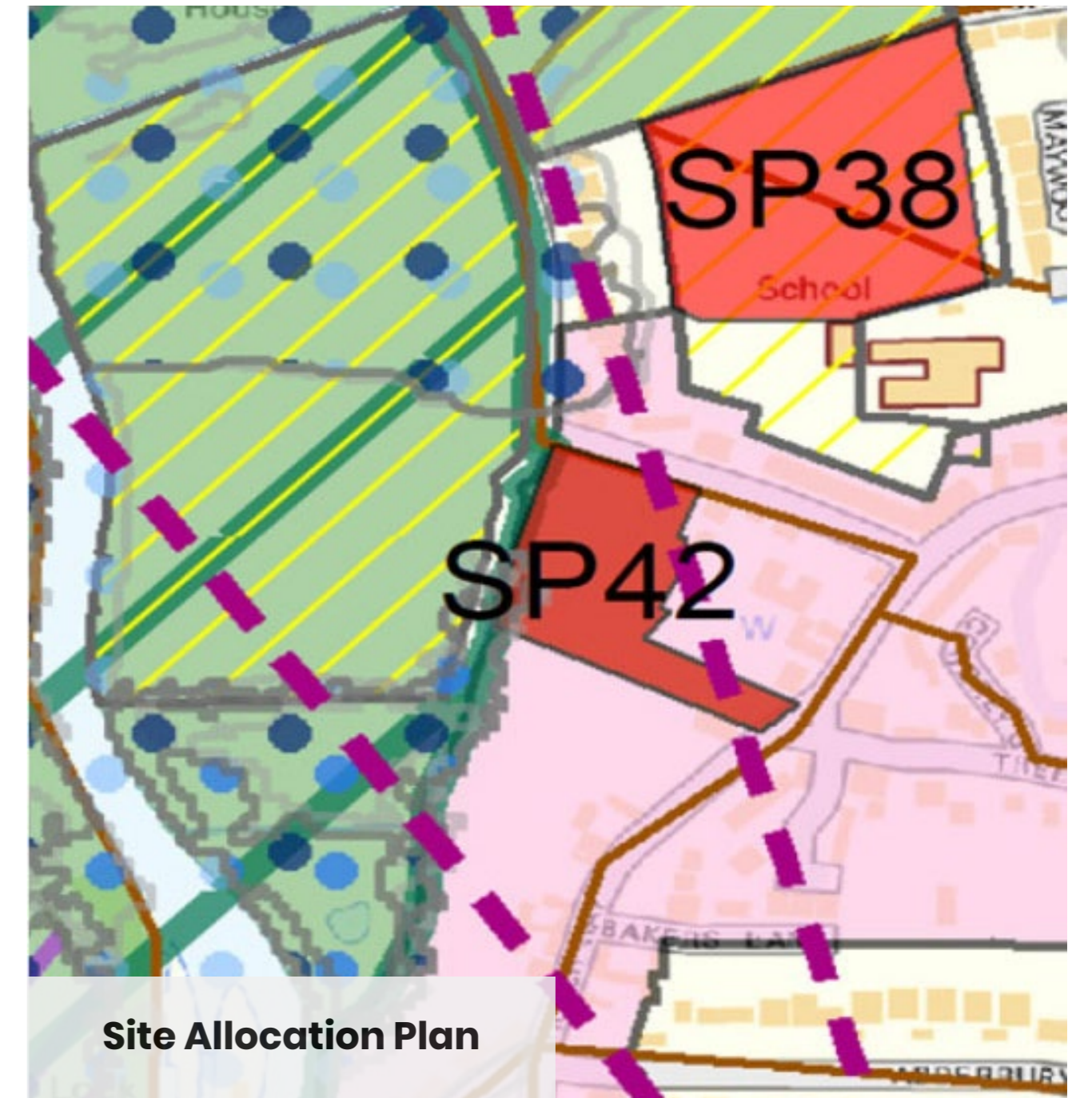
The site acquired by OCHL comprises two adjoining areas:

- The northern part of the site allocated in the Local Plan, on which the homes would be developed.

- The southern parcel (Memorial Field) which is not included in the Local Plan and will **not** be developed.

The whole site was purchased by OCHL in 2020 in light of the allocation on the northern part to develop much needed housing in Oxford. OCHL will develop the site in line with, or in excess of the Local Plan policy, reflecting local need and securing essential affordable homes. Had OCHL not been successful in purchasing the land, it would likely have been acquired by a private developer, with less certainty on the type and quality of homes provided.

The site sits just 2.7 km south of Oxford City Centre and is well connected to sustainable transport. This includes the Oxford City Cycle route and a nearby bus stop on Henley Avenue serviced by



three local services with connections to Oxford City Centre, Rose Hill and Cowley, making it a suitable and sustainable location for development.

Our vision for the site

- **30 homes** (including 50% affordable homes) on the northern allocated site.
- **No development on Memorial Field** to the south.
- Well designed, **highly sustainable homes** built to PassivHaus levels of performance.
- Main vehicle access from Meadow Lane, with **low key pedestrian crossing** and **traffic calming**.
- Landscape-led scheme with **landscaped open spaces, communal gardens** and **biodiverse planting**.
- **Pedestrian links through the site**, with the opportunity to link to Memorial Field.



Engagement

Although the principle of development has been established through the site's allocation in the OCC Local Plan, we recognise that development of this site is sensitive and are committed to engaging with the local community so that the best possible scheme can be delivered for Iffley.

A first round of consultation was undertaken earlier this year, which allowed us to gain an understanding of relevant issues that we need to consider. Since the first consultation, we have further developed the design of the scheme, which we wanted to share with you today and we look forward to receiving your feedback on our updated proposals.

CONTEXT 2

We recognise the sensitivity of the site's setting within the Iffley Conservation Area and the importance of Memorial Field to the local community. Our evolving plans for this site have been informed by comprehensive surveys and research that have been carried out to ensure that we are aware of the site's setting and important existing features.

We wanted to share with you the process that we have undergone and the surveys that the project team have carried out to ensure that our plans comply with Policy SP42 and the highest quality scheme is delivered for this allocated site.

Existing routes and access

The primary arrival point for vehicles will be from Meadow Lane. The proposed road layout through the site will allow for two-way traffic with pedestrians and cyclists given priority. A secondary arrival point will be created on Church Lane which will only be accessible by two properties. Both arrival points will provide no through route for vehicles.

