

Louie Summers

Plans Team,
The Planning Inspectorate

Subject: OLP2045 submission

Date: 14.07.26

Dear Louie,

Oxford Local Plan 2045 Submission

I am pleased to inform you that Oxford City Council has produced the submission version of the Oxford Local Plan 2045. This is hereby submitted to the Secretary of State for examination in accordance with Regulation 22 of the Town and Country Planning (Local Planning)(England) Regulations 2012 (as amended) following a decision of Oxford City Council at its Full Council meeting on 13 July 2026.

The Plan includes sets a vision and includes strategic and non-strategic policies which seek to facilitate:

- A healthy, inclusive city to live in;
- A prosperous city with a globally important role in learning, knowledge and innovation;
- A green, biodiverse city that is resilient to climate change;
- A city that utilises its resources with care, protects the air, water and soil and aims for net zero carbon;
- A cultural city that respects its heritage and fosters design of the highest quality;
- A liveable city with strong communities and opportunities for all; and
- Delivery of development sites and associated infrastructure.

As required by Regulation 20 the Oxford City Council has consulted (over a six-week period) on the soundness of the Proposed Submission draft Local Plan 2045. Oxford City Council has analysed all representations duly made and produced a summary of the main issues raised in a Consultation Statement (as required in Regulation 22).

Having had regard to all duly made representations, Oxford City Council has identified several minor modifications. The Proposed Minor Post-Publication Changes are set out in a schedule that accompanies the submission draft Local Plan. Unlike main modifications the minor modifications do not relate to the soundness of the plan.

In addition, the City Council (in accordance with Section 20(7C) of the Planning and Compulsory Purchase Act 2004) invites the Inspector to put forward main modifications that they find to be necessary to address any issues of soundness identified during the course of the examination. The City Council understands that changes can only be proposed by the Inspector, and only if they are considered necessary to make the Plan sound, and also that they would in due course to require consultation and may require testing through the Sustainability Appraisal process.

During the process of summarising and responding to representations and producing statements of common ground, potential main modifications have been identified that would overcome objections raised (noted within Statements of Common Ground and Appendix 3 of the Consultation Statement). These points may arise during the MIQs and hearings, as such this preliminary work may help the smooth running of the examination.

A copy of the examination library, including the following documents, will be sent to you electronically and will be available on the City Council's [Examination webpage](#)

- Submission Draft Oxford Local Plan 2045
- Submission Policies Map
- Schedule of Minor Post-Publication Changes to the Oxford Local Plan 2045
- Copies of all duly made representations (non-redacted and redacted versions, only redacted on the website)
- Consultation Statement incorporating the Statement of Representations Received and Summary of Main Issues (Regulation 22(c))
- Sustainability Appraisal Report
- Habitat Regulations Assessment
- Equalities Impact Assessment
- Oxford's Statement of Community Involvement
- Oxford's Local Development Scheme (July 2026)
- Oxford's Authority Monitoring Report 2024/25
- Background Papers
- Statements of Common Ground
- Additional evidence documents

All these documents are referenced and labelled as such, and an index is also included.

We consider that the main potential issues for the examination will include the following matters:

- Housing need, capacity and unmet need
- Affordable housing and specialist housing needs
- Employment provision
- Green infrastructure, biodiversity and flood risk
- Resources and net-zero carbon
- Heritage and design
- Development sites and infrastructure

Examination hearings:

Preferred start date for examination hearings: We are keen to progress with the hearings at the earliest opportunity and are happy to be flexible with timings. PINS have previously advised that the examination hearings should commence at around weeks 10-14 of the examination period. On this basis, a start date between 22nd September and 20th October would work well, and be within school term time.

Duration of hearing: We currently estimate the hearing will last for **up to 16 full day sessions**.

Venue for hearing: The hearing venue is likely to be Oxford Town Hall, St Aldate's, Oxford, OX1 1BX, dependent on the dates of hearings. If the Town Hall is not available another suitable venue in Oxford will be found.

Programme Officer: The Programme Officer has been appointed; her name and contact details are as follows: Katharine Makant; Telephone: [REDACTED]

Participants: It is difficult to assess how many participants there are likely to be in the hearings, however 78 respondents to the Regulation 19 consultation indicated that they potentially or definitely wished to speak at hearings.

I would be grateful if you could confirm receipt of this letter and the file transfer. I look forward to working with you to deliver a smooth and efficient examination. Please do not hesitate to contact the Planning Policy team if you require any further information.

Yours sincerely,



Rachel Williams
Planning Policy and Place Manager