



Example of precedent development by Hill

# 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:

<b>Date</b>	11th December 2021
<b>Time</b>	9:45am-2pm
<b>Location</b>	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](mailto: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**.

# Questions

## 1 What was the purpose of the first consultation?

We recognise that development of this allocated site is sensitive, the first consultation was designed to seek your views on our early plans and for us to understand your initial thoughts.

We are pleased with the number of responses we received, which have allowed us to gain an understanding of your concerns and how and where we can look to mitigate these going forward.

Through the initial consultation, we also wanted to make clear to the public that our plans have been informed by a number of surveys to ensure we deliver an appropriate development for the site and Iffley.

## 2 What types of housing are being proposed?

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.

The development aims to deliver a variety of mixed-tenure homes that will provide a positive contribution to the current Oxford City Housing Crisis, whilst also offering a varied housing mix ranging from small maisonettes to 4 and 5-bed homes to accommodate larger families.

The design of the individual homes is currently being developed and we will of course share this with you once our detailed plans have been finalised.

## 3 Where will the affordable homes be located on the site?

As we mentioned in our consultation material, we propose to provide a variety of housing, which will also include a provision for both private rent and affordable housing.

The detailed plans for the site are currently being finalised and the location of the affordable homes will be carefully placed as the site is being developed to create a balanced community.

## 4 How will the proposals look to enhance biodiversity?

We fully recognise the sensitivity of this allocated site's setting within the Iffley Conservation Area and the importance of Memorial Field to the local community.

This was clearly expressed within the initial consultation and as part of our plans we are proposing a net gain of biodiversity, as well as protecting and enhancing Memorial Field so that wildlife and existing habitats can continue to thrive.

## 5 How will you manage drainage on the site?

We understand this is an issue that is of importance to local people, with some history of flooding in the local area. As part of the development coming forward, we want to positively contribute to mitigating flooding in the area.

As part of our proposals, we are aiming to provide a comprehensive Drainage Scheme that complies with local policy requirements. This will include a number of sustainable drainage features including a hybrid of both open attenuation and crated systems on site.

## 6 How will the proposals be integrated into the current road network?

As part of our plans, we propose to make improvements to the existing road network to help create a safer traffic flow along Meadow Lane. A safe access route will also be created from the site onto Meadow Lane for both vehicles and pedestrians, as well as a link from Meadow Lane to Church Way to promote pedestrian and cycling permeability.

A further access point will also be in place via Church Way, but this will only be for the two dwellings that are located on the eastern edge of the site. This low-key access will be suitably designed to blend in with the existing dwellings along Church Way.

## 7 How will the development contribute to the local community?

We are committed to delivering the best possible scheme for this allocated site. Our proposals will positively contribute to Iffley by creating greater transport links from Meadow Lane through to Church Way as well as further community contributions through the SI06 and Community Infrastructure Levy (CIL), that could be used to help fund local infrastructure projects.

## 8 How will the design of the proposed homes reflect the local vernacular?

Following an in depth-study that has been undertaken by the architects, the appearance of the proposed dwellings have been designed to be in keeping with the character of Iffley Village. We have also worked with our heritage consultant to ensure our scheme has drawn on influences from both the surrounding dwellings and the Conservation Area to make sure the development is appropriate for the surrounding area and Iffley.

## 9 How will you protect and enhance wildlife habitats on-site?

We have undertaken and completed all the necessary surveys and are aware of the existing features on site. A risk assessment has also been carried out, which has taken the site's existing features into account to ensure that all appropriate methods will be undertaken to protect and enhance wildlife on-site.

## 10 How will you manage Memorial Field if it's made publicly accessible?

We are still in the process of assessing this area in light of the feedback we have received from the local community. If local people feel this space should be made publicly accessible, it would then likely be managed by either a management company or transferred to the Council, a local trust or the Parish. Dependent on the end use, we will ensure the most appropriate management strategy is in place.

## 11 How will the proposals be integrated into the local pedestrian and cycle network?

As part of our plans for this site, we propose to improve the local pedestrian and cycle network to encourage sustainable travel.

We are not proposing any changes to the existing cycle route, with the site being designed to allow the safe movement of both cyclists and pedestrians through from Meadow Lane to Church Way, which will provide an alternative route to the existing Meadow Lane link.

## 12 How will the development be environmentally friendly?

We are committed to delivering a sustainable scheme and want to set the standard of 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 or net-zero targets allowing them to be amongst the most energy efficient homes in Oxford.

Our proposals will also promote a gain in net biodiversity and encourage sustainable travel through introducing cycle and pedestrian links as well as reducing the need for car parking by introducing a Car Club.