

Response ID ANON-M2Q4-48VQ-Q

Submitted to Oxford Local Plan 2045 Submission Draft (Regulation 19) Consultation
Submitted on 2026-02-16 08:17:12

Contact Information

1 Name

Name:
Gregory Thomas

2 Email Address

Email:

[REDACTED]

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4 Postcode

postcode:

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5 Organisation Name (if applicable)

Organisation:

6 In what capacity are you responding to this consultation?

Individual/Member of the public

7 If you are commenting on behalf of someone else, please state their name here. If you are representing more than one person or group we suggest making a separate submission for each.

acting as agent?:

Data Protection Notice and Notification Options

8 Are you happy for the first line of your address and postcode to be published with your response(s)?

I do NOT want my address and postcode to be published with my response.

9 Do you wish to be notified when:

the Council submits the Oxford Local Plan 2045 to the Government?, the Inspector's report is published?, the Oxford Local Plan 2045 is adopted?

10 If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)? Please note: while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

I am not sure

11 If you wish to participate in the hearing session(s), please tell us why you consider this to be necessary. Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

reason to attend hearings:

Policy S1: Spatial Strategy and Presumption in Favour of Sustainable Development

12 Do you consider that policy S1 is sound?

Yes

13 If you do NOT consider policy S1 to be sound, please select your reasons why from the choices below. Please give precise details for your reasons in the box below - if you wish to support the soundness of the policy please also use this box to set out your comments.

reasons for unsoundness S1:

14 Do you consider that policy S1 is legally compliant? If you do NOT consider policy S1 to be legally compliant, please give precise details for your reasons in the box below - if you wish to support the legal compliance of the policy please also use this box to set out your comments.

Yes

S1 legal compliance comments:

15 Please set out, as precisely as possible, what change(s) you consider necessary to make the policy legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above. You will need to say why the suggested change will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text.

changes to make policy s1 sound:

Policy S2: High Quality Design

16 Do you consider that policy S2 is sound?

Yes

17 If you do NOT consider policy S2 to be sound, please select your reasons why from the choices below. Please give precise details for your reasons in the box below - if you wish to support the soundness of the policy please also use this box to set out your comments.

s2 comments:

18 Do you consider that policy S2 is legally compliant? If you do NOT consider policy S2 to be legally compliant, please give precise details for your reasons in the box below - if you wish to support the legal compliance of the policy please also use this box to set out your comments.

Not Answered

s2 legal compliance comments:

19 Please set out, as precisely as possible, what change(s) you consider necessary to make the policy legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above. You will need to say why the suggested change will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text.

suggested changes to make s2 sound:

Policy S3: Infrastructure Delivery in New Development

20 Do you consider that policy S3 is sound?

Yes

21 If you do NOT consider policy S3 to be sound, please select your reasons why from the choices below. Please give precise details for your reasons in the box below - if you wish to support the soundness of the policy please also use this box to set out your comments.

s3 comments:

22 Do you consider that policy S3 is legally compliant? If you do NOT think policy S3 is legally compliant, please give precise details for your reasons in the box below - if you wish to support the legal compliance of the policy please also use this box to set out your comments.

Not Answered

s3 legal compliance comments:

23 Please set out, as precisely as possible, what change(s) you consider necessary to make the policy legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above. You will need to say why the suggested change will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text.

proposed changes to make policy s3 sound:

Policy S4: Plan Viability

24 Do you consider that policy S4 is sound?

Yes

25 If you do NOT consider policy S4 to be sound, please select your reasons why from the choices below. Please give precise details for your reasons in the box below - if you wish to support the soundness of the policy please also use this box to set out your comments.

s4 comments:

26 Do you consider that policy S4 is legally compliant? If you do NOT consider policy S4 to be legally compliant, please give precise details for your reasons in the box below - if you wish to support the legal compliance of the policy please also use this box to set out your comments.

Not Answered

s4 legal compliance comments:

27 Please set out, as precisely as possible, what change(s) you consider necessary to make the policy legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above. You will need to say why the suggested change will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text.

proposed changes to make policy s4 sound:

Policy G1: Protection of Green Infrastructure

119 Do you consider that policy G1 is sound?

Yes

120 If you do NOT consider policy G1 to be sound, please select your reasons why from the choices below. Please give precise details for your reasons in the box below - if you wish to support the soundness of the policy please also use this box to set out your comments.

g1 comments:

121 Do you consider that policy G1 is legally compliant? If you do NOT consider policy G1 to be legally compliant, please give precise details for your reasons in the box below - if you wish to support the legal compliance of the policy please also use this box to set out your comments.

Not Answered

g1 legal compliance comments:

122 Please set out, as precisely as possible, what change(s) you consider necessary to make the policy legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above. You will need to say why the suggested change will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text.

suggested changes to make policy g1 sound:

Policy SPS8: Land at Meadow Lane

355 Do you consider that Policy SPS8 is sound?

No

356 If you do NOT consider policy SPS8 to be sound, please select your reasons why from the choices below. Please give precise details for your reasons in the box below - if you wish to support the soundness of the policy please also use this box to set out your comments.

policy is NOT positively prepared, policy is NOT justified, policy is NOT effective

sps8 comments:

The Land at Meadow Lane is an ancient meadow that borders the Iffley Meadows SSSI and forms part of the local flood plain. Planning permission should not be granted as:

- 1) Loss of a likely high scoring urban greening factor area, inevitable negative impact on the Iffley Meadows SSSI through loss or borderlands with an inevitable negative impact on species diversity. This will negatively impact Oxford's ecological network. Development will be contrary to Policy G6 and G3.
- 2) The policy cannot be justified as offset requirements for loss of biodiversity and harm to protected species cannot be realistically met, given the lack of other potential ancient river meadow sites within the city. Thus development will lead to a net loss of biodiversity. Development is inconsistent with, and runs contrary to, the goals of Policy G4.
- 3) The policy is not effective as the loss of a green community asset will not be mitigated by the gain of relatively few, likely high cost homes. Development

is contrary to the goals of Policy G3.

4) Development on the site will negatively affect the Iffley Village Conservation Area, specifically the setting of the village and views from Church Way, as laid out in the 2009 Conservation Area Appraisal. Development is inconsistent with Policy HD3.

5) Reducing the total surface area of the remaining Thames flood plain within the city boundary increases flood risks for existing residents in at risk zones. It also exposes future residents in the area of proposed development to flooding. The site is classified as Flood Zone 3b currently and will likely become more vulnerable with climate change. Development is inconsistent with Policy G7.

357 Do you consider that Policy SPS8 is legally compliant? If you do NOT consider policy SPS8 to be legally compliant, please give precise details for your reasons in the box below - if you wish to support the legal compliance of the policy please also use this box to set out your comments

Yes

sps8 legal compliance comments:

358 Please set out, as precisely as possible, what change(s) you consider necessary to make the policy legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above. You will need to say why the suggested change will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text.

suggested changes to make sps8 sound: