[redacted]

From: Pete Errington [redacted]
Sent: 11 March 2026 16:35
To: Planning Policy
Cc: [redacted]
Subject: Oxford Local Plan 2045: Proposed Submission (Regulation 19) Consultation - response on behalf of the East West Rail Company
Attachments: Oxford Local Plan 2045 Regulation 19 EWR Consultation Response March 2026.pdf

Categories: Handled by [redacted]

You don't often get email from [redacted] Learn why this is important

Dear Sir / Madam,
Please find attached a response to the above consultation submitted on behalf of the East West Railway Company (EWR Co).
EWR Co is the organisation responsible for delivering East West Rail (EWR), a major rail project aiming to deliver both new and enhanced rail infrastructure to provide frequent, fast, and reliable rail links for communities between Oxford, Milton Keynes, Bedford, and Cambridge.
I hope that all is clear and self-explanatory in the response. However, if you have any questions or require further clarification of points raised in the response, please do not hesitate to contact me.
With kind regards.
Pete

Pete Errington
[redacted]
Adams Hendry Consulting Ltd.
[redacted]
Adams Hendry
Chartered Town Planners
Tel: [redacted]
Mob: [redacted]
www.adamshendry.co.uk

Please note that my working days are Monday to Thursday.
Notice of forthcoming leave*: 12th March*
26th March (pm) to 7th April
Adams Hendry's Charity of the Year 2026

This message and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. It may contain information that is privileged and confidential within the meaning of applicable law. Unauthorised dissemination, distribution, publication or copying of this email is prohibited. If you have received this email in error please notify [redacted] or telephone [redacted] and delete it from your system.
Please click here for further information on Adams Hendry's data protection policy and copies of Privacy Notices
Registered Office: [redacted]

Registered in England under Company Number 3804753.
VAT Registration Number: 807 9759 79.

This email message has been delivered safely and archived online by Mimecast.
For more information please visit http://www.mimecast.com

www.oxford.gov.uk

OXFORD CITY COUNCIL

Oxford Local Plan 2045

Submission Draft

COMMENT FORM

Part A

You only need to fill Part A in once

Your name: Pete Errington

Organisation (if applicable): Adams Hendry Consulting Ltd o.b.o. East West Rail Co.

Address: [redacted]

[redacted]

[redacted]

Email: [redacted]

Date: 25th March 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?	◉	○

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

planningpolicy@oxford.gov.uk

11th March 2026

BY EMAIL ONLY

Adams Hendry Consulting Ltd
[redacted]
www.adamshendry.co.uk

Email:
[redacted]

Our Ref:
EWR/1708/20261103

Your Ref:
N/A

Project No:
EWR/1708

Dear Sir/Madam,

Re: East West Railway Company Limited Representation on the Oxford Local Plan 2045: Proposed Submission (Regulation 19) Consultation

Introduction

This response to Oxford City Council on the Oxford Local Plan 2045: Proposed Submission (Regulation 19) Consultation is submitted on behalf of East West Railway Company Limited (EWR Co). EWR Co is the organisation responsible for delivering East West Rail (EWR), a nationally significant rail project aiming to deliver both new and enhanced rail infrastructure to provide frequent, fast, and reliable rail links for communities between Oxford, Milton Keynes, Bedford, and Cambridge. The response builds on comments made by EWR Co in response to previous iterations of the draft local plan; namely, the 2040 draft local plan issues and options consultation in 2021, the Regulation 18 consultation in 2022 and the Regulation 19 consultation in 2024.

On the 14th November 2024 EWR Co commenced its third round of non-statutory consultation (NSC3) on the EWR project. The consultation period ran until the 24th January 2025. Details of the consultation can be found on EWR Co's consultation webpages. The purpose of this non-statutory consultation was to obtain feedback on the early project designs, including areas where EWR Co was considering options.

Over 6,200 responses were received to NSC3 containing more than 90,000 individual pieces of feedback. In May 2025 EWR Co published a summary of how the consultation was delivered and the themes from the feedback received. In November 2025 EWR Co published "You Said, We Did" (YSWD) which explains how feedback from NSC3 is helping inform decisions on the project and outlining the project's next steps.