Iffley Conservation Area

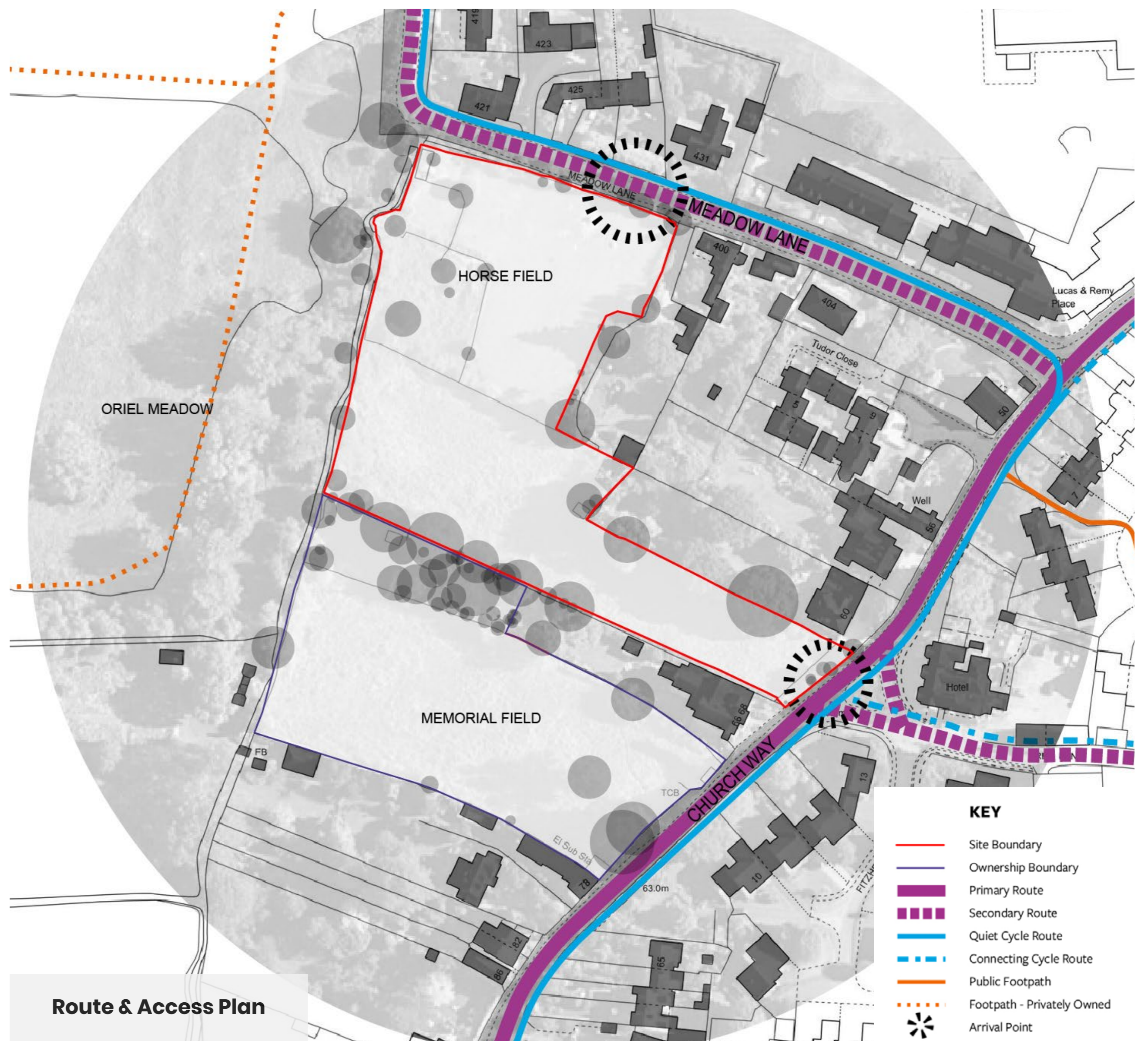
As part of our plans, research and analysis was undertaken into the context of the Iffley Conservation Area and its key features. The site is situated in the northern and central zones of the Iffley Conservation Area, with both sections having a number of key features that have been used to inform the design of our proposals.

North section's key features:

- Historic and characteristic stone walls
- Old trees and well planted substantial gardens
- Architectural diversity

Central section's key features:

- Mature planting
- Traditional ragstone walling
- Strong rural characteristics



CONTEXT 3

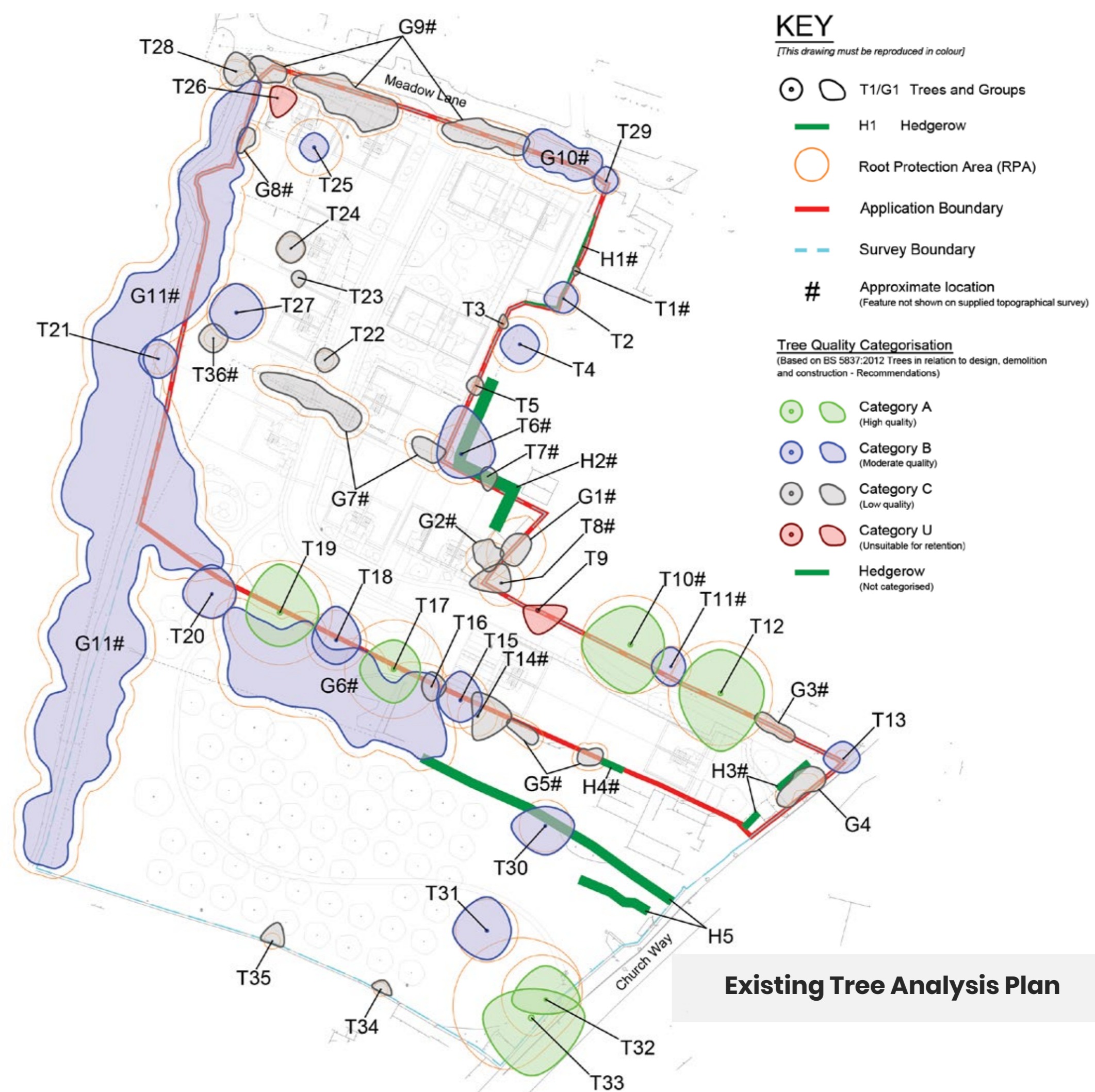
Existing Tree analysis

A comprehensive arboricultural study was undertaken into the existing trees on site that identified that there was no protected vegetation located on-site. The study found that there were 36 individual trees, 11 groups of trees and 5 hedges in the locality.

Native species of trees predominantly surround the site, with some planted mixed broadleaved trees along the southern boundary (G6), as well as a dense tree belt lining the western boundary (G11) and a number of older ash trees (T17-T19).

In addition, some Eucalyptus (T6), Spruce (T4) and Birch trees (T2) border the site from Church Way as well as two large, fully mature Oak trees (T10 and T12). The trees that are located on-site are smaller, self-set or comprise outgrown trees following cessation of arboricultural maintenance.

It is likely that some limited tree removal will be needed to facilitate development, however the layout seeks to firstly retain trees where possible.



Ecology Assessment

The strategy is that any removal of vegetation should be kept to a minimum, with planting to be carried out to compensate for any loss that may occur.

At the time that the assessment was carried out, it found that there were small numbers of bats, but further surveys will be carried out during the active season.

