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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: Duncan Chadwick

Organisation (if applicable): Chadwick Town Planning Limited on behalf of Lincoln College

Address: [redacted]

Email: [redacted]

Date: 13th 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 | H1 | 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.

N/A

*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.

See attached representation.

*Please use an extra sheet if completing a paper copy.*

**This is the end of the comment form**

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|---|---|---|---|
| Paragraph | | Policies Map | |
| Policy Number | H3 | Sustainability Appraisal | |

**Q2**. Do you consider that the document:

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| (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)

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

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N/A

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**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.

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

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| Paragraph | | Policies Map | |
| Policy Number | H8 | Sustainability Appraisal | |

**Q2**. Do you consider that the document:

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| (b) is sound? | ◉ Yes | ○ No |
| | ○ | ○ |

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| (b) justified? | ☐ | (d) consistent with national policy? | ☐ |

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**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 | H9 | Sustainability Appraisal | |

**Q2**. Do you consider that the document:

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

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

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**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 | SPE7 | Sustainability Appraisal | |

**Q2**. Do you consider that the document:

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

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**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.

Not applicable

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See attached representation.

*Please use an extra sheet if completing a paper copy.*

**This is the end of the comment form**

Chadwick Town Planning

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

By email only - planningpolicy@oxford.gov.uk

Ref: LIN007/dc

13th March 2026

Dear Sir/Madam,

**Representations on the Oxford Local Plan 2045: Proposed Submission Version (Regulation 19) on behalf of Lincoln College, Oxford**

We write to make representations on the *Oxford Local Plan 2045: Proposed Submission Version (Regulation 19)* ('Local Plan 2045') on behalf of the Rector and Fellows of Lincoln College ('Lincoln College'), who own the Sports Ground at Bartlemas Close, Oxford part of which is proposed to be allocated for residential development (including graduate accommodation) via Policy SPE7: "Lincoln College Sports Ground" of the Local Plan 2045.

## *1. Site Context*

Lincoln College owns 2.35 hectares of land at Bartlemas Close, Oxford ('the site') to the north of Barracks Lane and east of Bartlemas Close. The site currently comprises a private open-air sports facility and pavilion for the College, with vehicular access from Bartlemas Close. See Figures 1 & 2 below.

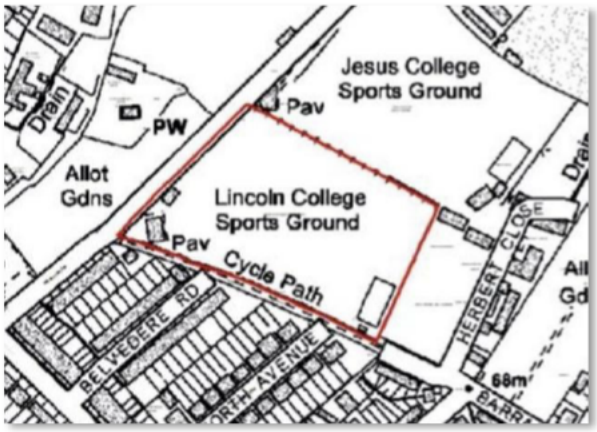



**Figure 1 – Site Location**



**Figure 2 – Extent of Site**

**Chadwick Town Planning Limited**
Registered Office: [redacted]

[redacted]

Registered in England: No. 13175963
VAT Registration No. 371 4873 78

## *2. Previous Submissions*

The site was submitted to the Council as part of the "Call-for-Sites" exercise for the Local Plan 2045 in March 2025. The College also made submissions on the *Preferred Options Version Consultation (Regulation 18)* of what was then the Local Plan 2042. We request that this current representation is read in conjunction with Lincoln College's previous submissions.

## *3. Lincoln College*

Lincoln College was founded in 1427, so is approaching its 600th anniversary. During this time, the College has educated thousands of students, refurbished its historic buildings, developed its property portfolio and established itself as a place of cutting-edge research.

The College's *Strategic Plan 2022-2027* sets out that one of Lincoln's strengths is its collegiate character and the positive contributions made by all parts of the College community: Fellows, students, staff, and alumni. In the period to 2027, the College seeks to achieve many objectives not least the plan to ensure that Fellows and students have adequate buildings and facilities by providing more teaching rooms for Fellows and more accommodation, especially for their postgraduates and married students. The delivery of this graduate accommodation at Bartlemas Close is therefore a high College priority.

The graduate accommodation at Bartlemas Close is intended to be made available primarily to graduate students in the second and third year of their PhD studies (i.e. the occupants will be more mature) and cater for students with partners and families. This will not only help meet the College's aspirations for its Fellows, students, staff, and alumni but also help towards meeting housing need and the City's housing requirement, both generally and for more University-provided accommodation in Oxford. It will also facilitate the release of existing housing accommodation into the open market and assist housing supply generally in the City, which has an urgent and pressing need for more homes – both affordable and market – which it is unable to accommodate within the City's boundary.

## *4. Representations on Proposed Submission Version of Local Plan 2045*

### *a) College's Overall Position*

We note that this Regulation 19 stage of the Plan-making process focuses upon whether the Local Plan 2045 is legally compliant and meets the tests for "soundness" set out in Paragraph 36 of the *National Planning Policy Framework* ('NPPF'). We make no comments on "legal compliance" on the assumption that Oxford City Council ('the Council') has met all of the necessary legal and procedural requirements in the preparation of the Local Plan 2045 up to this stage. The College's focus is therefore on how the Local Plan 2045 meets the tests for "soundness.

Overall, the College supports the Local Plan 2045 and particularly the proposed allocation of land at its Sports Ground at Bartlemas Close, Oxford for residential development (including graduate accommodation) within Policy SPE7 of the Local Plan 2045. Nothing in this representation should be construed as anything other than support for this part of the Local Plan 2045.

Specific comments on the policies in the Local Plan 2045 are set out below.

### *b) Policy H1 - Housing Requirement*

The College notes the housing requirement set by the Government's "Standard Method" for calculating housing needs included within the NPPF and related guidance but also appreciates that the substantial housing need – 1,087 new homes per annum or 21,740 over the Plan period – is far greater than the capacity of the City to accommodate such need, estimated by the Council's *Strategic Housing Land Availability Assessment 2026* to be 9,267 homes to 2045 or 463 dwellings per annum, less than half of the overall need. This is due to the long established shortage of suitable land for building housing in Oxford – largely due to a restricted physical boundary, flood plain, Green Belt, heritage and other constraints.