Safeguarding Directions

On the 14th November 2024 the Secretary of State for Transport issued safeguarding directions to local authorities, including Oxford City Council, to protect the land required for the EWR project from conflicting development. Under the safeguarding directions local planning authorities must consult EWR Co on any application for planning permission, prior to its determination, falling within the "Limits of Land subject to Safeguarding Direction" as shown on plans annexed to the safeguarding directions. EWR Co also produced guidance for local planning authorities setting out how it expects the safeguarding directions should be implemented and administered. Paragraphs 24-29 of the guidance explain how the safeguarding directions should be taken into account in the preparation of local plans. The Council was issued copies of the safeguarding directions and accompanying guidance on the 14th November 2024.

On 19th November 2025, the Secretary of State issued updated safeguarding directions to reflect changes to the project boundary to ensure that the safeguarded land aligns with EWR Co's latest proposals. The Council was issued copies of the updated safeguarding directions and accompanying guidance on the 19th November 2025.

The safeguarding directions, guidance, maps and GIS shapefiles showing the safeguarded area are also available at the EWR project webpage below:

www.eastwestrail.co.uk/safeguarding

The Council is advised that there are likely to be further changes to the safeguarding boundary in the period up to the submission of the DCO application and the Council will notified of these changes in the same way as described above.

Consultation Response

As stated in its response to the 2042 Regulation 18 draft local plan consultation in August 2025, EWR Co welcomes references in the draft local plan to the transformational role that EWR will bring to the city of Oxford through increasing accessibility of the city to a wider workforce across the Oxford to Cambridge area. It also supports proposals in policies S1 and S3 which seek to positively pursue sustainable development and ensure that new development is focussed on areas with opportunities for sustainable travel links and are easy to reach by walking, cycling and public transport.

These aspirations to achieve sustainable development and improve accessibility across the city by improving opportunities for walking, cycling and the use of public transport are also included in the 'Area of Focus' policies which are also supported.

In its August 2025 consultation response, EWR Co drew particular attention to draft allocations (carried forward from the previous adopted local plan) in the Northern Edge of Oxford and the West End and Botley Road Areas of Focus which are also carried forward into this draft local plan. EWR Co suggested that the wording for these policy allocations should reflect the potential for an interaction between development on these sites and EWR and that this must be taken into account by those bringing forward development proposals on these sites. In particular these comments referred to allocations which are

now allocated under Policy SPCW9 – Oxford Railway Station and Becket Street Car Park, Policy SPCW10 – Oxpens and Policy SPN5 – Pear Tree Farm.

EWR Co welcomes the changes that have been made to these policies which now reflect the provisions of the EWR safeguarding directions and contain new text to ensure that planning permission involving land safeguarded for EWR within the three allocated sites is not granted "…*until the East West Rail Company has been consulted and the procedure set out in the East West Rail Safeguarding Directions has been followed (**Policy I2**)."*

EWR Co is also pleased to see that the Council has identified the route and extent of the EWR Safeguarding through the draft local plan area on the Policies Map and the inclusion of Policy I2 – Safeguarding Land For Infrastructure in the draft local plan, criterion b of which notes that "*Planning permission involving land safeguarded for East West Rail (Oxford) will not be granted until the East West Rail Company has been consulted and the procedure set out in the East West Rail Safeguarding Directions (or the requirements of any future equivalent or consenting legislation) has been followed."*

As noted above, there are likely to be further changes to the safeguarding boundary in due course and the Council should continue to update the Policies Map to reflect any future safeguarding directions, or revisions to the safeguarding directions prior to the adoption of the local plan.

<u>Policy SPN5 – Pear Tree Farm</u>

EWR Co wishes to make one new comment on the draft local plan in respect of Policy SPN5 which introduces a new requirement which was not contained in the equivalent policies in previous iterations of the draft local plan. This current policy wording contains a new criterion q which requires the layout and design of the site to *"facilitate and not compromise the delivery of walking, cycling, and wheeling access through the site, over the footbridge across the railway line to Oxford Parkway station."*

Whilst EWR Co does not object to this requirement, it wishes to make clear that the provision of this walking, wheeling and cycling access through and beyond the site to Oxford Parkway Station is not within the remit of the EWR project. Accordingly, if it is to be delivered, it must be in conjunction with the development of this site. There should be no reliance on EWR Co to deliver this link.

EWR Co looks forward to continuing to work collaboratively and positively with the City Council on the Local Plan as it evolves and through the process towards examination and adoption.

In the meantime, should you require any clarification or further information in respect of any of the above, please do not hesitate to contact me.

Yours faithfully,

[redacted]

Pete Errington

[redacted]