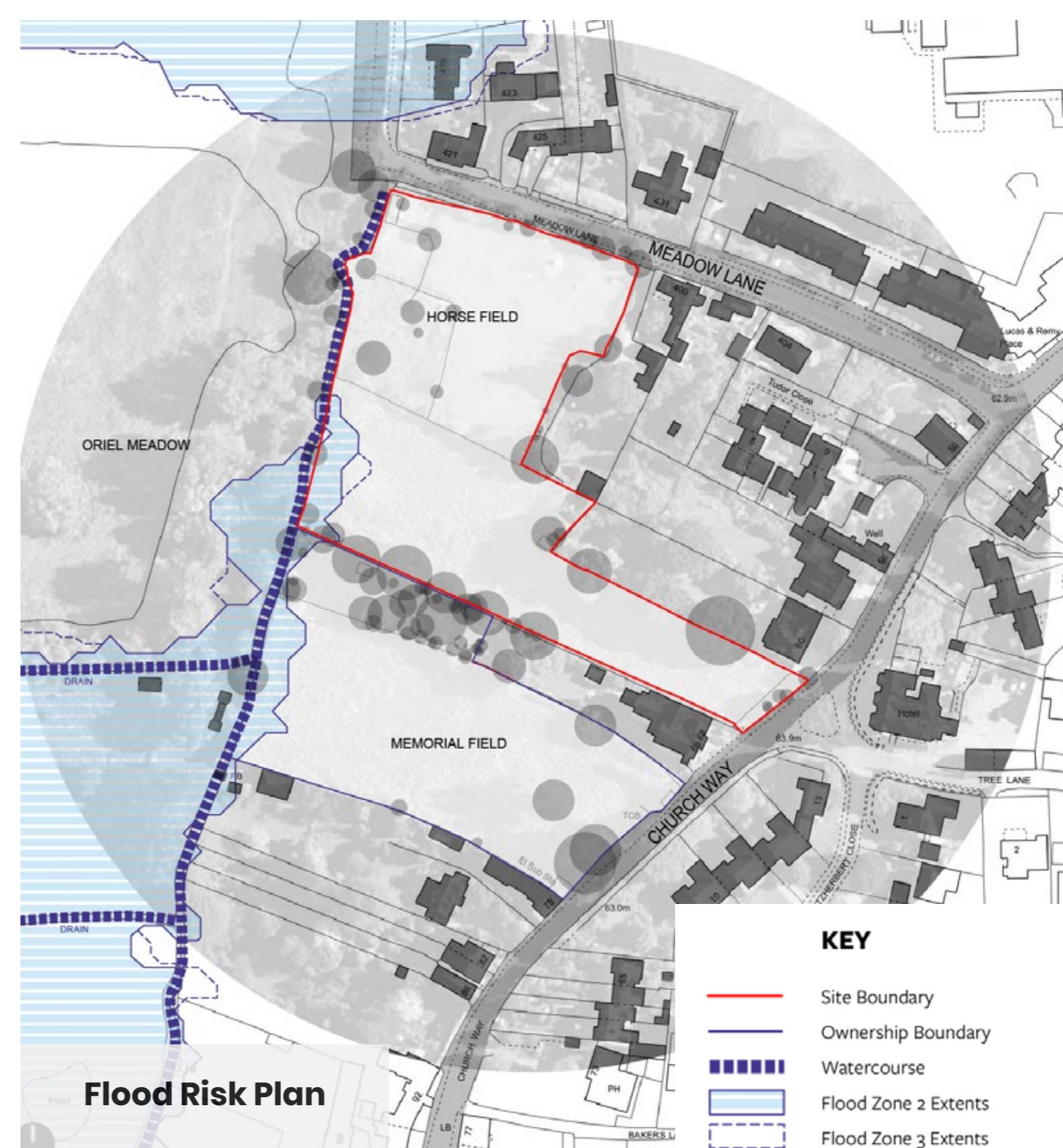
As many respondents mentioned in the initial online consultation earlier this year, a badger sett is located on-site, which we are monitoring through further surveys to ensure that suitable mitigation measures are put in place.

The Ecology Assessment concluded that the planting strategy should utilise a range of native wildlife friendly species, as well as create structural diversity and maximise habitat connectivity to the wider area.

Landscape

We recognise the importance of our landscape strategy, with our approach based on the following characteristics:

- The site is well defined and is visually contained by existing landscaping.
- There are existing overhanging trees, with some off-site.
- Along the western boundary, there is existing vegetation that may benefit from enhancement.
- There are limited views out of the site, with one opening to the west giving views towards Oriel Meadow and upper storeys of houses on Meadow Lane visible to the north.
- Open views into the site from neighbouring properties that will need screening.
- Strong gradient across the site, with changes to ground levels to be kept to a minimum.
- New points of access to be sensitively designed to ensure minimal visual impact and consistency with the locality.



Flood Risk

As you can see in the flood risk plan (above), flood zones 2 and 3 encroach on the site in the south-west corner. During the design phase, in-depth studies were undertaken by the project team into the impact of climate change on flood levels and of the development on the wider flood impacts. The homes will be sited outside of the flood zone with SUDs measures incorporated into the design to mitigate the impact of development.

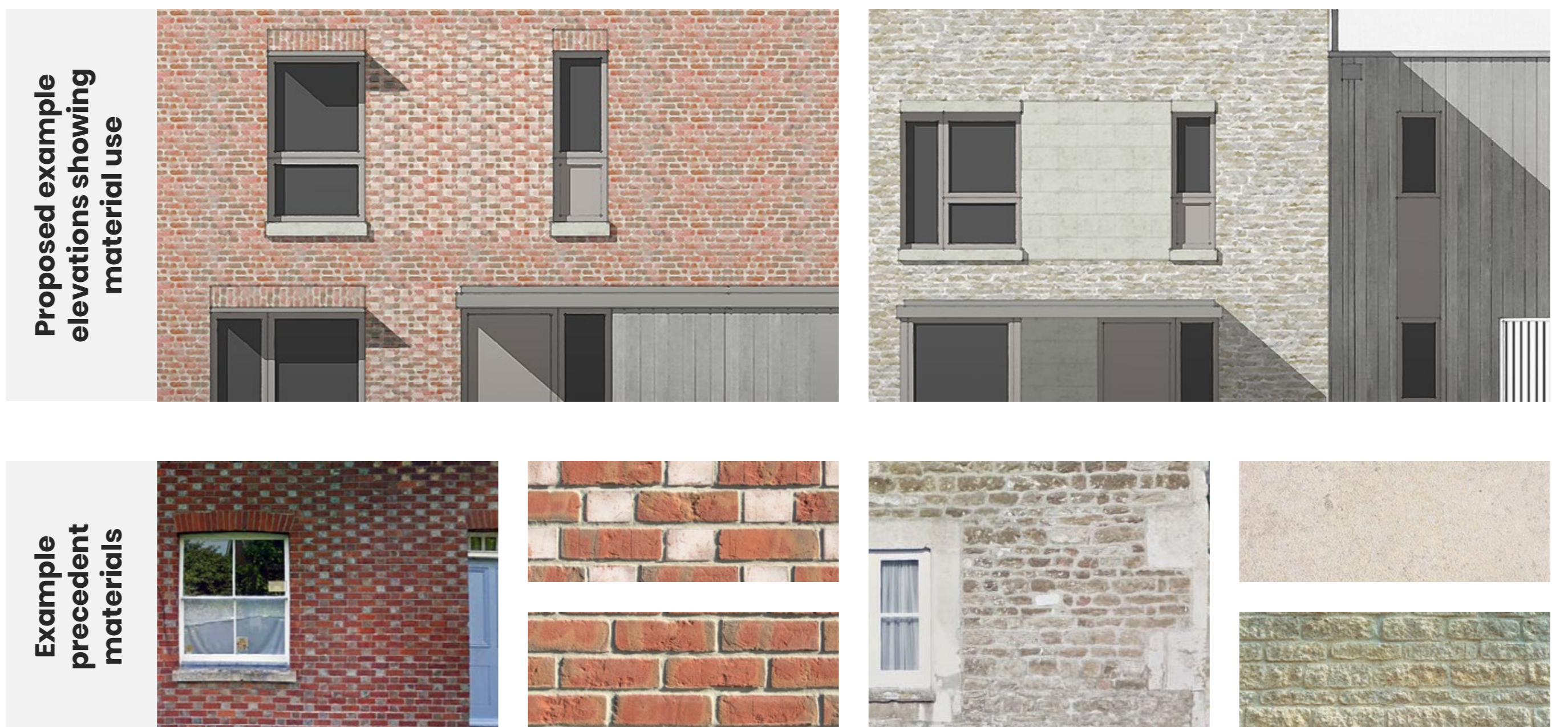
MASTERPLAN



1. Vehicle access to the site from Meadow Lane
2. Landscaped pedestrian path connecting the site to Meadow Lane
3. Landscaped community open space and play area for residents
4. Community kitchen garden space and tool store to allow residents to grow their own food and flowers
5. Electric hook up and car club parking bay
6. Landscaped pedestrian link from Church Way to main site
7. Footpath opens onto Church Way through new gap in the stone boundary wall
8. Private front garden and driveway for the two homes
9. Possible connection to Memorial Field. Further information is provided on the various options for Memorial Field on board 11.
10. Solar Panels for all dwellings to create a low carbon future
11. All proposed homes to have access to Electric Vehicle Charging Points
12. Shared surface road throughout the site to encourage street play, traffic calming and allow for further landscaping
13. All proposed homes to have bike storage
14. All proposed homes to have Bin storage provided in line with Council policy.

