Oxford Local Plan 2045

Submission Draft

COMMENT FORM

Part A

You only need to fill Part A in once

Your name: Neville Creed

Organisation (if applicable): N/A

Address:

Email:

Date: 12th 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	c, f, g, h, i	Policies Map	
Policy Number	SPE14	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.

I consider the policy SPE14: Ruskin Field not to be sound because it is contrary to policy S1 c,f,g,h,i, and j: Ruskin Fields lie in the Old Headington Conservation Area and they are included because they are a vital element in the Conservation Area - not spare land to be squandered for short-term gain. The green fields provide a crucial contribution to the character of the unusual village setting within the ring road and provide a link for wildlife between Dunstan Park to the west and the Oxford Preservation Trust land to the east. Development on these fields would undermine the environmental value and special character of the area and the council surely has a duty to preserve and enhance such an asset. Ruskin College has attempted to cash in on the value of these fields on many occasions and on every occasion it has been decided that development would be unsound for environmental and practical reasons. The reasons for rejecting the

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.

rejecting the proposals have become even more crucial in recent years as such an oasis for nature is rare and vitally important both for the environment, people and history of the area. I often see Buzzards, Red Kites, Sparrowhawks and even the occasional Merlin which make use of the Ruskin Fields. Smaller birds are in abundance and increasing in variety. Song thrushes, Redwings, Swifts, Goldcrests, Grey Wagtails as well as the more common species are particular beneficiaries of this land. The blackthorn and hawthorn hedgerows support the rare Brown Hairstreak butterfly, and Marbled White butterflies rely for their habitat on the fields. The fields support an unusual array of ferns and sedges which thrive as there are important peat deposits - particularly in the line of the proposed access road. These nationally important peat deposits require a wide area of green land to survive - they would disappear for good if this development goes ahead.Traffic congestion at the pinch points in Old Headington and Northway is a huge problem. It would be illogical for the council to allow housing to be built on this site which would obviously increase pressure on the already overloaded road system. It would be an act of environmental vandalism to build on a small, sensitive site of such importance.
Policy SPE14 fails the test of a sound development in every respect and should be rejected.

Please use an extra sheet if completing a paper copy.

This is the end of the comment form

150 – Neville Creed **Q4 and Q5 Readable responses**

Q4:

I consider the policy SPE14: Ruskin Field not to be sound because it is contrary to policy S1 c,f,g,h,i, and j: Ruskin Fields lie in the Old Headington Conservation Area and they are included because they are a vital element in the Conservation Area - not spare land to be squandered for short-term gain. The green fields provide a crucial contribution to the character of the unusual village setting within the ring road and provide a link for wildlife between Dunstan Park to the west and the Oxford Preservation Trust land to the east. Development on these fields would undermine the environmental value and special character of the area and the council surely has a duty to preserve and enhance such an asset. Ruskin College has attempted to cash in on the value of these fields on many occasions and on every occasion it has been decided that development would be unsound for environmental and practical reasons. The reasons for rejecting the proposals have become even more crucial in recent years as such an oasis for nature is rare and vitally important both for the environment, people and history of the area. There are many more less sensitive locations for development in Oxfordshire.

Living adjacent to the Ruskin Fields I am aware of the rich diversity of flora and fauna which would be lost with development. I often see Buzzards, Red Kites, Sparrowhawks and even the occasional Merlin which make use of the Ruskin Fields. Smaller birds are in abundance and increasing in variety owing to the improved management of Dunstan Park and Larkins Lane Field. Song thrushes, Redwings, Swifts, Goldcrests, Grey Wagtails as well as the more common species are particular beneficiaries of this land. The blackthorn and hawthorn hedgerows support the rare Brown Hairstreak butterfly, and Marbled White butterflies rely for their habitat on the fields. The fields support an unusual array of ferns and sedges which thrive as there are important peat deposits - particularly in the line of the proposed access road. These nationally important peat deposits require a wide area of green land to survive - they would disappear for good if this development goes ahead.

Traffic congestion at the pinch points in Old Headington and Northway is a huge problem. I admire the council's efforts to reduce traffic around Oxford, so it would be illogical for the council to allow housing to be built on this site which would obviously increase pressure on the already overloaded road system. There is a considerable quantity of new housing at Barton Park and further large-scale development being planned for Bayswater Brook. It would be an act of environmental vandalism to build on a small, sensitive site of such importance.

It also seems the council stands to gain at least £750,000 by selling the access land to Foxwell Drive from Ruskin Fields. How can it provide a balanced decision when it stands to make financial gain?

Policy SPE14 fails the test of a sound development in every respect and should be rejected.

Neville Creed
[redacted]

[redacted]

Q5:

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Neville Creed
[redacted]

From: Neville Creed [redacted]
Sent on: Wednesday, March 11, 2026 7:36:25 PM
To: Planning Policy <planningpolicy@oxford.gov.uk>
Subject: Policy SPE14: Ruskin Field

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

I live at [redacted] My property adjoins Ruskin Fields.

I consider the policy SPE14: Ruskin Field **not** to be sound because it is contrary to policy S1 c,f,g,h,i, and j for the following reasons:

Ruskin Fields lie in the **Old Headington Conservation Area** and they are included because they are a vital element in the Conservation Area - not spare land to be squandered for short-term gain. The green fields provide a crucial contribution to the character of the unusual village setting within the ring road and provide a link for wildlife between Dunstan Park to the west and the Oxford Preservation Trust land to the east. Development on these fields would undermine the environmental value and special character of the area and the council surely has a duty to preserve and enhance such an asset.

Ruskin College has attempted to cash in on the value of these fields on many occasions and on every occasion it has been decided that development would be unsound for environmental and practical reasons. The reasons for rejecting the proposals have become even more crucial in recent years as such an oasis for nature is rare and vitally important both for the environment, people and history of the area. There are many more less sensitive locations for development in Oxfordshire.

Living adjacent to the Ruskin Fields I am aware of the **rich diversity of flora and fauna** which would be lost with development. I often see Buzzards, Red Kites, Sparrowhawks and even the occasional Merlin which make use of the Ruskin Fields. Smaller birds are in abundance and increasing in variety owing to the improved management of Dunstan Park and Larkins Lane Field. Song thrushes, Redwings, Swifts, Goldcrests, Grey Wagtails as well as the more common species are particular beneficiaries of this land. The blackthorn and hawthorn hedgerows support the rare Brown Hairstreak butterfly, and Marbled White butterflies rely for their habitat on the fields. The fields support an unusual array of ferns and sedges which thrive as there are important peat deposits - particularly in the line of the proposed access road. These nationally important peat deposits require a wide area of green land to survive - they would disappear for good if this development goes ahead.

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