

Submitted to Oxford Local Plan 2045 Submission Draft (Regulation 19) Consultation
Submitted on 2026-03-08 19:27:26

Contact Information

1 Name

Name:
keith Willett

2 Email Address

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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 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?

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?

No

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.

policy is NOT justified, policy is NOT consistent with national policy

spe14 comments:

It conflicts with Policy S1 c, f, g, h, i and j:

S1 c) It is clearly not an area with opportunities for sustainable travel links

S1 f) As a new location use in Old Headington Conservation Area (OHCA), where it will damage the amenity of existing neighbourhood

S1 g) As a new development on a greenfield location it would have a negative impact on the green infrastructure network

S1 h) It detracts and impacts the local historical context and is inappropriate appropriately for the heritage significance of OHCA

S1 i) The NPPF, para 20.d and para 202 require that strategic policies should make sufficient provision for conservation of the natural and historic building environment, including landscapes and green infrastructure and for the protection of heritage assets such as OHCA. These assets are irreplaceable and should be conserved.

S1 j) As per the NPPF (para 11.b.ii) any granting permission would significantly and demonstrably outweigh the benefits

Specifically:

Development of this size will generate hundreds of additional vehicle movements each day by residents and deliveries. The County Council has always refused direct access from the Northern Bypass. New additional traffic will necessarily pass through Northway. Roads serving the proposed access off Foxwell Drive will significantly impact Copse Lane, Dunstan Road, St Andrews Road, and Saxon Way. These are documented to be overloaded at peak hours with often 'confrontational' congestion. New bus services would not significantly reduce traffic.

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

Not Answered

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 policy SPE14 in my view cannot be made sound and should be removed from the list of sites for which planning permission will be granted for residential development.