The approach to materiality and composition of elevational treatments have been drawn from a combination of the surrounding and historical context of Iffley, whilst also looking towards creating a low carbon future.

Iffley Village has a rich palette of materials, predominantly brick, or render, and the oolitic limestone prevalent in the historic core of the village. Natural Slates and plain clay tile are the most commonly used roof materials.



DELIVERING NEW HOMES

Our proposals for this allocated site will deliver 30 mixed tenure homes, that will provide much needed housing in the area and contribute positively to reducing the current Oxford City Housing Crisis.

As part of our plans, we are looking to provide a variety of housing, ranging from maisonettes to 4 and 5-bed

homes to accommodate all family sizes. A breakdown of our proposed housing mix is provided below:

- Four 1-bed Maisonettes
- Four 2-bed Maisonettes
- Two 2-bed Houses
- Eight 3-bed houses which will accommodate a five person household
- Two 3-bed houses which will accommodate a six person household
- Eight 4-bed houses
- Two 5-bed houses

We are committed to delivering a balanced community through the

provision of market homes, social rent and shared ownership tenures. Our proposals will provide 15 affordable homes, with 12 as social rent and 3 as shared ownership. The location of the various housing types are provided in the plan below.

Due to the site's convenient location in relation to Oxford City Centre and local bus routes, the development would look to reduce the reliance on private car trips and actively promote sustainable modes of travel. The Henley Avenue Bus Stop is a short walk from the site and is served by three local service connections from Iffley to Oxford railway station, Rose Hill and Cowley.

Residents of the development will be able to take advantage of a new car club space being provided onsite. All residents will have dedicated secure cycle provision. The site is sustainably located and in accordance with OCCs policy we are encouraging residents to use more green modes of travel and be a low car dependent development. Car spaces will be limited to larger homes and comprised of 12 in total, providing a ratio of 0.4 across the development.



Housing Mix Plan

DESIGN OF PROPOSED HOMES

Given the site's context, the proposed housing will predominantly be two storeys high and sensitively designed to complement the existing village vernacular and Iffley Conservation Area.

Our architects have undertaken contextual analysis of both the immediate vicinity of the site and wider village to ensure that the appearance of the proposed dwellings have been designed to be in keeping with the locality.

The design of the proposed homes has been based upon the style and age of the existing dwellings, with weight also being given to the qualities of the historical core of Iffley and the key characteristics described in the Conservation Area Appraisal.

The following principles have informed the design of the proposed homes:

- Numerous homes have attic conversions, with dormers both to the street as well as the rear.

- There is limited consistency in the elevations, frequently a brick terrace will be interrupted with a painted, stone or rendered façade.
- There are occasional gables facing the street.
- There are often jumps in scale, with three storey buildings sitting alongside two storey buildings.
- Whilst there are some larger detached properties, buildings are typically arranged in short terraces or pairs.

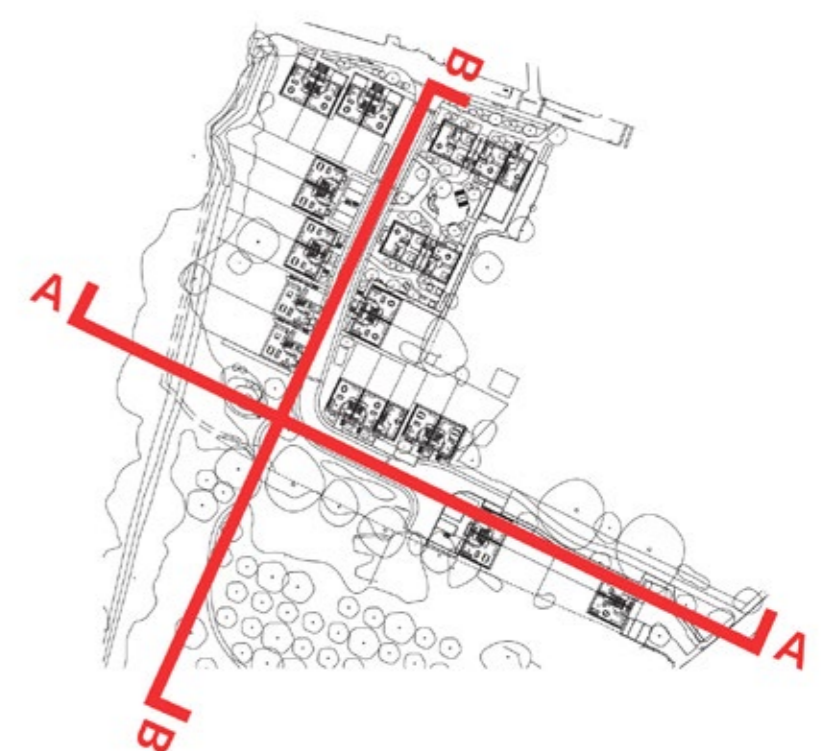
The homes have also been designed to accommodate solar PV panels with a 40 degree roof pitch considered appropriate for solar panel installations and are also in-keeping with the character of the Conservation Area.



Internal street scene visualisation



Internal street scene visualisation



SUSTAINABILITY

We are committed to delivering a sustainable scheme and want to set the standard for new housing as the City works to tackle the climate emergency. The homes built on site would be constructed to leading energy standards, with homes achieving PassivHaus performance or net-zero targets, allowing them to be amongst the most energy efficient homes in Oxford.

The homes will be powered by electricity, with no gas boilers in place and our strategy for this site will be guided by the principles of passive design, which prioritises thermal insulation so that heating demand can be reduced for all homes. As part of our approach, we will also be looking to assess the proposed homes to ensure that the necessary measures are in place to protect residents from any future changes to the climate.

PassivHaus

The proposed affordable homes (15 in total) will be constructed to meet the best practice PassivHaus energy standard. All affordable dwellings have been designed to ensure that they benefit from enough south facing sunlight, with measures also in place to limit heat build up from lower sun angles.

These dwellings will benefit from higher insulation standards than current Building Regulations, reducing heat loss and improving thermal comfort through the reduction of cold air movement within the living spaces lowering energy bills for future residents. Ventilation systems with heat recovery will also be in place to ensure good levels of internal air quality are maintained while reclaiming heat from the exhaust air that would otherwise be lost to the environment.

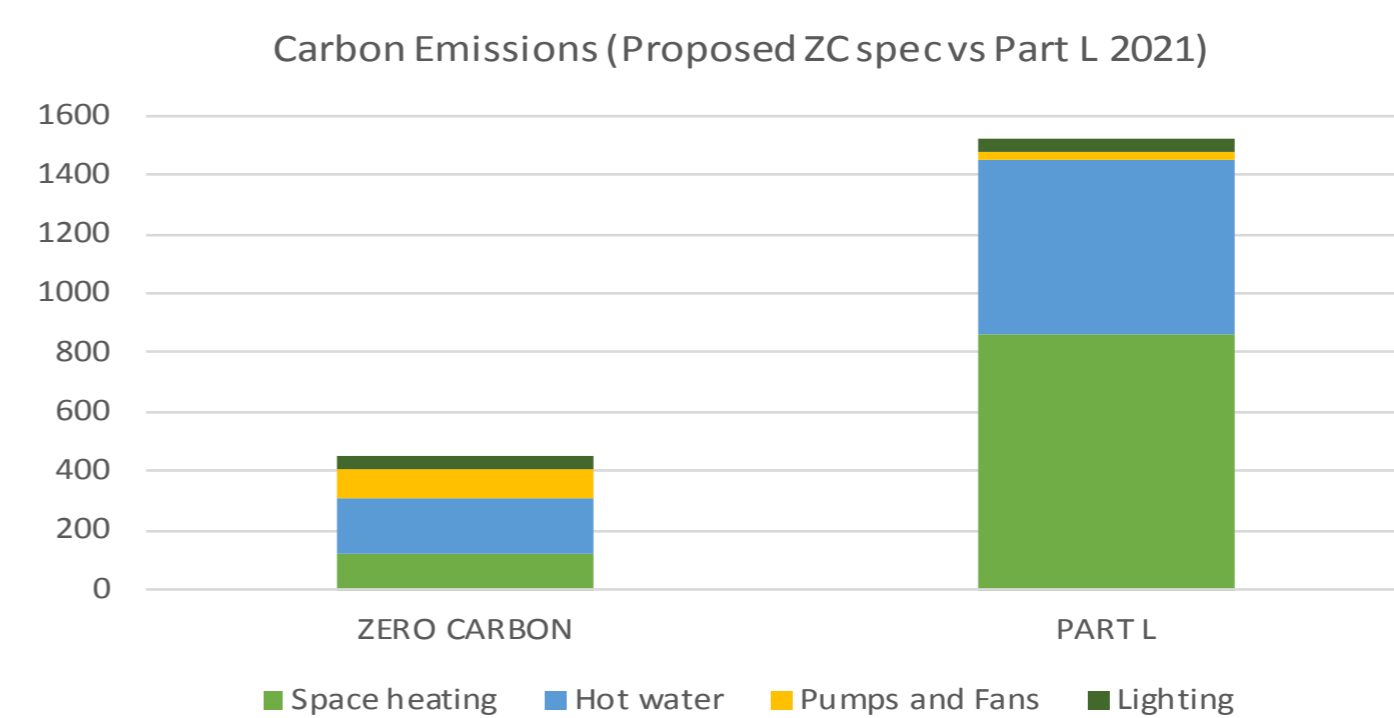
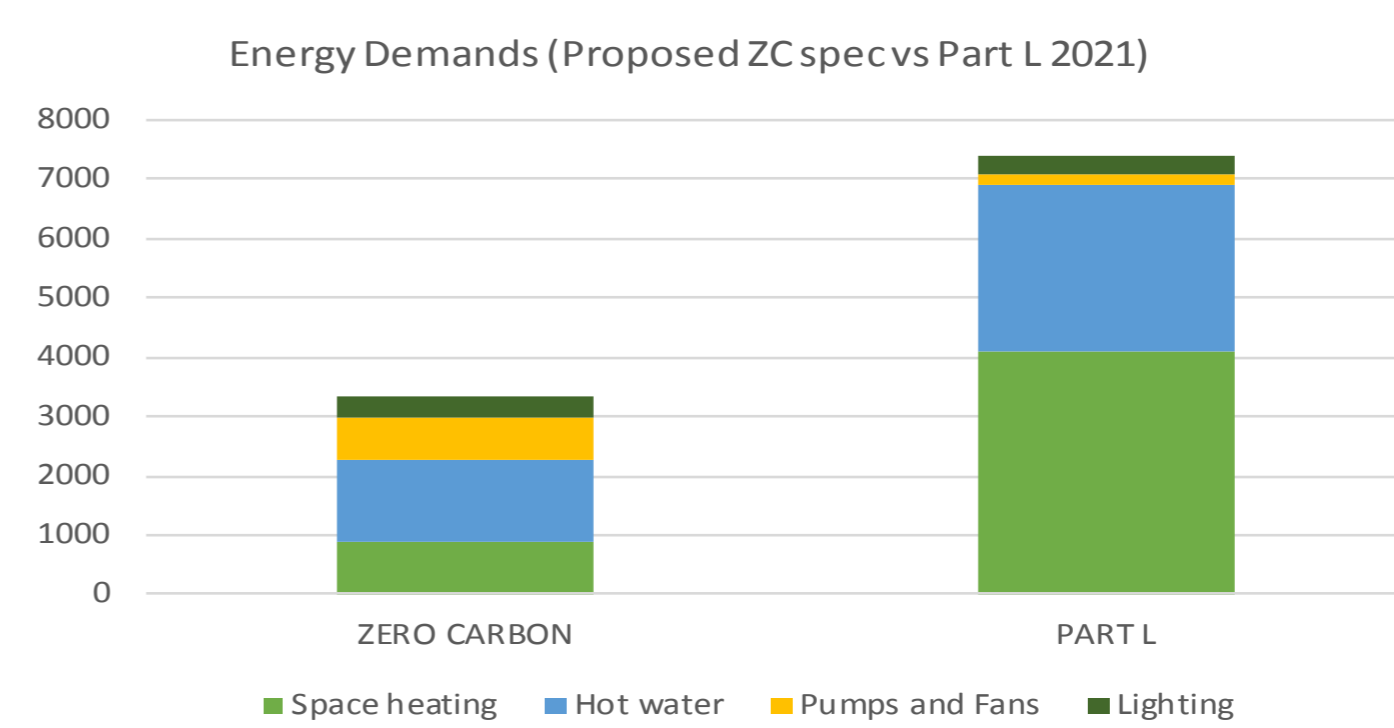
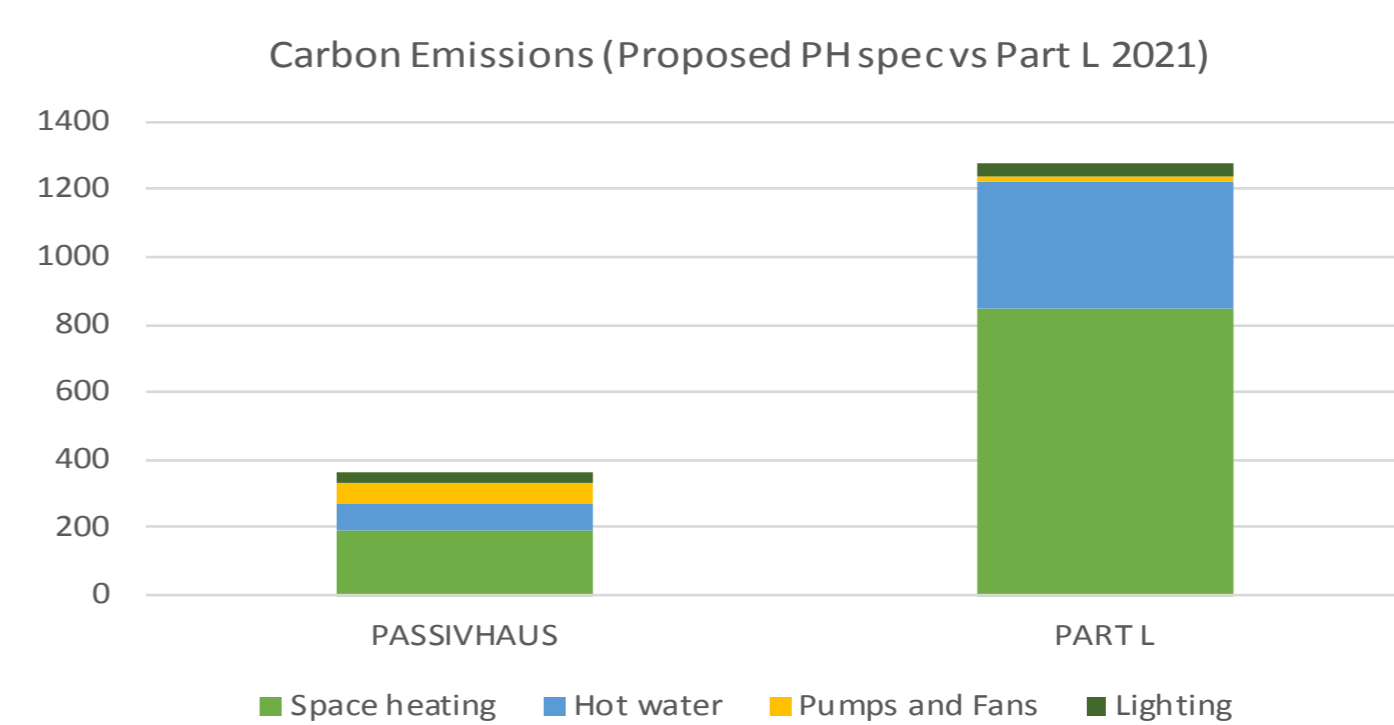
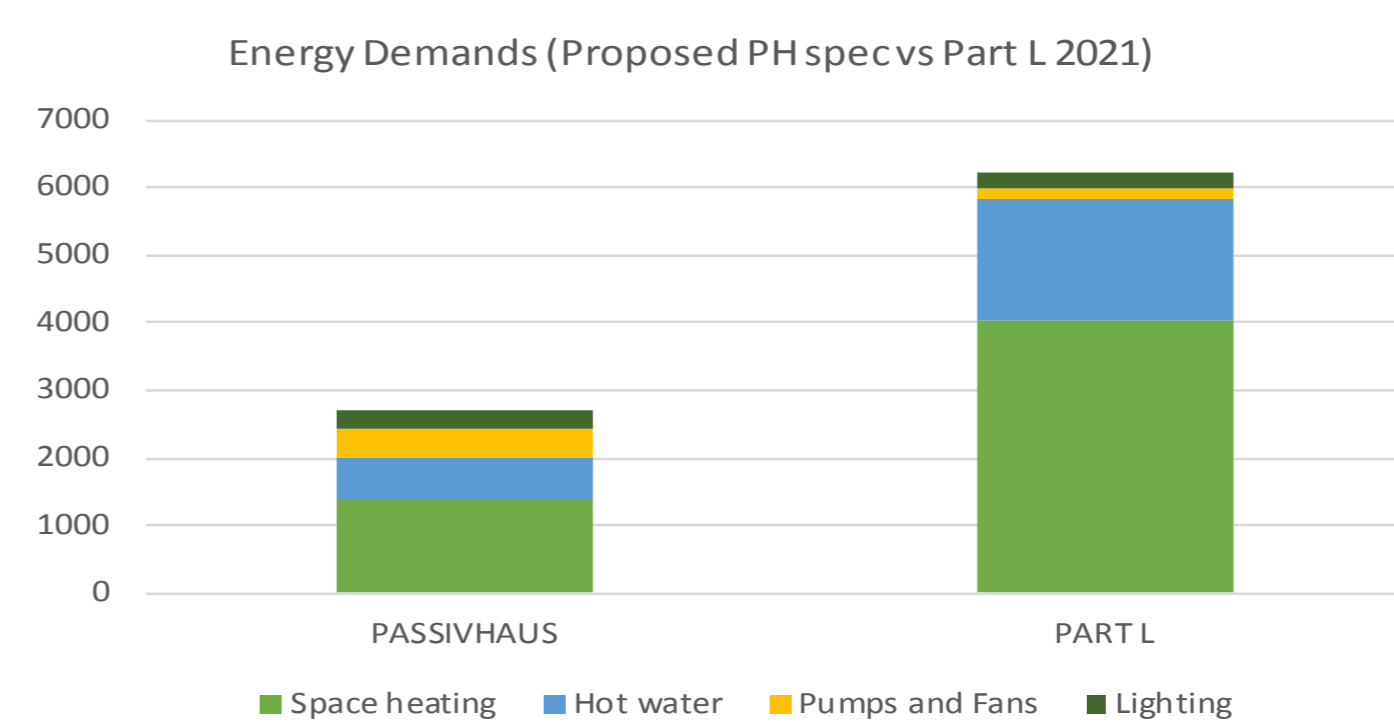
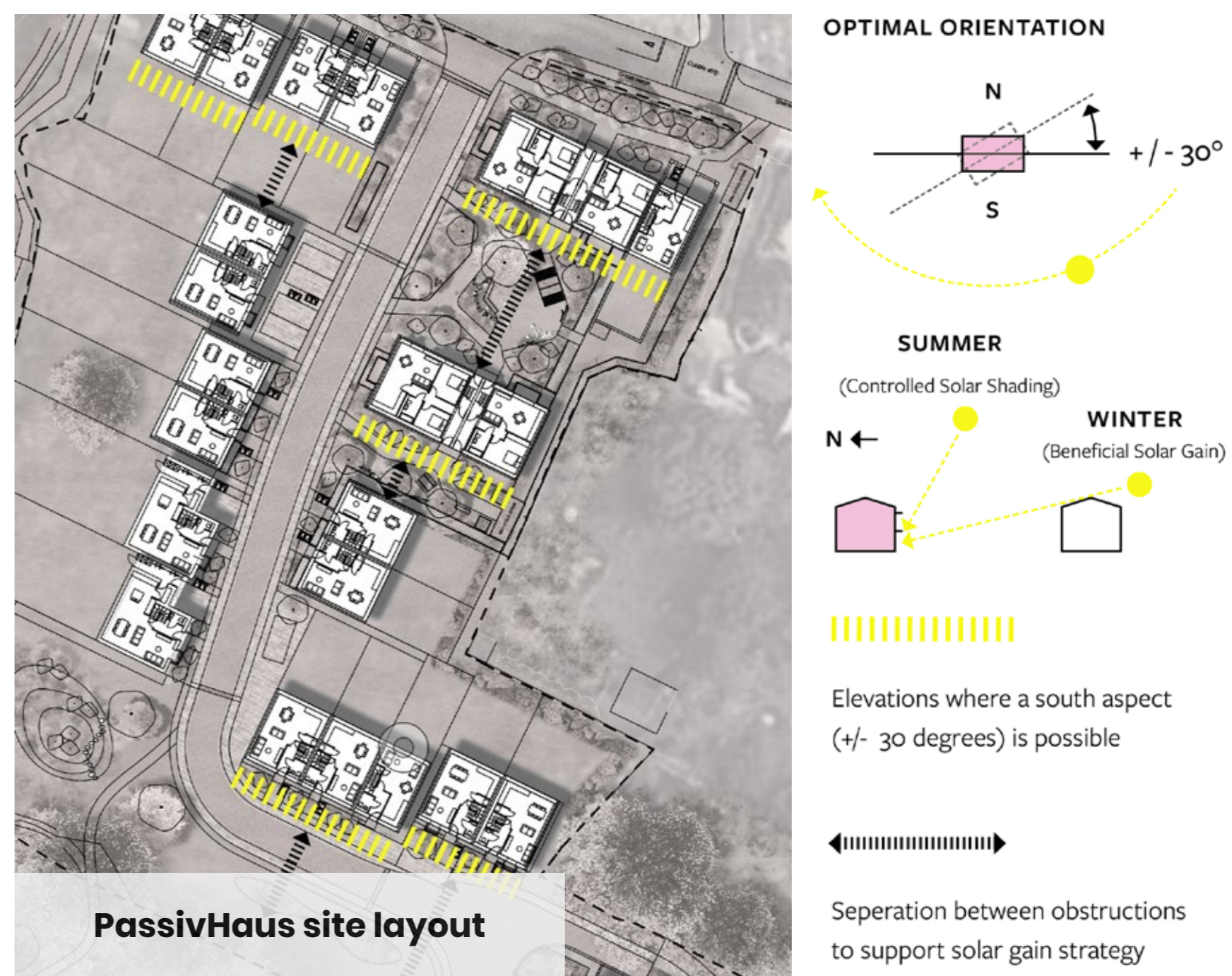
Zero Carbon