In the College's view, this means that the Council must optimise potential suitable sites for housing within the City boundaries, applying a range of measures - including higher density housing and freeing up homes for families by building more student accommodation - whilst also working closely with and relying upon neighbouring local authorities to help meet Oxford's otherwise unmet housing needs as close to Oxford as possible so as to deliver sustainable development.

Overall, this is considered by the College to meet the "positively prepared", "justified", "effective" and "consistent with national policy" soundness tests subject to the Local Plan and the Council making every effort to maximise the deliverability and capacity of suitable housing sites in the City and promoting the efficient use and development of land/sites. This includes the development of the College's land at the Sports Ground, Bartlemas Close.

***c) Policy H3 – Affordable Housing from other development types***

The College is promoting the use of its land at Bartlemas Close for graduate accommodation for students at Lincoln College. This is an existing College site, for College needs and therefore would not be suitable for market housing. It will continue to be owned by the College to meet the needs of the College as an educational institution and the graduate accommodation needs of its students.

The College understands that Policy H3 of the Plan would not apply to the proposed graduate accommodation at Bartlemas Close, as the policy states that contributions towards affordable housing provision from new student accommodation will not be sought where, inter alia, the proposal is within an existing or proposed university or college campus site, as defined in the glossary to the Local Plan. On the assumption that this is the case, the College considers Policy H3 to be "sound". Otherwise, the definition in the Local Plan 2045 should be amended to refer to such sites being outside the scope of Policy H3.

***d) Policy H8 – Location of new student accommodation***

The College considers the locational criteria set out in Policy H8 to be "sound" overall but comments that it is essential that the Local Plan 2045 fully recognises, supports and builds upon the vitally important economic and educational role of the Colleges, Universities and other educational institutions in the City, whilst managing the requirements of students in Oxford along with the considerable needs of other groups in the City for general market and affordable housing.

***e) Policy H9 – Linking new academic facilities with the adequate provision of student accommodation***

The College supports the objective of Policy H9 and considers, overall, that it is "sound". However, the College cannot understand why the figure for the number of full-time taught course students living in Oxford requiring accommodation outside University of Oxford-owned or managed accommodation has increased from 2,500 in 2033 (as set out in the Preferred Options Local Plan 2045) to 3,100 when the Council's *Annual Monitoring Report 2025* revealed that there were 14,959 full-time University of Oxford students with accommodation requirements, with 14,407 accommodation places provided across the collegiate University. This leaves a total of just 552 students living outside of University-provided accommodation in Oxford.

***f) Policy SPE7: Lincoln College Sports Ground***

As indicated above, the College supports the proposed allocation of some 0.8 hectares of the Sports Ground for residential development including graduate accommodation at Bartlemas Close via Policy SPE7. This is consistent with the College's representations of 8th August 2025 on the Preferred Options Version Consultation (Regulation 18) of the Local Plan 2045, which supported the proposal that site allocations in the Plan should be drawn primarily from previously allocated sites in the *Oxford Local Plan 2036* and sites that were being considered in the *Oxford Local Plan 2040*, before the latter was withdrawn following the initial examination hearings and the Inspectors' post-hearings' letter to the Council dated 11th September 2024.

The whole site owned by the College is identified as Site No. 32 in the Council's *Housing and Economic Land Availability Assessment, September 2022* ('HELAA') as being suitable, available, viable and deliverable within the Local Plan period. The HELAA took into account the existing allocation in the adopted *Oxford Local Plan 2036* – see Figure 3 below - and a previous 'Call for Sites' exercise undertaken during August and September 2021, when an update was provided on the deliverability of the site along with the College's intention to develop the site for graduate accommodation to meet the College's needs and/or for general residential purposes.

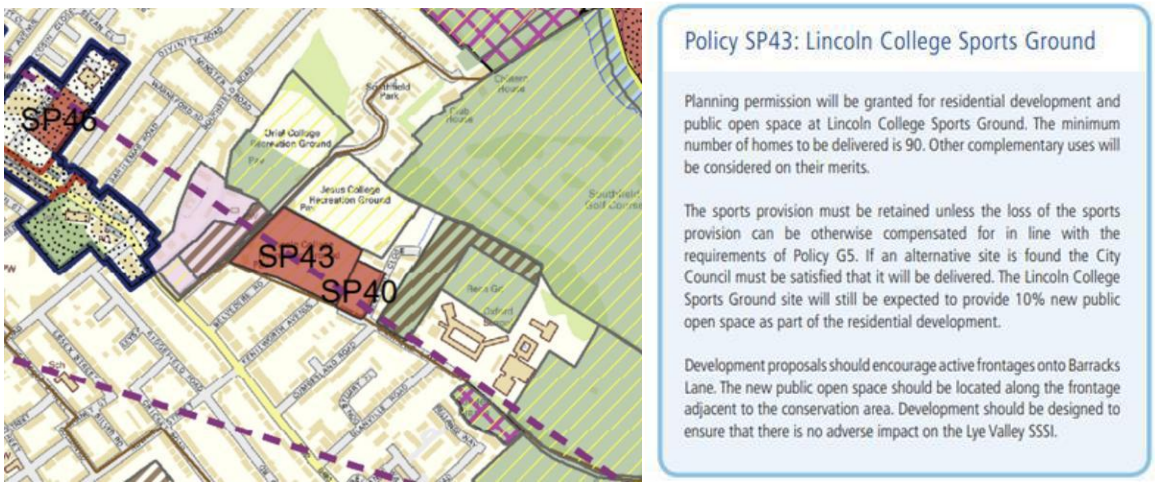



**Figure 3 – Site Allocation as Policy SP43 in the adopted Oxford Local Plan 2036**

This led to the whole of the College's Sports Ground being proposed to be allocated for residential development (including graduate accommodation) - along with Jesus College's Sports Ground (see below) - via Policy SPE17 of the *Oxford Local Plan 2040*, before it was withdrawn and the Council commenced work on the Local Plan 2045.

