

Response ID ANON-M2Q4-48JR-C

Submitted to Oxford Local Plan 2045 Submission Draft (Regulation 19) Consultation
Submitted on 2026-03-13 10:52:30

Contact Information

1 Name

Name:
Chayley Collis

2 Email Address

Email:

[REDACTED]

3 Postal Address

postal address:

[REDACTED]

4 Postcode

postcode:

[REDACTED]

5 Organisation Name (if applicable)

Organisation:
Passivhaus Trust

6 In what capacity are you responding to this consultation?

Organisation

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?:
N/A

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 am happy for the first line of my address and postcode to be published with my response.

9 Do you wish to be notified when:

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.

No

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:

N/A

Policy R1: Net Zero buildings in operation

160 Do you consider that policy R1 is sound?

Yes

161 If you do NOT consider policy R1 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.

r1 comments:

A general comment in support of the soundness of the policy:

1. The Passivhaus Trust welcomes the metrics for space heating and energy use intensity listed. These use absolute targets and correlate closely to Passivhaus standard criteria. <https://passivehouse.com/en/home/building-certification/> The Passivhaus standard has been delivering buildings across the world to these metrics for 30+ years. We welcome local authorities aiming for energy, health and comfort performance levels beyond current building regulations.

2. We believe that working to the Passivhaus standard is the best way of guaranteeing that projects achieve these desired outcomes, without the performance gap, while also delivering good comfort and indoor air quality for occupants. Without the quality assurance provided by standards like Passivhaus, projects are unlikely to deliver these performance outcomes in reality. [See research on the performance gap:

<https://www.sciencedirect.com/science/article/abs/pii/S0378778820313918>]

3. We would suggest that projects targeting Passivhaus certification could be said to be 'deemed to comply' with the Local Plan requirements and that this could be acknowledged in the document text. This would be similar to approach that is currently being adopted in Scotland. The Scottish Government is also developing an enhanced quality assurance regime as part of its Scottish Passivhaus Equivalent policy development.

[<https://www.gov.scot/publications/scottish-building-regulations-proposed-changes-energy-environmental-standards-certification/#certification>]

162 Do you consider that policy R1 is legally compliant? If you do NOT consider policy R1 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

r1 legal compliance comments:

163 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 r1 sound:

N/A