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OXFORD CITY COUNCIL

Oxford Local Plan 2045

Submission Draft

COMMENT FORM

Part A

You only need to fill Part A in once

Your name: Alexander Braddell

Organisation (if applicable):

Address: [redacted]

Email:

Date: 27 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?	◉	○

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		Policies Map	
Policy Number	Policy SPS8	Sustainability Appraisal	

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.

Policy is NOT positively prepared
It is not positively prepared as it disregards and misinterprets the clear evidence that has emerged that this site is not suitable for sustainable development. The policy appears to seek to rely on a flawed assumption that because it was in Local Plan 2036 that this is sufficient. Any development here is unsustainable and would cause very high levels of harm to the ecology, and to the rural Iffley Conservation Area, which can neither be justified nor mitigated. Access is difficult and would endanger users of the Principal Quiet Route for Active Travel along Meadow Lane and Church Way. The site is partly in Flood Zone 3 and there is an ongoing objection from the Environment Agency.

The fact that the policy is not positively prepared, effective or justified means that it cannot meet

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.

Any development at Land at Meadow Lane SPS8 (known locally as the Horse Fields) would be unsustainable and cannot be delivered in a viable fashion in accordance with local and national policy. This makes the allocation unsound, and site SPS8 should be deleted from LP 2045.

Please use an extra sheet if completing a paper copy.

This is the end of the comment form

125 – Alexander Braddell Q4 Readable response

Policy is NOT positively prepared
It is not positively prepared as it disregards and misinterprets the clear evidence that has emerged that this site is not suitable for sustainable development. The policy appears to seek to rely on a flawed assumption that because it was in Local Plan 2036 that this is sufficient. Any development here is unsustainable and would cause very high levels of harm to the ecology, and to the rural Iffley Conservation Area, which can neither be justified nor mitigated. Access is difficult and would endanger users of the Principal Quiet Route for Active Travel along Meadow Lane and Church Way. The site is partly in Flood Zone 3 and there is an ongoing objection from the Environment Agency.

The fact that the policy is not positively prepared, effective or justified means that it cannot meet the tests of soundness or legal compliance.

Policy is NOT justified

The site has no minimum housing allocation (i.e. a 'zero' allocation). The Council is therefore accepting that the site is so constrained that it may be unable to deliver any development in a sustainable and/or policy compliant manner. It is therefore unjustifiable to allocate it.

The new evidence from the Council's own surveys since the Horse Fields was allocated to the current Local Plan 2036 shows how sensitive this site is: 15 constraints have been identified – the highest number of any site on the new Local Plan.

The reasonable alternatives for housing in Oxford are on the brownfield sites currently designated for employment. A new employment policy (Policy E1) makes it possible for land-owners to deliver housing alongside employment on these sites. It would be even more effective to redesignate them for housing, particularly as there have been so many 'windfall' sites for new tech companies in redundant retail and offices e.g. Clarendon Centre, Botley Road.

Policy is NOT effective

Again, a zero allocation makes no guaranteed or reliable contribution to meeting housing needs and so cannot be effective. Oxford City Council have not been able to deliver housing on the Horse Fields over the 5 year period of the current Local Plan. They have now learnt about how sensitive the site is, in particular for ecology, the conservation area and access and have reduced the number of houses on the allocation from 32 to effectively zero, with no certainty of being able to deliver any housing at all. This is clearly not an effective policy.

From: [redacted]
Sent on: Sunday, March 8, 2026 5:50:17 PM
To: Planning Policy <planningpolicy@oxford.gov.uk>
Subject: deletion of Site SPS8 from LP 2045

You don't often get email from [redacted]

Dear Sir/Madam
I wish to register my strong opposition to any development of the land at Meadow Lane SPS8 (known locally as the Horse Fields).
Any development would be irresponsible as it would not be sustainable and could not be delivered in a viable fashion, in accordance with local and national policy.
This makes the allocation of site SPS8 in Local Plan 2045 unsound.
Site SPS8 should be deleted from Local Plan 2045.
Yours faithfully
Alexander Braddell
[redacted]