<u>It is, however, very important to note that the sites owned by Lincoln and Jesus Colleges are separate and therefore it is vital that each College is able to deliver each site individually and separately, as provided for by the previously drafted Policy SPE17.</u>

The whole of the College's Sports Ground at Bartlemas Close was proposed to be allocated for residential development, including graduate accommodation, via Policy SPE17 of the withdrawn *Oxford Local Plan 2040.* The site was included along with the adjacent Jesus College Sports Ground, the latter formerly allocated separately as SP40 in the adopted *Oxford Local Plan 2036*. See Figure 4 for an extract of Policy SPE17 and the accompanying plan from the Submission Version of the *Oxford Local Plan 2040*.

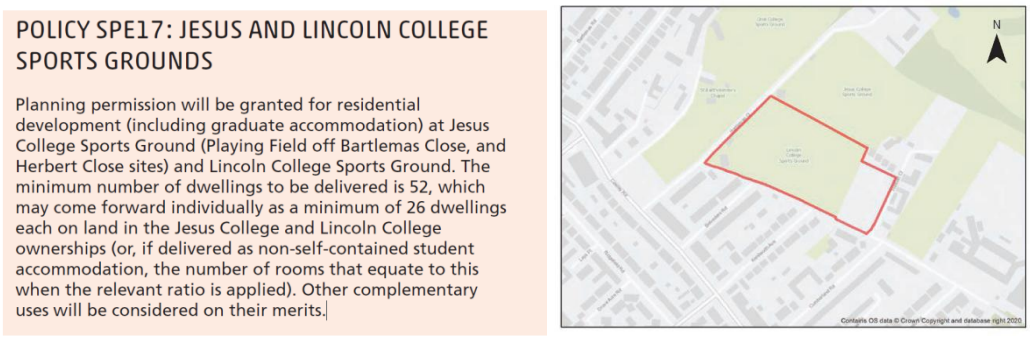



**Figure 4– Proposed Site Allocation as Policy SPE17 in Oxford Local Plan 2040 (Submission Version)**

This proposed allocation was wholeheartedly supported by Lincoln College. The College considered that Draft Policy SPE17 added greater flexibility to the existing allocation in the *Oxford Local Plan 2036* regarding the type of residential accommodation that might come forward on the site, thereby enhancing deliverability and helping to address the needs of different groups of the community, including those of College graduates.

Given this context and policy background, the College is surprised that the Council proposed to allocate just the eastern portion of the Sports Ground, via Policy SPE7. See Figure 5.

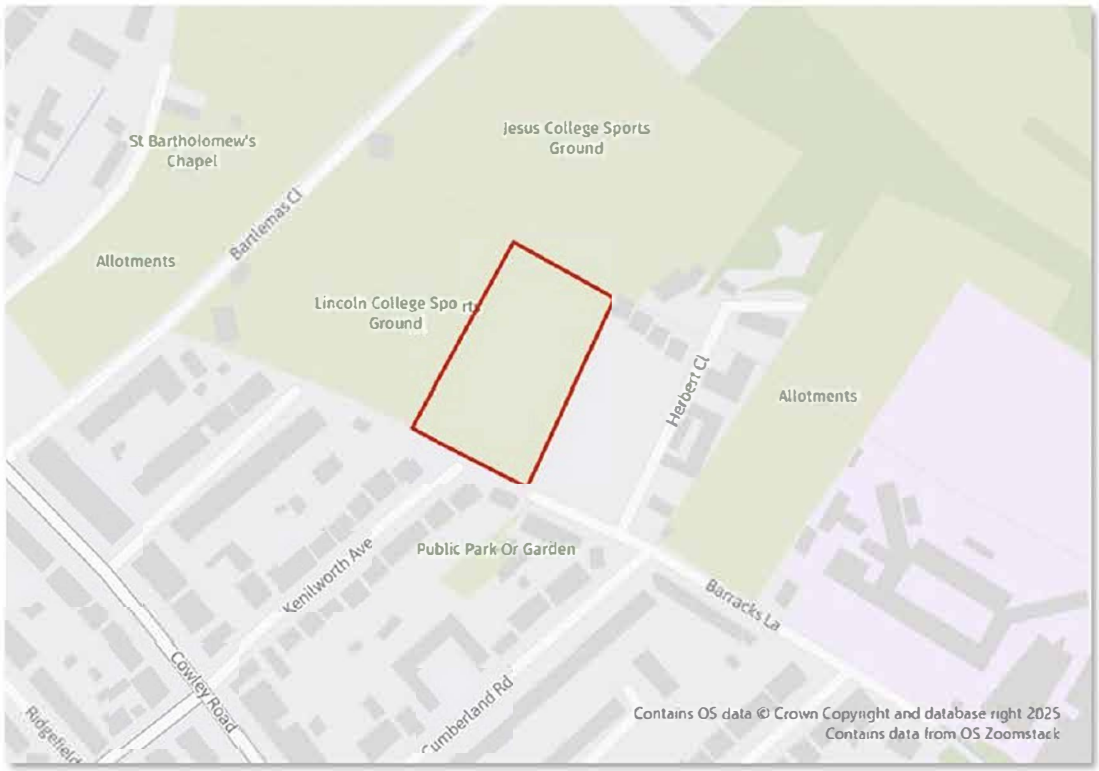



**Figure 5 - Proposed Site Allocation via SPE7 – Lincoln College Sports Ground**

It is understood from discussions with the City Council that this was due to a concern that the western edge of the Sports Ground was the most sensitive from a heritage perspective and may have the potential to have an impact upon the setting of the Bartlemas Conservation Area and heritage assets and affect protected trees along the Bartlemas Close frontage of the Sports Ground. Notwithstanding this, it is understood that the City Council considers that residential development should be achievable within the Sports Ground whilst retaining sports provision on the remainder of the site, which would be the case, as evidenced by initial work undertaken by consultants acting on behalf of the College, which we turn to below.

