



# OX Place

## Iffley, Meadow Lane

December 2022

### Welcome

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Dear resident,

This newsletter provides an update on the proposals by OX Place (the new trading name of Oxford City Housing Limited) and Hill Group for much needed new homes at Meadow Lane, Iffley.

We are now submitting a planning application to Oxford City Council and this newsletter summarises how the scheme has evolved following consultation and the next steps.

After reviewing the feedback from the public consultation held in December 2021, **all** the homes on the site will be affordable. The scheme will therefore play a vital role in providing much needed, affordable, high-quality homes for Oxford residents.





## Oxford City Housing Limited is now OX Place

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As Oxford's affordable housing developer, we have recently changed our trading name from Oxford City Housing Limited (OCHL) to **OX Place**.

At OX Place we aim to develop more than 2,000 new homes for rent and sale in and around Oxford in the next 10 years, most of which will be the genuinely affordable housing that Oxford needs.

We want to build desirable, modern and sustainable homes to the highest standards so more people in Oxford can afford to stay in the city, maybe owning their own home and being part of their local community.

## What has happened?

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Given the nature of the proposals, the location of the site and the strong interest from local people in its original allocation in the Oxford Local Plan, we were committed to undertaking widespread engagement with all key stakeholders on our Meadow Lane proposals prior to submitting a planning application.

We held two stages of public consultation in September 2021 and December 2021. The feedback received was helpful in informing and evolving the proposals for the site and, alongside the feedback from technical bodies, such as the Oxford Design Review Panel, has directly influenced and shaped the final scheme.

## Consultation feedback

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During the previous consultation, a key issue raised by some respondents was that the scheme could do more to positively contribute towards Oxford's affordable housing need. Another issue frequently raised was in relation to drainage from the site and ensuring that this is managed effectively.

In respect of Memorial Field, the majority of respondents to the specific consultation question on this point indicated a preference for an appropriate level of public access to the Field.

A range of other key themes also emerged from the previous consultation.

A comprehensive summary of the consultation feedback and the responses are set out in the Statement of Community Involvement which accompanies the planning application submitted to Oxford City Council. This will be a public document once the planning application is validated. The key themes arising were:

- Need for affordable homes
- Car parking and transport
- Design and layout
- Ecology and biodiversity
- Sustainability and carbon neutrality
- Flood risk and drainage

## What is proposed?

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- **32 affordable homes**, ranging from 1 bedroom maisonettes to much needed 5 bedroom family homes, positively contributing to the current housing need in Oxford.
- Careful design which reflects the established character of the Conservation Area.
- **Highly sustainable** design achieving a 55% improvement over building regulations standards for low carbon energy.
- Main vehicle access from Meadow Lane, with **pedestrian crossing** and **traffic calming**.
- Landscape-led scheme with **communal gardens** and **biodiverse planting**.
- **Pedestrian links** through the site with the opportunity to link to Memorial Field.
- **Cycle parking** in line with policy requirements, capacity for **EV charging**, and **car club space**.

# You Said, We Did

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Following the two-stage consultation process, OX Place has responded to the key themes and issues raised in the Statement of Community Involvement and other documents submitted with the planning application. We have set out below a 'You Said, We Did' table that summarises our responses to the key themes and issues.

## You Said

## We Did

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**The scheme should better respond to Oxford's housing need**

The scheme will now consist entirely of affordable homes to maximise the opportunity to deliver more affordable homes for Oxford residents.

19 homes will be let at social rent levels. Social rent is calculated with reference to the size and value of a home and average regional incomes. In Oxford, this is typically around 40% of equivalent private rents. 13 homes will be shared ownership. Shared ownership is a low cost option for people to get onto the property ladder by buying a share in a home they couldn't afford to buy outright.

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**There is need to maximise car parking provision on the site.**

Sufficient car parking will be provided, with 17 spaces proposed in total (including a car club space). This is in line with local parking standards and will be part of a wider range of sustainable transport measures, including secure on site cycle parking, a car club for car hire and good pedestrian access to nearby bus services.

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**The scheme needs to be sensitively designed to complement the Conservation Area.**

A detailed analysis of the Conservation Area has assessed existing buildings, and the design of the scheme reflects this. No three storey homes are proposed, and there will be no adverse impact on any views.

With a suitable material palette and sensitively designed elevations which complement the existing village character, the scheme will be a positive addition to the Conversation Area.

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**The scheme needs to be highly sustainable to respond to the climate emergency.**

A range of measures will ensure the development is highly sustainable, with a 'fabric first' approach for high thermal performance.

Through this approach we will achieve a 55% improvement on the latest building regulations standards for low carbon energy.

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**The proposals need to address flood risk and drainage issues.**

A comprehensive Flood Risk Assessment will be submitted with the planning application. This sets out our strategy to sustainably manage drainage on the site without any impacts on wider areas.

The strategy takes account of climate change to future proof the scheme, and will ensure that water infiltration is the same after development as the existing situation.

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**Biodiversity and ecology needs to be protected and enhanced.**

The scheme aims to enhance habitats where possible across both the main development site and on Memorial Field, through a comprehensive landscaping strategy as set out in our planning application.

Protected species will be sensitively translocated in accordance with best practice and legislation.

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**Public access should be provided to Memorial Field**

The southern section of the site, known as Memorial Field, is not included in the Local Plan and there are no plans to develop this site.

Our proposals will allow for public access to Memorial Field in the future, ensuring it can be a green and natural space for local people to enjoy.





## What happens next?

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We are now submitting a planning application to Oxford City Council. Once this is validated the City Council will undertake its own public consultation, which provides a further opportunity for the local community to provide feedback.

OX Place will be looking to work constructively with the City Council to respond to feedback on the application. We hope that the City Council will be able to make a decision on the application in 2023.

If the application is approved, we would hope to be in a position to start delivering high quality, affordable homes at Meadow Lane at some point in late 2023/early 2024.

**If you have any questions or would like to speak to a member of the project team, please feel free to get in touch via the contact details below:**

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