The proposed social and shared ownership homes will also be highly sustainable, with a number of measures in place to reduce their environmental impact. The homes will be heated by an air source pump, which is a very low carbon heating system that delivers heat from the first day of occupation. Solar Panels will also be provided, with the aim of providing homes with zero emissions and very low running costs for residents.

Homes ready for the future

Oxford Local Plan Policy require emissions reductions beyond national regulations, and are increased at intervals throughout the plan period, beginning at 40% reduction, before moving to 50% by 31 March 2026, and then zero carbon after 2030 against a 2013 baseline.

The PassivHaus homes are demonstrated to deliver a saving of approximately 60% over the more onerous 2021 standards. The Zero Carbon homes would deliver a calculated zero carbon home now, well in advance of policy. The specification of the homes we aim to deliver meets or exceeds policy requirements.



PassivHaus Homes

Zero Carbon Homes

ACCESS

Vehicle access to and from the site will be provided via a new junction that is proposed on Meadow Lane. It is proposed to provide a pedestrian crossing point and traffic calming measures on Meadow Lane. This low-key approach will avoid the need for white lines, kerbs and additional signage.

We are currently in dialogue with Oxfordshire County Council (OCC) to agree the design of the footway and road layout. At this stage, we are looking to provide an access that will be appropriately designed to have a minimal impact on the existing form of Meadow Lane, but further discussions will take place with OCC on this matter.