*Pre-application advice and siting/massing option work*

The College submitted a request to the City Council for pre-application advice in October 2025 (25/02678/PAC) and commissioned specialist architects and heritage consultants - FJC Studio, Oxford – to prepare a comprehensive "Pre-Application Report" to support the proposed development of graduate accommodation at the College's Sports Ground. This thorough, integrated study has tested potential development areas across the site as a whole rather than treating individual parcels in isolation. The purpose of the study has been to undertake a high-level appraisal of development extent and massing, examining how different scenarios may be accommodated in principle and, critically, how they relate to the surrounding townscape, trees, heritage assets, the Bartlemas Conservation Area and key local views.

Particular emphasis has been placed on understanding the scale, height and siting of potential built form in its wider heritage context. The "Pre-Application Report" has informed ongoing dialogue with the City Council on both the request for pre-application advice and the formulation of the Local Plan 2045 by providing a clear, evidence-based understanding of the potential visual and spatial implications of development, and to support the consideration of next steps. This has included preliminary heritage research and assessment to inform this stage of the work and to provide appropriate context for the visual appraisal. This has included a review of the heritage significance of the adjacent Bartlemas Conservation Area, relevant listed and non-listed heritage assets, and their settings, together with an understanding of how the site currently relates to these assets. The findings have informed the identification of relevant viewpoints and the testing of massing and siting options, ensuring that the visual appraisal is grounded in an appreciation of heritage context. One of these massing options is included as Figure 6 below.

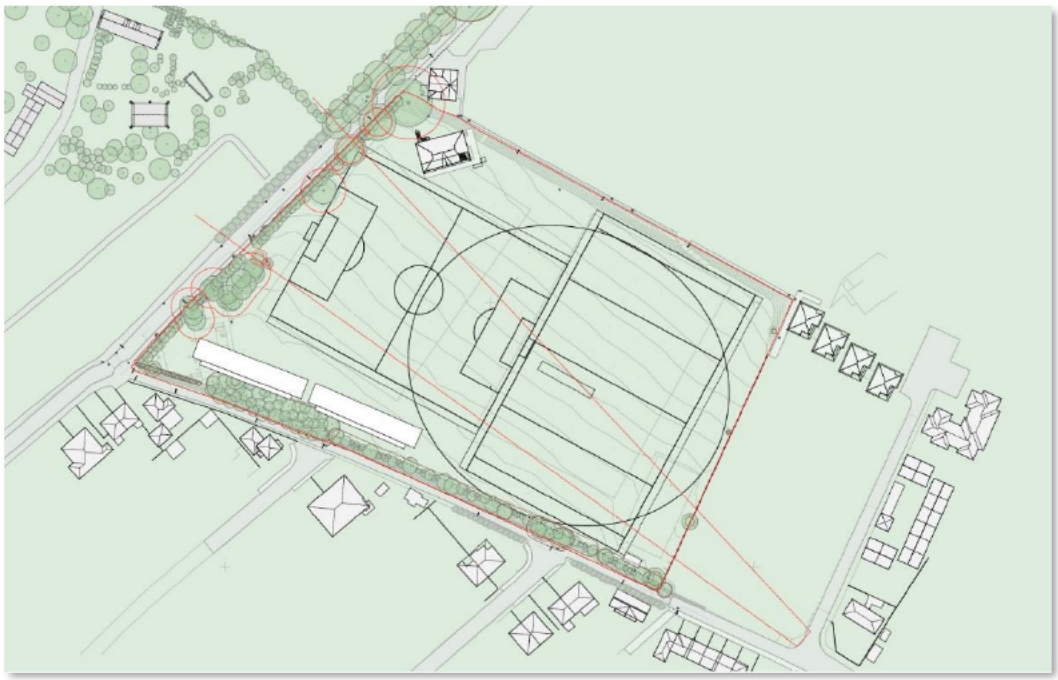


**Figure 6 – One of the potential massing options prepared by FJC Studio**

This potential option locates development on the south-western part of the site, replacing the existing cricket pavilion. The proposed built form is arranged to align with the established street pattern and building line of adjacent residential development, reinforcing the existing urban edge. This option represents a strong site strategy, retention of the open sports pitches whilst creating a new, well-defined edge to the existing residential housing on the south side of Barracks Lane. A replacement single storey sports pavilion would be required at the north-west corner of the site, adjacent to the existing Jesus College pavilion, consolidating sports-related facilities in this location.

From the corner of Barracks Lane, the proposed massing is set back and recessed to the south, following the line of existing boundary vegetation. This positioning reduces its prominence in views from this location and ensures the development sits outside the primary view towards the Bartlemas Conservation Area. As a result, the presence of the development would have a minimal impact on this view. The massing would be visible from Bartlemas Close at the corner of Barracks Lane, where its scale and overall presence would be in-keeping with the surrounding residential context. Views from Barracks Lane itself are largely filtered by existing mature trees along the site boundary.

Existing access to the Lincoln College Sports Ground from Bartlemas Close would be retained, ensuring continuity of movement and operational arrangements and limiting engineering operations on the Sports Ground.

The initial "Pre-Application Report" has been supplemented by further work on options and the effective development area following a meeting with the City Council on 5th March 2026. A copy of the additional report is attached as Appendix 1 to this representation, with Figure 7 showing the conclusion of this further options appraisal work and suggesting an amended site allocation area in the Local Plan 2045, to provide a degree of flexibility at this stage of the process. In particular, it would allow detailed design work to respond appropriately to access arrangements and to facilitate further testing of building massing in relation to the adjacent Conservation Area. In short, the precise location of development within the allocation could be refined through the next stage of design, following more detailed analysis of townscape impact, heritage issues, access geometry and landscape relationships. The red line in Figure 7 therefore encompasses the area within which development could reasonably be accommodated whilst allowing the final siting to respond to the key considerations.



**Figure 7 – Options Appraisal Conclusion – Development Area vs Effective Area**

The retention and reconfiguration of the existing sports pitches is a key constraint on the site. This requirement means that the College will only be able to deliver one of the potential development options, rather than multiple areas of development across the site.

The technical studies (e.g. transport, arboriculture, etc) undertaken by the College and shared with the Council to-date demonstrate that the minimum dwelling requirement in Policy SPE7 of the Local Plan 2045 can be accommodated within either corner of the site contained within the suggested red line boundary shown in Figure 7. Both locations have been tested at a high level and are considered capable of delivering the required quantum of housing whilst allowing the reprovision of the sports pitches and maintaining an appropriate relationship with the Conservation Area.

