



Oxford City Council - Sites & Housing Development Plan Document Preferred Options Consultation

Response on behalf of Oxford Preservation Trust

Part B: Sites Allocation

5 - Allotments at east Minchery Farm

OPT Objects in principle to the potential loss of allotments . It is felt that with growing pressure for development within Oxford it is essential to preserve the patchwork of existing green spaces that give the City its special character.

It is also evident from the Council's Green Space study and from representations received from local people that, notwithstanding that the site is currently overgrown, there is a need for public open space in Littlemore generally , and a specific local interest in bringing the site back in to productive use.

19 - Binsey Lane disused allotments

OPT supports the preferred option to **not allocate** this site and to encourage its reuse as allotments.

54 - East Oxford Bowls Club

OPT objects in the strongest possible terms to the allocation of this site for a small number of dwellings.

This site lies within Bartlemas Conservation Area, an area that includes the Bartlemas Farm House and Bartlemas House. Bartlemas Farm House and Bartlemas House are two of the only ancient grade II* domestic buildings outside the City Centre besides Iffley Rectory and Stones Almshouses. When viewed together with the Grade I listed Chapel, this group and their setting form a unique surviving reminder of the former leper hospice complex.

Bartlemas has been called ' a rare and beautiful enclave which must be preserved', a 'hidden oasis', described in the 1976 designation document as 'contained by trees, playing fields, allotments and a school, the situation of the group of historic buildings maintains the happy illusion of a green country setting'.

The Bartlemas Conservation Appraisal (BCA) describes the survival of ancient buildings and landscape as a 'hidden treasure' and particularly notes that the BCA benefits from different uses and for the preservation of its special character it is vital that it maintains the balance of established uses.



The Appraisal also recognises that the setting of the historic hamlet within the Conservation Area is predominantly rural in character with sizeable areas of green space within its boundaries and special mention is given to the trees throughout the site and the 'rural' lanes with their green verges and lack of pavements adding to that special character. It is a village within a city. The BCA highlights the need to retain the recognised rural setting of the historic buildings and maintain the open character within the Conservation Area as well as the remaining open space around it. It also points out the vulnerability of this 'undeveloped' character of Bartlemas, which it states is paramount to the area's significance.

For these reasons it is felt inappropriate that this site be allocated for development.

61 - Former Bartlemas Nursery

In a similar vein to that described above for Site 54, OPT objects in the strongest possible terms to this proposed allocation.

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It is also relevant to point out that there have been two unsuccessful appeals against decisions of the Council to refuse applications for student accommodation on this site. The last of these was as recent as April of this year. On both occasions the appointed Inspectors dismissed the appeals on the grounds of the harmful effect of the proposed development on the Conservation Area.

80a - Hill View Farm

This is open farmland that is rural in character and is considered by OPT to be unsuitable for use as a cemetery. OPT has recently acquired around 50 acres of land in this area with the express intention of protecting its rural character and the green setting of the City.

82 - Horspath Site

OPT have serious concerns about a previous proposal for a single, large wind turbine at this site. That proposal was dropped following objections from the MOD. OPT would also be strongly opposed to any alternative proposal for a larger number of smaller wind turbines due to the location on the edge of the green belt. Wind turbines placed here would be conspicuous from the Green Belt and would have a harmful effect on the visual amenities, including views from Shotover Country Park, which has a high level of public access and is a well used and well loved public space on the edge of the City.

107 - Land rear of Reliance Way

OPT supports the decision **not to allocate** this site for housing. With pressure growing for residential development sites within the City it is important to preserve Oxford's patchwork of existing green spaces, especially when the site in question has acknowledged wildlife/ecological value.

113 - Lincoln College Sports Ground

OPT objects to the allocation of this site for residential development. The Council's appraisal acknowledges that development on this site 'could affect the setting of Bartlemas Conservation Area.' Bartlemas is an historic hamlet; a village within the City. Having regard to the importance/fragility of the Bartlemas Conservation Area, development on any part of this site would cause harm to the character, appearance and setting of the Conservation Area and would therefore be contrary to the provisions of PPS5.

150 - Rover Sports Club field

OPT Objects to this proposed allocation and supports the view expressed by others that it should be retained as playing fields.



163 - South Parks Depot

In considering the future use of this site account must be taken of the fact that OPT has a restrictive covenant relating to the use of South Parks for the benefit of the people of Oxford.

165 - St Cross College Annex

OPT have some concerns about the allocation of this site for student accommodation. As the Council acknowledges in its analysis, this is a sensitive site in close proximity to a number of heritage assets including listed buildings, the cemetery, nearby registered gardens and the Conservation area. OPT remains to be convinced that it can be developed without causing harm to those heritage assets.