

Response ID ANON-M2Q4-48QQ-J

Submitted to Oxford Local Plan 2045 Submission Draft (Regulation 19) Consultation
Submitted on 2026-03-13 20:39:52

Contact Information

1 Name

Name:
Robert Grimley (Gmail)

2 Email Address

Email:

[REDACTED]

3 Postal Address

postal address:

[REDACTED]
[REDACTED]
[REDACTED]

4 Postcode

postcode:

[REDACTED]

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?:

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 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.

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:

Policy SPE14: Ruskin Field

451 Do you consider that Policy SPE14 is sound?

Not Answered

452 If you do NOT consider policy SPE14 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.

spe14 comments:

453 Do you consider that Policy SPE14 is legally compliant? If you do NOT consider policy SPE14 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

spe14 legal compliance comments:

454 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 SPE14 sound:

The site does not have sustainable travel links: it is in a little enclave, and not on the normal public transport network. It is a long walk to the most frequent bus routes on the London Road. The instinct of residents of the new housing would be to rely on cars which would blight the area, and add to the already overloaded motor traffic through Old Headington. There would be pressure to create links from the Ruskin Fields site to The Ring Road (A40), which has been vetoed by the County Council in the past, because having a minor road from the Ruskin Fields on to the very fast A40. I do not see how the plans can be modified to overcome these obstacles.

Significant housing development on Ruskin Fields would not only obliterate, or seriously damage the green lung of Ruskin Fields, it would also damage the sequence of green spaces between Barton Road up to and including Dunstan Park; these green spaces include significant land holdings of the Oxford Preservation Trust, in which good ecological and conservation policies are strictly prioritised. Again no modification of the proposed development can mitigate the damage: this part of the local plan must be deleted.

There is a further "slippery slope" issue. The Oxford Local Plan 2042 – Interim Regulation 18 document specifically refers to (implicitly limited) development for student housing, but this can too easily morph into more general housing development to maximise financial returns on the development. The Friends of Old Headington in their Oxford Local Plan 2042 Regulation 18 comments of 3 August 2025 highlight a seriously misleading statement in the draft plan. They write:

'The table on p. 178 of the draft plan is misleading, describing the site as a 'Housing site'. The site assessment (<https://www.oxford.gov.uk/downloads/file/3741/054-ruskin-college>) states that: "Proposed development is for student accommodation", so 'Housing (student)' as used for other student accommodation areas is the appropriate description to be carried forward in the present plan.'