*Response of the City Council*

The College has received a positive response from Natalie Dobraszczyk, the City Council's Planning Policy Team Leader to this "Options Appraisal" work.

After reviewing the submitted information, the City Council's Planning Policy Team Leader proposes that the following Main Modifications be made to the site allocation Policy SPE7 of the Plan:

1. The red line site area would be extended to include the land running along Barracks Lane edge to the corner with Bartlemas Close, approximately as shown below at Figure 8, which is not to scale). The reason for this is the additional information provided by the College, which demonstrates how suitable access to the site could be provided.




**Figure 8 – City Council's Proposed Main Modification to Policy SPE7**

2. The inclusion of some additional wording to the "urban design and heritage" section of Policy SPE7 to state that development in the south western corner of the site would need to be designed to positively respond to the open landscape and setting of the Bartlemas Conservation Area, as well as, the existing street scene along Bartlemas Close. Final wording to be confirmed and agreed between the City Council and the College by a subsequently agreed Statement of Common Ground.

3. All other elements of the proposed SPE7 allocation, including minimum housing numbers, to remain unchanged.

The "Pre-Application Report" and subsequent additional work – see Appendix 1 to this submission – along with City Council's proposed Main Modifications indicates that in "soundness" terms the proposed revisions to the extent of the site allocation and Policy SPE7 of the Plan – see above and Figure 8 – would provide greater flexibility to fully and properly explore all possible options before alighting upon the most sensitive and acceptable option.

The College considers that these Proposed Main Modifications to the Local Plan 2045 would ensure the allocation is: i) justified, being the most appropriate strategy for the site, taking into account the reasonable alternatives, and based on proportionate evidence; ii) effective – deliverable over the plan period; and iii) consistent with national policy – enabling the delivery of sustainable development in accordance with the NPPF.

*Access & movement*

The Sports Ground and pavilion already have access and parking for 10-15 cars. Access to the pavilion is via a gated access off Bartlemas Close at the south-western corner of the Sports Ground around 30m north of Barracks Lane. This access serves just the pavilion and parking area, there being no direct access to the Sports Ground's pitches from it. Access to the playing areas is provided by way of a second gated access, some 35m north of the pavilion's access. Pedestrian access is also provided by way of a gated access off Barracks Lane, just east of Kenilworth Avenue.

Having considered a number of options for vehicular access to the site, which avoids use of the neighbouring Jesus College Sports Ground, access from Bartlemas Close is the most suitable, which would tend to point to any graduate residential development being located towards the western side of the site, near to Bartlemas Close, with vehicle, pedestrian and cycle access mainly from Bartlemas Close, in line with Policy SPE7. This would be consistent with Policy SPE7 h) which states:

*Walk, cycle, wheel and vehicle access should be via the existing access off Bartlemas Close unless it can be adequately demonstrated that suitable access would be possible via Herbert Close and/or Barracks Lane.*

The College's initial access, highway and transport assessment indicates that it is unlikely to be feasible to conveniently access the site via Herbert Close and/or via Jesus College land. The Colleges are two separate entities with different priorities and ability to finance any investment in development.

It is therefore vital that each College is able to deliver development on its own land individually and separately, as provided for by Policy SPE17 in the withdrawn *Local Plan 2040* and Policy SP43 in the adopted *Oxford Local Plan 2036.*

## ***5. Summary***

1. The College supports the Local Plan 2045 and particularly the proposed allocation of land at its Sports Ground at Bartlemas Close, Oxford for residential development (including graduate accommodation) within Policy SPE7 of the Local Plan 2045.

2. The College considers that the Local Plan 2045 meets the "positively prepared", "justified", "effective" and "consistent with national policy" soundness tests subject to the Local Plan and the Council making every effort to maximise the deliverability and capacity of suitable housing sites in the City and promoting the efficient use and development of land/sites, including the development of the College's land at the Sports Ground, Bartlemas Close.

3. The College understands that Policy H3 of the Plan would not apply to the proposed graduate accommodation at Bartlemas Close. On the assumption that this is the case, the College considers Policy H3 to be "sound". Otherwise, the definition in the Local Plan 2045 should be amended to refer to such sites being outside the scope of Policy H3.

4. The College considers the locational criteria set out in Policy H8 to be "sound" overall but comments that it is essential that the Local Plan 2045 fully recognises, supports and builds upon the vitally important economic and educational role of the Colleges, Universities and other educational institutions in the City, whilst managing the requirements of students in Oxford along with the considerable needs of other groups in the City for general market and affordable housing.

5. The College supports the objective of Policy H9 and considers, overall, that it is "sound" but cannot understand why the figure for the number of full-time taught course students living in Oxford requiring accommodation outside University of Oxford-owned or managed accommodation has increased from 2,500 to 3,100 when the Council's *Annual Monitoring Report 2025* revealed that there were just 552 students living outside of University-provided accommodation in Oxford.

6. The College appreciates the support of the City Council in its proposal to make Main Modifications to the proposed site allocation Policy SPE7 of the Local Plan 2045 to include an amendment to extend the red line site area to include the land running along Barracks Lane edge to the corner with Bartlemas Close, approximately as shown at Figure 8, following the consideration of the additional information provided by the College.

7. The College supports the inclusion of some additional wording to the "urban design and heritage" section of Policy SPE7 to state that development in the south western corner of the site would need to be designed to positively respond to the open landscape and setting of the Bartlemas Conservation Area, as well as, the existing street scene along Bartlemas Close. Final wording to be confirmed and agreed between the City Council and the College by a subsequently agreed Statement of Common Ground.

8. The College notes that all other elements of the proposed SPE7 allocation, including minimum housing numbers, would remain unchanged.

9. The College considers that such Main Modifications would provide greater flexibility to fully and properly explore all possible options before alighting upon the most sensitive and acceptable option. This would retain sports provision and ensure a robust, evidence-based and appropriate development, which would meet the College's graduate accommodation needs, add to the stock of housing accommodation in the City and be wholly deliverable on the College's land, making it suitable, sustainable, viable and achievable within five years.

