

Response ID ANON-M2Q4-48V7-W

Submitted to Oxford Local Plan 2045 Submission Draft (Regulation 19) Consultation
Submitted on 2026-03-08 12:31:17

Contact Information

1 Name

Name:
Stephen Dance

2 Email Address

Email:
[REDACTED]

3 Postal Address

postal address:
[REDACTED]

4 Postcode

postcode:
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5 Organisation Name (if applicable)

Organisation:
None

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?:
NA

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.

Yes

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:

Insufficient recognition of and protection for citizen residents wellbeing and heritage assets in the central area.

Policy H8: Location of new student accommodation

61 Do you consider that policy H8 is sound?

No

62 If you do NOT consider policy H8 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

h8 comments:

The city center is not defined by reference to a plan. This amounts to a blanket presumption in favour of student accommodation without protection on suitability of uses for residents within the city centre streets, especially those around Beaumont Street, St John's Street, St Giles, Wellington Square.

63 Do you consider that policy H8 is legally compliant? If you do NOT consider policy H8 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.

No

h8 legal compliance comments:

No referenced plan for city centre.

64 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 h8 sound:

Delete the references to city centre and district centres from the policy.

Policy R2: Embodied carbon in the construction process

164 Do you consider that policy R2 is sound?

No

165 If you do NOT consider policy R2 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

r2 comments:

No recognition of impact of construction traffic on residents, health and wellbeing.

No recognition of construction traffic impact on heritage assets.

166 Do you consider that policy R2 is legally compliant? If you do NOT consider policy R2 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

167 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 r2 sound:

Add to policy:

Minimise impact of construction traffic and operations in respect of air quality, noise and vibration on local residents.

Minimise impact of construction traffic vibration on heritage assets.

Policy HD2: Making Efficient Use of Land

201 Do you consider that policy HD2 is sound?

No

202 If you do not consider policy HD2 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 effective

hd1 comments:

Insufficient recognition of heritage assets and proportionality.

203 Do you consider that policy HD2 is legally compliant? If you do NOT consider policy HD2 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.

No

hd2 legal compliance comments:

Ignores heritage legislation

204 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 hd2 sound:

Add to policy

Proportionate design to recognise heritage assets, listed buildings and their settings.

Policy HD3: Designated Heritage Assets

205 Do you consider that policy HD3 is sound?

Yes

206 If you do not consider policy HD3 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.

hd3 comments:

Recognises the importance of heritage assets to Oxford. This policy needs to be accorded greater weight in the context of design and construction.

207 Do you consider that policy HD3 is legally compliant? If you do NOT consider policy HD3 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

hd3 legal compliance comments:

208 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 hd3 sound:

No change.