Oxford Local Plan 2045
Submission Draft
COMMENT FORM

Part A

You only need to fill Part A in once

Your name: Simon Sharp

Organisation (if applicable): John Phillips Planning Consultancy (on behalf of Oriel College)

Address: [redacted]

Email: [redacted]

Date: 13/03/2026

Data protection:
Please note that your response will be made available for inspection by the public in paper form at the Council's offices, or other locations as appropriate for the purpose of facilitating public access.

Your personal details will be properly safeguarded and processed in accordance with the requirements of the General Data Protection Regulation (GDPR) 2018. Your information will be used for The Oxford Local Plan 2045 Proposed Submission Consultation only, and we will only store your data until the Oxford Local Plan 2045 is accepted. Information you give in this form could be shared with the Independent Examiner at the examination stage of the Local Plan process.

We cannot accept anonymous comments.

☒ If you are happy for us to state your name and the first line of your address and postcode when publishing your response(s), please tick this box.

☐ If you would rather all personal details except your name and a non-specific address (e.g. Oxford) to be obscured, please tick this box.

	Yes	No
Do you wish to speak at the examination hearings? (Please note that the Inspector will decide who to invite to speak)	◉	○
Do you wish to be notified when:		
the Council submit the Oxford Local Plan 2045 to the Government?	◉	○
the Inspector's Report is published?	◉	○
the Oxford Local Plan 2045 is adopted by the Council?	◉	○

GENERAL ADVICE

For advice on making a comment, please see the accompanying notes page. It is also available at www.oxford.gov.uk/oxford-local-plan-2045

When completing the form,

- You only need to complete Part A once
- Use Part B to make your specific comments. You may complete Part B multiple times to comment on different parts of the Oxford Local Plan 2045.
- Cover concisely all the information and evidence you feel supports or justifies your view, as this will normally be your only opportunity to tell us about it.
- Be as precise as possible.

HOW TO SUBMIT YOUR COMMENTS

Please submit completed forms by email or post to:

planningpolicy@oxford.gov.uk

Planning Policy Team
Oxford City Council
Town Hall
St Aldate's
Oxford
OX1 1BX

If you have any questions please feel free to get in touch with the Planning Policy Team
T: 01865 252847
planningpolicy@oxford.gov.uk
www.oxford.gov.uk/localplan2040

Please ensure your comments reach us by **4.00pm on Friday 13th March 2026.**
Thank you for participating.

DETAILS OF YOUR COMMENT

Part B

Please use a new Part B for each point you are commenting on. Attach all completed forms to Part A.

Please read the accompanying notes before completing Part B. The notes explain what we mean by soundness and legal compliance. These are questions that we are expected to ask consultees.

Q1. Which part of the document do you wish to comment on? (please give the relevant paragraph or policy number)

Paragraph	n/a	Policies Map	n/a
Policy Number	Policy SPE2	Sustainability Appraisal	n/a

Q2. Do you consider that the document:

(a) is legally compliant?	⊙ Yes	○ No
(b) is sound?	○ Yes	⊙ No
	○	⊙

Q3. Do you consider that the document is **unsound** because it is not: (tick as appropriate)

(a) positively prepared?	☐	(c) effective?	✔
(b) justified?	✔	(d) consistent with national policy?	☐

Q4. Please tell us below why you consider the document to be unsound or not legally compliant. If you do believe the document is sound or legally compliant, or complies you may use the box to explain why.

Please refer to sheet attached

Please use an extra sheet if completing a paper copy.

Q5. What change(s) do you consider necessary to make the document sound or legally compliant? Please explain why this change will achieve soundness or legal compliance. It would be helpful if you could suggest revised wording for the policy or text in question.

Please refer to sheet attached.

Please use an extra sheet if completing a paper copy.

This is the end of the comment form

JPPC Comments on behalf of Oriel College

Regulation 19 Oxford City Local Plan 2045

Policy SPE2

Q4. Please tell us below why you consider the document to be unsound or not legally compliant. If you do believe the document is sound or legally compliant, or complies you may use the box to explain why.

The policy seeks to deliver a minimum of 10 dwellings on this site. We consider that the site is unlikely to be capable of accommodating this level of development as it is subject to several constraints, including its location within a Conservation Area, forming part of the setting of listed buildings and the presence of existing trees and hedging (the Policy seeks to ensure that existing trees are retained as far as possible and opportunities taken to enhance existing wildlife corridors and habitats). The Policy also suggests that qualitative improvements should be made to on-site space to increase the benefits these spaces provide to people and species.

Whilst the total site area amounts to slightly less than 0.3ha in size, the area of the site which can accommodate development would be significantly less than this, bearing in mind the policy requirement to protect and enhance existing boundary planting and the need to comply with policies relating to access provision, private open space, an appropriate surface water drainage system and informal circulation space along with appropriate provision for cycle and bin storage. The developable area appears to us to be as low as 0.15ha.

Whilst a flatted development may deliver a number of units that accords with the numbers the policy seeks to provide, flatted development is at odds with the prevailing character of the surrounding area, which comprises semi detached and terraced houses, typically at a scale of two or sometimes two and a half storeys. Such development is also likely to require a taller building, which has potential to impact adversely upon the view towards the City Centre from Crescent Road.

We reserve the right to make further representations in advance of the examination of the Local Plan by the appointed Inspector.

Q5. What change(s) do you consider necessary to make the document sound or legally compliant? Please explain why this change will achieve soundness or legal compliance. It would be helpful if you could suggest revised wording for the policy or text in question.

The minimum number of units to be delivered on the site via the allocation ought to be reduced from ten to eight.

The scope of residential use could be extended to include specialist housing for groups such as key workers. The site is owned by Oriel College, for whom a need may arise in the future to provide appropriate accommodation for College Fellows and their families.

e) Proposals should be informed by the character and materiality of the Bartlemas Conservation Area and the scale of buildings seen in the vicinity of the site along Cowley Road.