Oxford Local Plan 2045

Submission Draft

COMMENT FORM

Part A

You only need to fill Part A in once

Your name: Jai Sidhu on behalf of Merton College, University of Oxford

Organisation (if applicable): Newmark on behalf of Merton College, University of Oxford

Address: [redacted]

Email: [redacted]

Date: 12/03/2026

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	See accompanying le	Policies Map	See accompanying le
Policy Number	See accompanying le	Sustainability Appraisal	See accompanying le

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 <u>not</u>: (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 see accompanying letter.

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 see accompanying letter.

Please use an extra sheet if completing a paper copy.

This is the end of the comment form

NEWMARK

One Fitzroy
[redacted]

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

13 March 2026

Dear Sir/Madam

Subject: Oxford Local Plan 2045 – Regulation 19 Consultation
Manor Place

We write on behalf of our client, Merton College Oxford ('Merton College'), in order to submit representations in respect of the Oxford Local Plan 2045 Proposed Submission Draft (Regulation 19) ('the Draft Plan'), this document will guide development within the city through the policies set out. We also recognise that this consultation offers stakeholders one of their final opportunities to provide comments on whether the Draft Plan meets the criteria for being sound and legally compliant set out in paragraph 36 of the National Planning Policy Framework (NPPF).

As you are aware, Merton College is the freehold owner of the land known as Manor Place and is a substantial landowner within the boundaries of Oxford City Council ('OCC'). This representation focusses on their landholdings at Manor Place, which we are pleased has been allocated under draft policy SPCW6: Manor Place.

We note that the minimum number of units allocated for the site has remained at 43no., which we believe represents an underdevelopment of the site. We consider that the site has the potential to accommodate a significantly larger proportion of units given its inner-city location and proximity to campuses. Newmark suggest this minimum unit threshold is increased to 90 residential units (equivalent to c. 150 PBSA units) in order to promote effective use of land in line with Section 11 of the NPPF.

Yours faithfully

[redacted]

J Alexander F Gillington
[redacted]

[redacted]

Newmark Gerald Eve LLP is a limited liability partnership registered in England and Wales (registered number OC339470 and registered office at One Fitzroy 6 Mortimer Street London W1T 3JJ). The term partner is used to refer to a member of Newmark Gerald Eve LLP, Newmark GE Services LLP or an employee or consultant with equivalent standing and qualifications. Newmark Gerald Eve LLP is regulated by RICS.

NEWMARK

One Fitzroy
[redacted]

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

13 March 2026

Dear Sir/Madam

Subject: Oxford Local Plan 2045 – Regulation 19 Consultation
Pear Tree Farm

We write on behalf of our client, Merton College Oxford ('Merton College'), in order to submit representations in respect of the Oxford Local Plan 2045 Proposed Submission Draft (Regulation 19) ('the Draft Plan'), this document will guide development within the city through the policies set out. We also recognise that this consultation offers stakeholders one of their final opportunities to provide comments on whether the Draft Plan meets the criteria for being sound and legally compliant set out in paragraph 36 of the National Planning Policy Framework (NPPF).

As you are aware, Merton College is the freehold owner of the land known as Pear Tree Farm and is a substantial landowner within the boundaries of Oxford City Council ('OCC'). This representation focusses on their landholdings at Pear Tree Farm, which we are pleased has been allocated under draft policy SPN5: Pear Tree Farm. You will also be aware that the site adjoins the boundary with Cherwell district and that Merton College also own the remainder of the field to the north (within the Cherwell jurisdiction).

We would highlight that this site is very well located for development given that it forms part of Merton College's wider landholdings at Pear Tree Services, which fall within the administrative boundaries of both OCC and Cherwell District Council ('CDC'). As such, we note that the site is stated under the current draft allocation as being suitable for "other complementary uses" to residential-led development; we would suggest that this is expanded to state "employment uses" alongside residential as part of the allocation to enable a cohesive cross-border development to come forward.

The site already benefits from a draft residential allocation and the addition of commercial accommodation would deliver co-location benefits, including:

- Creation of sustainable communities where people can live and work locally;
- Supporting co-location of flexible workspace and housing, ideal for start-ups, spin-outs and entrepreneurs; and
- Encouraging active travel and public-transport use through the highly sustainable location of the site, a short distance from Oxford Parkway.

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Yours faithfully



J Alexander F Gillington

[redacted]

[redacted]

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NEWMARK

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

13 March 2026

Dear Sir/Madam

Subject: Oxford Local Plan 2045 – Regulation 19 Consultation
Red Barn Farm

We write on behalf of our client, Merton College Oxford ('Merton College'), in order to submit representations in respect of the Oxford Local Plan 2045 Proposed Submission Draft (Regulation 19) ('the Draft Plan'), this document will guide development within the city through the policies set out. We also recognise that this consultation offers stakeholders one of their final opportunities to provide comments on whether the Draft Plan meets the criteria for being sound and legally compliant set out in paragraph 36 of the National Planning Policy Framework (NPPF).

As you are aware, Merton College is the freehold owner of the land known as Red Barn Farm and is a substantial landowner within the boundaries of Oxford City Council ('OCC'). This representation focusses on their landholdings at Red Barn Farm, which we are pleased has been allocated under draft policy SPN6: Red Barn Farm.

We note that the allocation continues to refer to the site as being occupied by a charity. However, we can confirm that the charity has now completed the purchase of a new site in the locaility to which it will relocate to. Its lease at Red Barn Farm is due to expire on 28 June 2026 and will not be renewed.

In light of this, the charity will have vacated the site to their new premises by the time the emerging Local Plan is published. We therefore consider that the wording within the allocation requiring the re-provision of the charity's facilities should be removed, as it will no longer be relevant to a vacant site.

Furthermore, the reference to re-provision within the allocation effectively duplicates requirements already addressed through Policy C3. Retaining this wording would therefore result in a double count for the charity's relocation, as the matter is already appropriately covered by Policy C3.

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Yours faithfully



J Alexander F Gillington

[redacted]

[redacted]

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