A safe access route will also be created from the site onto Meadow Lane for pedestrians, as well as a link from Meadow Lane to Church Way to promote pedestrian and cycling permeability. The site will be designed as per standards set out in the 'Manual for Streets' design guidance and the recently published Oxfordshire Street Design Guide.

The existing field gate access on Church Way will be retained to as access for the two dwellings that are located on the eastern edge of the site. This low-key access will be suitably designed to



Masterplan showing access features

- | | | |
|---|--------------------------------------|--|
| 1. Low key traffic calming crossing point | 3. Meadow Lane vehicle access | 5. Pedestrian link from Church Way to main site |
| 2. Pedestrian path on Meadow Lane behind landscaping | 4. Church Way vehicle access | |

blend in with the existing dwellings along Church Way. A new pedestrian access point will be provided to the new homes from the north of the field gate access, which will be 1.2m wide as agreed with Oxford City Council Heritage Officers and OCC Highways Officers.

As part of our plans, we are looking to promote and encourage sustainable travel by creating a new foot and permissive cycle route from the site to Meadow Lane and Church Way, therefore improving connectivity between the new homes and the city centre.



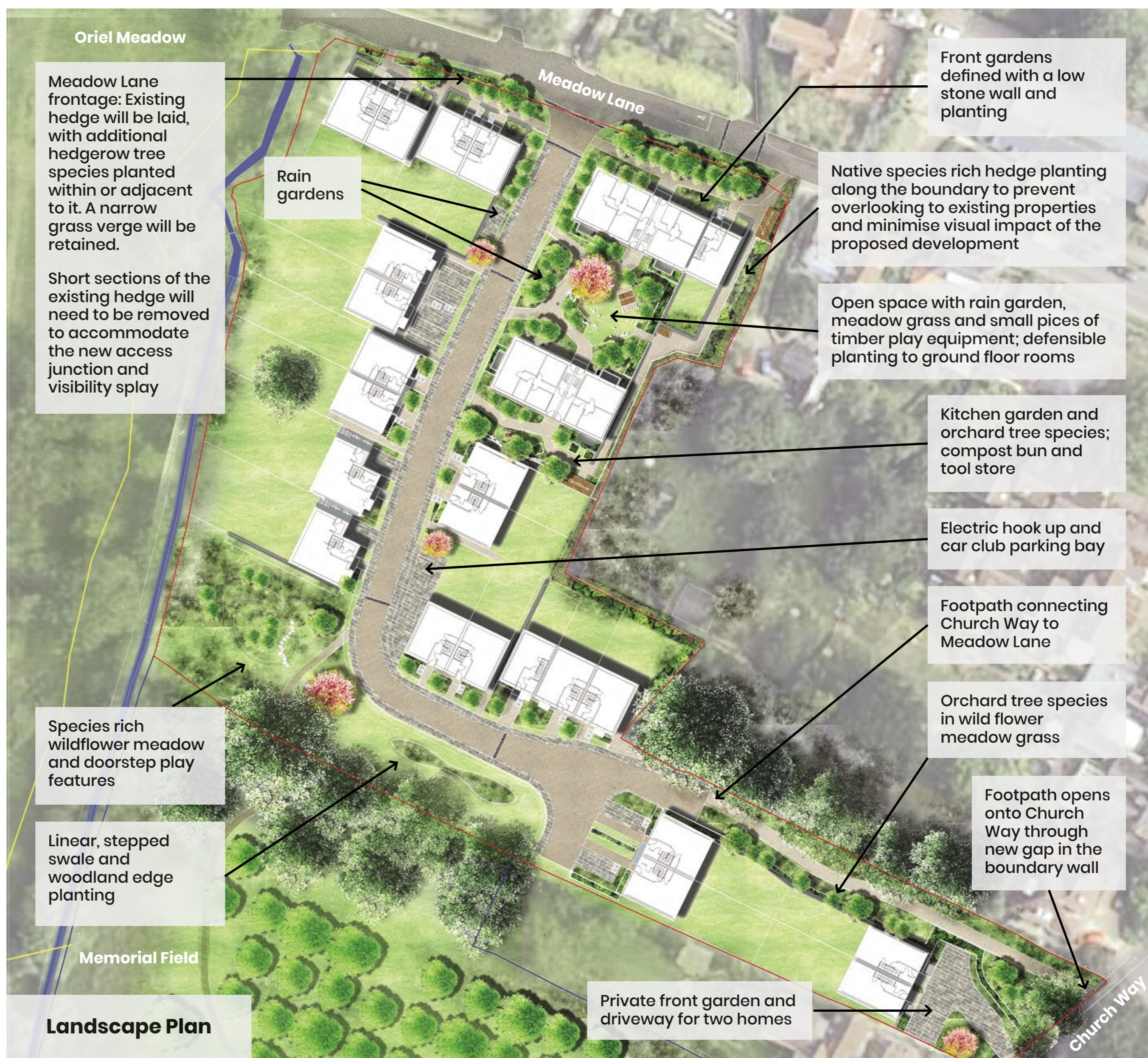
Example of potential traffic calming materials

LANDSCAPING AND ECOLOGY

We recognise that the development of this site is sensitive given its context in relation to the Iffley Conservation Area, so the approach to existing ecology and landscaping is key.

We are committed to providing a landscape-led scheme that complements the surrounding area. The adjacent illustrative plan shows the design intent for the landscape. The existing hedge on Meadow Lane could be laid; that is cutting branches partway through, laying them horizontally, and pegging them in position to create a strong thick hedge. This will allow its ecological value to be maintained whilst forming a characterful development boundary.

On Church Way, the existing stone wall will be retained but a new narrow opening will be created to form a pedestrian access. The opening will be sensitively designed to ensure consistency with the surrounding character. As part of our plans, we would also provide a community garden on-site, which will both give the development a community feel as well as allow current and future residents to grow their own food and flowers.



Ecology

We are undertaking all the necessary surveys to fully assess the existing habitats and species present on the site. This information is being used to inform the landscape proposals which will include ecological mitigation measures that will minimize disturbance or harm to protected species and target a biodiversity gain.



Drainage

We understand this is an issue that is of particular local importance. As part of the development coming forward, we want to positively contribute to mitigating flood risk in the area. As part of our proposals, we will provide a comprehensive Drainage Scheme that complies with local policy requirements. This will include a number of sustainable drainage features, including rain gardens and tree pits as features within the street scene to manage surface run off and to enhance biodiversity.



Oxfordshire meadow fritillaries



Beehives

MEMORIAL FIELD

We recognise the importance of Memorial Field to the local community and we can confirm that it will not include any housing development, with OCHL looking to protect and further enhance this area to improve biodiversity, alongside possibly making it publicly accessible.

During the first round of consultation, we received a mixed response to whether the Memorial Fields should be made publicly accessible and if any enhancement should take place.

As part of our commitment to delivering a landscape-led scheme we are looking at ways to enhance the biodiversity value of the Memorial Field. To further explore this, we have provided three further options exploring possible enhancements. These are not exhaustive and we welcome the public's views on how this important area in Iffley should be treated.

Dependent on the end use, we want to work with the local community to ensure the most appropriate management strategy and operation is put in place.



- OPTION 1**
Iffley Community Orchard
- Fruit trees
 - Informal path and seating area
 - Species rich grassland
 - Maintenance access from Church Way



- OPTION 2**
Iffley Wild Flower Meadow
- Local Provenance wildflower meadow
 - Informal path around the meadow and into the new residential area
 - Seating area close to Church Way
 - Bee hives (managed by a local beekeeper)



- OPTION 3**
Native Tree Planting
- Minimal intervention
 - No public access
 - Maintenance access from Church Way

HOW HAVE OUR PLANS CHANGED SINCE THE FIRST CONSULTATION?

As you know, a first consultation was carried out in Autumn of this year which sought your views on the early plans for this site and for OCHL and Hill to understand your initial thoughts. OCHL and Hill value the community input and encourage further engagement as part of this process.

Following the conclusion of the consultation, the feedback that was received was reviewed and considered by the development team during the design process and a number of changes were made to the scheme which are provided below.

Number of homes

The number of proposed homes has been reduced from 31 to 30. This has allowed a series of further improvements to the site layout as set out below.

Drainage

We understand that this is an issue that is of importance to local people, with some history of flooding in the area. Following the comments made on this particular matter, the site layout and levels have been adjusted to further minimise flood risk.