10. The College considers that this approach is supported by the available evidence, including the *Sustainability Appraisal report (Regulation 19 consultation).*

We trust that this representation by the College is of assistance to the Council and Inspectors tasked in the future with the examination of the Local Plan 2045. However, should you require any further information or wish to discuss any of the matters raised, then please let me know. The College is very keen to work with the Council to explore how the Sports Ground can best be developed and support the Council through the Local Plan 2045 process.

We include alongside this representation in conjunction with a copy of the *Representation Form.*

Yours faithfully,

**Duncan Chadwick**
**Managing Director**

**Chadwick Town Planning Limited**
Registered Office: [redacted]

[redacted]

Registered in England: No. 13175963
VAT Registration No. 371 4873 78

**APPENDIX 1 – FURTHER OPTIONS APPRAISAL REPORT BY FJC STUDIO**

**Chadwick Town Planning Limited**
Registered Office: [redacted]

[redacted]

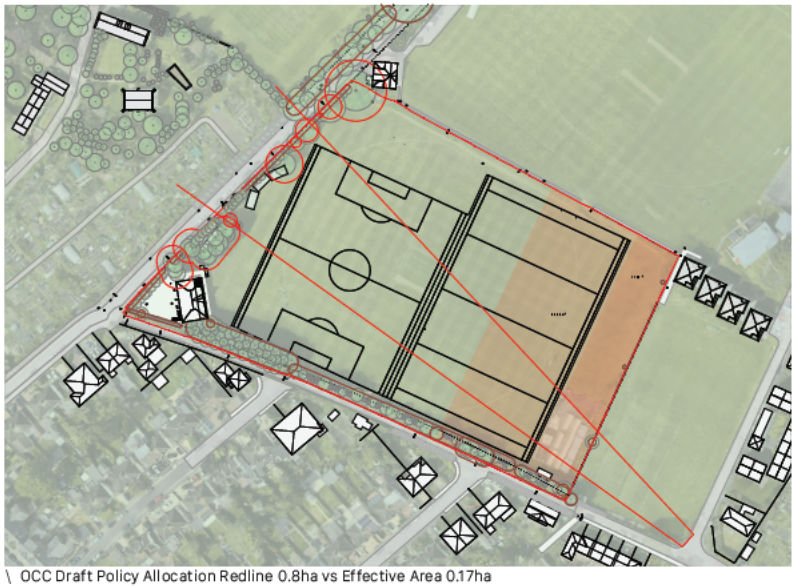
Registered in England: No. 13175963
VAT Registration No. 371 4873 78

# Lincoln College Bartlemas Close

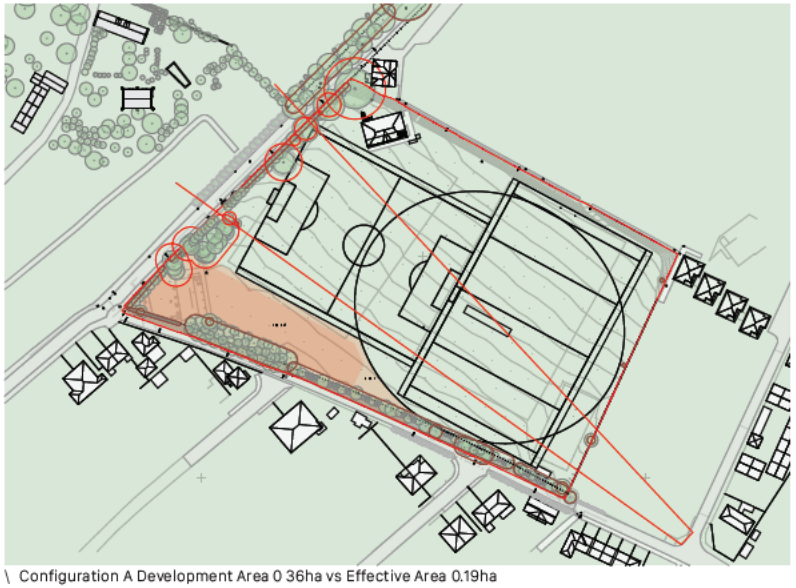
Response to Pre-Application No.2 Queries  February 2026

# Options Appraisal Development Area vs Effective Area

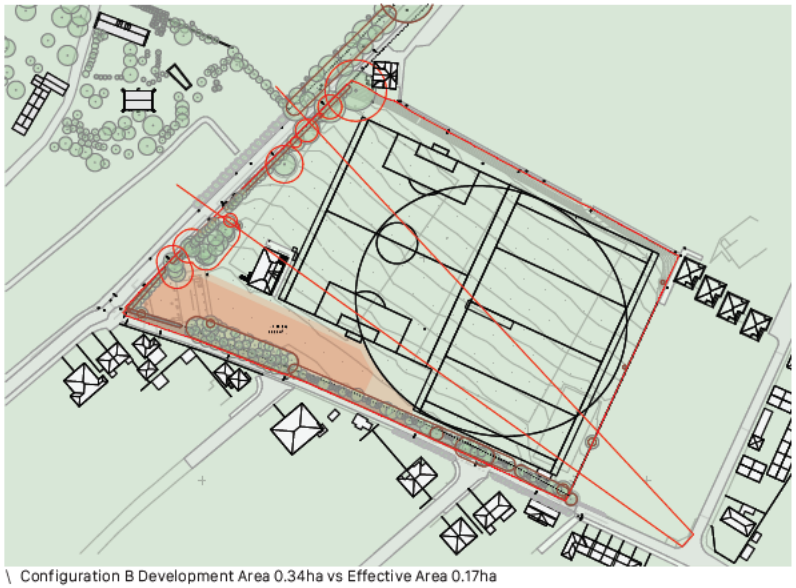
| Options | Development Area (ha) | Effective Area (ha) |
|---|---|---|
| OCC Draft Policy Redline | 0.80 | 0.17 |
| A | 0.36 | 0.19 |
| B | 0.34 | 0.17 |
| C | 0.24 | 0.17 |
| D | 0.35 | 0.09 |
| E | 0.37 | 0.26 |
| F | 0.30 | 0.18 |
| G | 0.30 | 0.27 |
| Proposed Redline | 0.80 | 0.64 |