As part of our flood mitigation strategy, we have ensured that the proposed homes are fit for the future by taking into

account the current flood risk in the local area as well as factoring in any potential flood risk that may arise as a result of climate change.

Parking

We have reduced the number of parking spaces that were originally included in the scheme to ensure that the overall rural character of Iffley is maintained and to further encourage sustainable modes of transport. The parking that was initially proposed on Meadow Lane has also been removed so that the existing landscaped frontage can be retained.

Landscaping

We recognise the sensitivity of this allocated site's setting within the Iffley Conservation Area and this was clearly expressed through the initial consultation. As part of our updated proposals, reducing the number of dwellings from 31 to 30 allows for

OCHL
Oxford City Housing Limited

MEADOW LANE, IFFLEY

December 2021

Welcome to this newsletter from Oxford City Housing Limited (OCHL) and Hill on their emerging proposals for Land at Meadow Lane, Iffley.

Following the first consultation earlier this year, we wanted to make you aware that an in-person Public Exhibition will be held on **Saturday 11th December** so that the local community can be informed on OCHL and Hill's updated plans for this allocated site and provide further feedback.

We have also included a comprehensive set of responses to the issues raised in the first consultation. These responses are provided on the other side of this newsletter and are also available on the project website at <https://consultwithyou.co.uk/ochl/iffley/faq#nav>

Consultation

OCHL and Hill are committed to engaging with the local community to gather local views on their proposals so that the best possible scheme can be delivered on this allocated site.

The purpose of the first consultation was to seek your views on the early plans and for OCHL and Hill to understand your initial thoughts. We are pleased with the number of responses that we received, which have been reviewed and considered by the development team.

We want to thank you for your input on the proposals to date and hope that you will be able to attend the Public Exhibition on the 11th December. Due to the ongoing concern surrounding Covid-19, a booking system will be in place to ensure that we maintain the correct level of social distancing. We would also ask all attendees to wear a face covering during their time at the event.

There are a number of slots available throughout the day and to book a slot, please visit <https://consultwithyou.co.uk/ochl/iffley-exhibition> or book via the contact details provided below.

Details regarding the Public Exhibition are as follows:

Date	11th December 2021
Time	9:45am-2pm
Location	Mercure Oxford Hawkwell House Hotel, Church Way, Iffley, Oxford, OX4 4DZ

Following our December consultation, a further update will be provided at the beginning of next year, prior to the submission of a planning application.

Contact us

If you have any questions about the Public Exhibition, please do not hesitate to get in contact with our community representatives DevComms, through the contact details below:

Email
meadowlane-iffley@devcomms.co.uk

Phone
0800 080 3178

Further information on our proposals is also available on our website at <https://consultwithyou.co.uk/ochl/iffley> where you can also leave further feedback following the Public Exhibition. The exhibition display boards and feedback form will also be made available on the website from Friday 10th December, for those who are not able to attend the event in person.

Please ensure that your feedback reaches us by **5pm on Friday 24th December**.

an improved landscaped setting for the purposes of further habitat creation and enhancing biodiversity in the local area.

The reduction in homes has created more space on the site. This has allowed us to extend the gardens located on the western boundary so that there is a more structured separation between the proposed homes and the site's exterior.

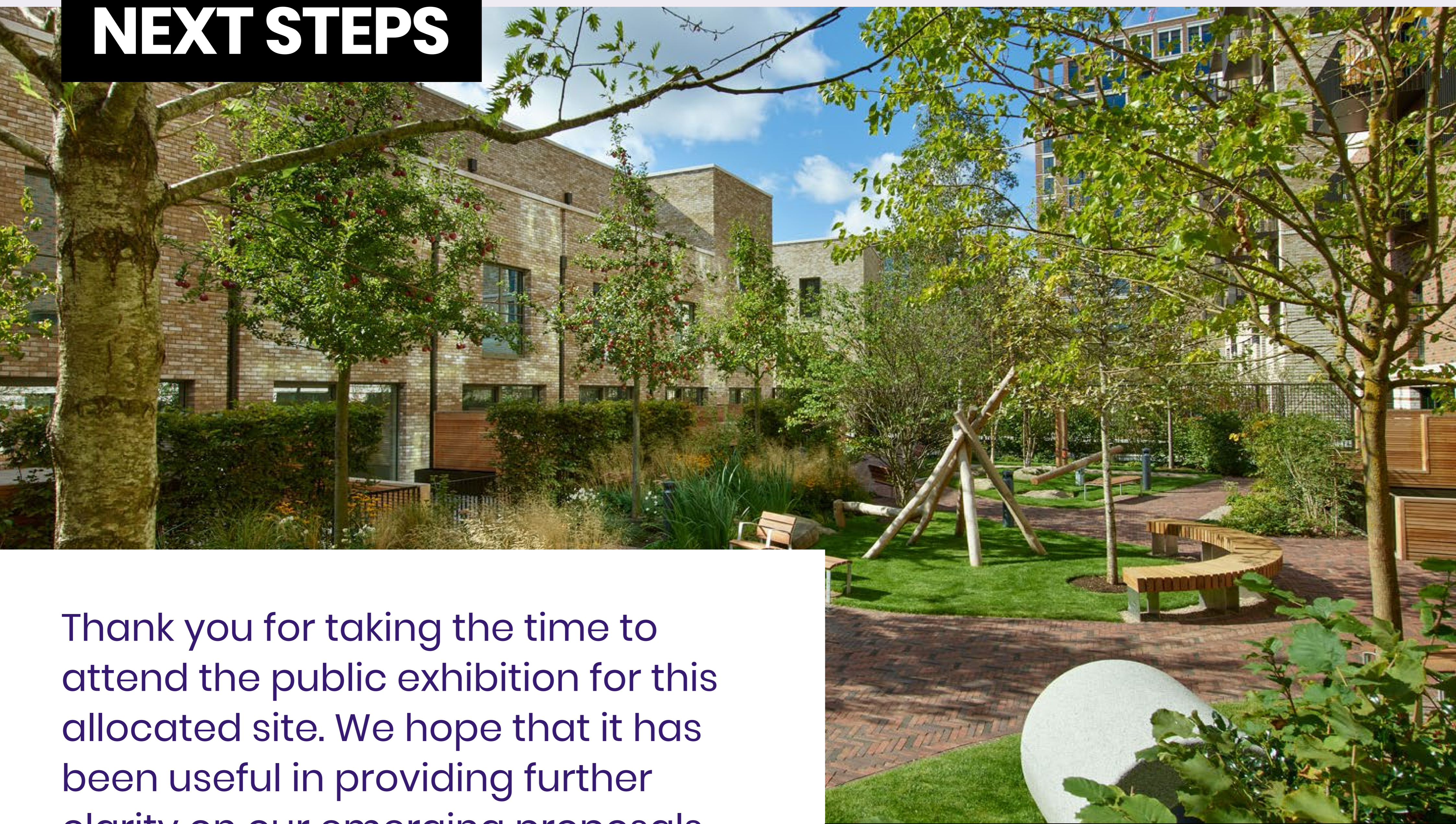
Access

As part of our updated plans, the existing access to the site from Church Way will be

slightly widened to create the driveway for two homes. A second small access for pedestrians to access the main site will also be created.

During the first consultation in the Autumn, we received a mixed response to whether Memorial Field should be made publicly accessible or if any enhancement should take place. Following the feedback received, we have developed three further options exploring possible enhancements to Memorial Field, which we would welcome your views on.

NEXT STEPS



Thank you for taking the time to attend the public exhibition for this allocated site. We hope that it has been useful in providing further clarity on our emerging proposals.

We are keen to receive your feedback on our plans. Feedback forms are available for you to provide your comments. If you are unsure of where these are located, please do ask a member of the project team and they would be more than happy to assist.

We value your feedback, and your comments will be reviewed by the project team and used to evolve and finalise our proposals before we submit a planning application to Oxford City Council, in the first quarter of 2022.

Please ensure your feedback reaches us no later than **Tuesday 4th January 2022**

Contact us

The information you have seen today is also available on our dedicated website at <https://consultwithyou.co.uk/ochl/iffley>

If you would like to contact us directly, please call our community representatives at DevComms on **0800 080 3178** or email meadowlane-iffley@devcomms.co.uk