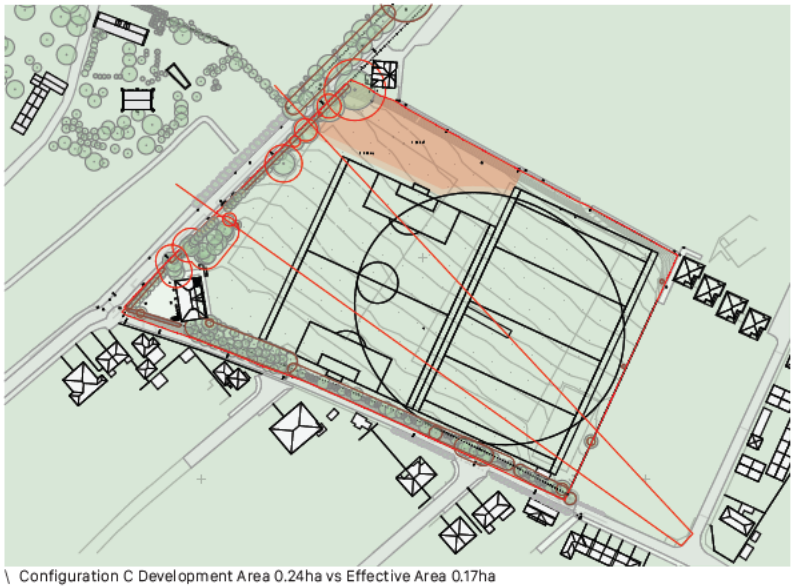
\ OCC Draft Policy Allocation Redline 0.8ha vs Effective Area 0.17ha



\ Configuration A Development Area 0 36ha vs Effective Area 0.19ha



\ Configuration B Development Area 0.34ha vs Effective Area 0.17ha



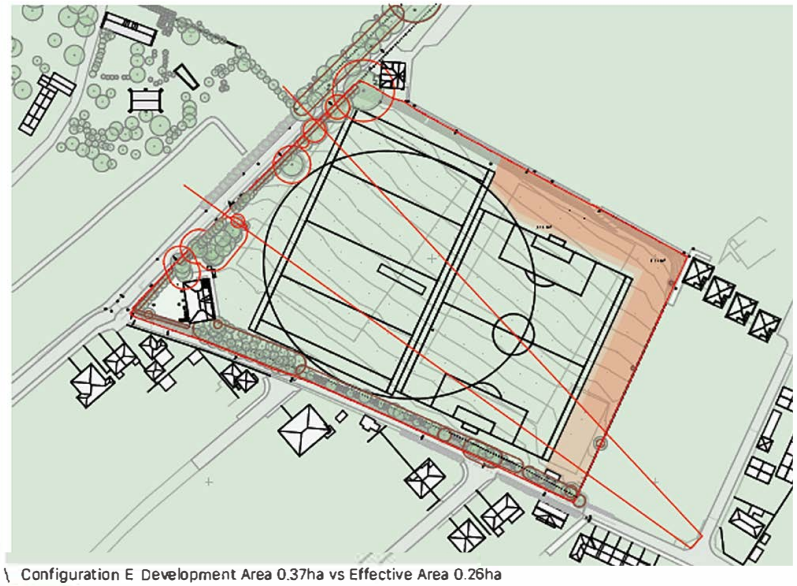
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# Options Appraisal Development Area vs Effective Area

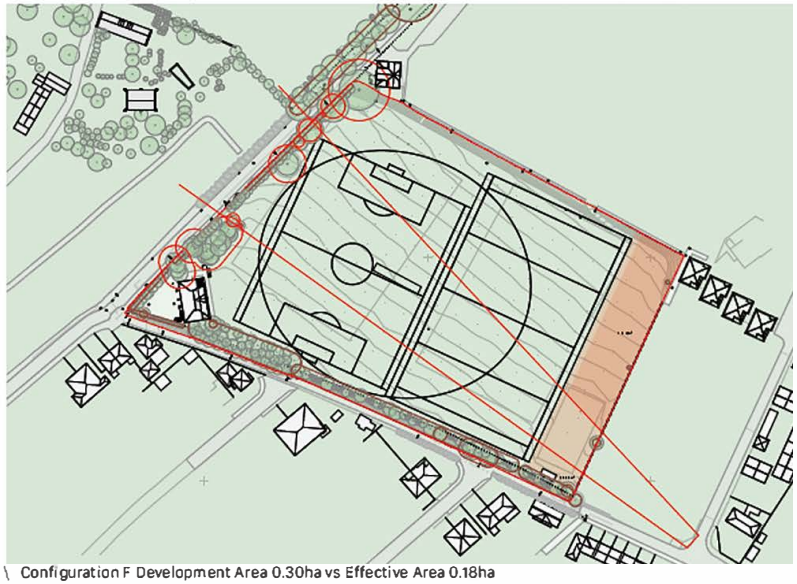
| Options | Development Area (ha) | Effective Area (ha) |
|---|---|---|
| OCC Draft Policy Redline | 0.80 | 0.23 |
| A | 0.36 | 0.19 |
| B | 0.34 | 0.17 |
| C | 0.24 | 0.17 |
| D | 0.35 | 0.09 |
| E | 0.37 | 0.26 |
| F | 0.30 | 0.18 |
| G | 0.30 | 0.27 |
| Proposed Redline | 0.80 | 0.64 |



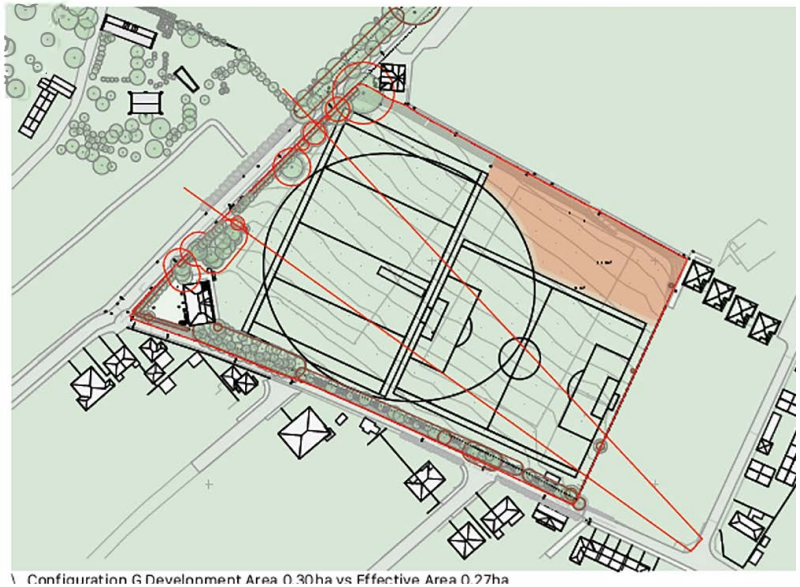
\ Configuration D Development Area 0.35ha vs Effective Area 0.09ha



\ Configuration E Development Area 0.37ha vs Effective Area 0.26ha



\ Configuration F Development Area 0.30ha vs Effective Area 0.18ha



\ Configuration G Development Area 0.30ha vs Effective Area 0.27ha

# Proposed Development Area and Redline

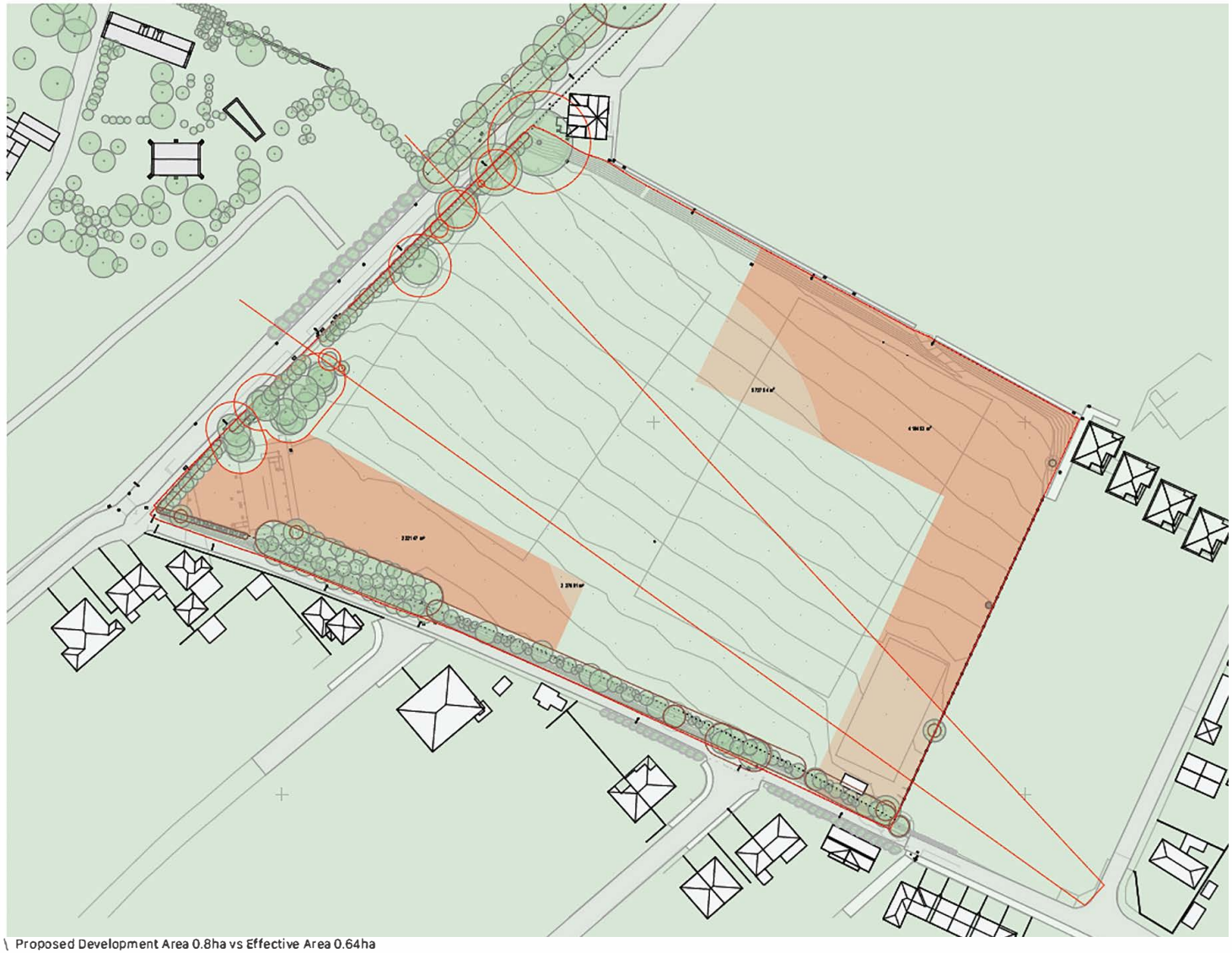
The proposed site allocation red line has been drawn to provide a degree of flexibility at this stage of the process. In particular, it allows the detailed design work to respond appropriately to access arrangements and to further testing of building massing in relation to the adjacent Conservation Area.

The intention is that the precise location of development within the allocation can be refined through the next stage of design, following more detailed analysis of townscape impact, access geometry and landscape relationships. The red line therefore encompasses the area within which development could reasonably be accommodated while allowing the final siting to respond to these considerations.

As set out in the previous report, the reprovision of the existing sports pitches is a key constraint on the site. This requirement means that Lincoln will only be able to deliver one of the potential development options, rather than multiple areas of development across the site.

The technical studies shared with the Council to date demonstrate that the minimum dwelling requirement can be accommodated within either corner of the site contained within the proposed red line boundary. Both locations have been tested at a high level and are considered capable of delivering the required quantum of housing while allowing the reprovision of the sports pitches and maintaining an appropriate relationship with the Conservation Area.

The purpose of the proposed red line is therefore to retain sufficient flexibility for the scheme to respond to access design, heritage considerations and detailed massing studies as the proposals are progressed through the pre-application process.



\ Proposed Development Area 0.8ha vs Effective Area 0.64ha