



Planning Inspectorate

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Your Ref: Pre-examination checklist

Our Ref: PINS/G3310/429/11

Date: 06 July 2026

Dear Arome,

Oxford Local Plan 2045: matters to address before submission for examination

Thank you for completing the pre-examination checklist which we received on 2 July 2026.

Based on the answers that you provided to the checklist questions and a review of the explanations for some of the answers and relevant parts of documents referred to, I recommend that you address the matters set out in the attached Annex before submitting the Oxford Local Plan 2045 for examination.

Once you have addressed the matters I have identified, I suggest you submit the Plan and other documents under regulation 22 as soon as possible. When you do so, please provide a brief written explanation of what you have done to address each of my recommendations and list any documents you have added or changed.

When you have submitted the Plan and other documents under regulation 22 we will seek to appoint an Inspector (or Inspectors) to conduct the examination in accordance with the timescales set out in the Service Level Agreement.

The completed checklist that we received on 2 July 2026, this letter and Annex, and your written description of the actions taken to address my recommendations should be published on the examination website in due course along with the Plan and other submission and supporting documents.

Please note that this is not an assessment of whether the Plan satisfies all relevant legal requirements and is sound as that will be determined by the examining Inspector(s) who will take account of all the Council's evidence, representations made under regulation 20, and any further information gathered during the examination. It is also possible that the examining Inspector(s) may have concerns about procedural matters, the scope of the plan, or evidence that I have not identified from the pre-examination checklist.

Yours

William Fieldhouse

Inspector

Oxford Local Plan 2045: recommended actions before submission

Checklist Question	Recommendation	Reason for recommendation
Q2.19	Regulation 22 Consultation Statement The Consultation Statement [CSD003] should be amended to include a high level summary of the main issues raised in representations made under regulation 20 and the Council's high level response to each following the approach set out in the PAS guidance and template (section 3) ¹ [CR1].	The Consultation Statement [CSD003] section 2 summarises the regulation 19 consultation process and specifies the number of representations made under regulation 20. However, it does not provide a high level summary of the main issues raised as recommended in PAS guidance.
Q2.19	Regulation 22 Consultation Statement Appendix 3 Appendix 3 to the Consultation Statement should be amended to clarify which representor(s) made the comments summarised for each part of the Plan (without having to cross refer to other documents) [CR2].	Appendix 3 to the Consultation Statement provides a detailed summary of representations made under regulation 20 set out against relevant parts of the Plan along with the Council's response. However, it is unclear what the numbers in the boxes under the heading "General Comments" relate to. And it is not clear which representor(s) made the comments summarised in the first column.
Q2.19	Schedules of modifications Rather than submit the schedules of modifications [CSD008 and CSD009] with the Plan and other documents under regulation 22, I would suggest that the Council awaits guidance from the examining Inspector(s) about how they wish to identify soundness and legal compliance issues and potential main modifications to address them [CR3].	The response to Q2.19 refers to modifications that the Council has agreed could resolve some issues raised in representations. Two schedules of modifications were provided amongst the documents with the checklist [CSD008 and CSD009]. However, the schedules are in excel spreadsheets which means the suggested modifications are not readily accessible or easy to read in relation to the submitted Plan. Furthermore, unless the modifications have been subject to regulation 19 consultation they do not form part of the Plan to be examined ² . The examining Inspector(s) can only recommend main modifications if they consider them

		essential to make the Plan sound or legally compliant, not to resolve issues raised by representors. The modifications may not relate to issues of soundness or legal compliance and/or may not be the most appropriate means of addressing any such issues. Publication of such modifications early in the examination may not therefore be helpful to the Inspector(s) or to representors.
Q2.21 and Q.22	Representations All of the representations made under regulation 20 should be formatted, referenced and posted on the examination website in accordance with PINS guidance³. Each representor's full set of comments should be available in one downloadable document ordered alphabetically by representor name [CR4]. See example from Newham Local Plan examination website⁴.	REP001 provides an index of representors and REP002 provides a database of representations made under regulation 20. However, it does not seem easy to access or read all of the representations made by each representor which is essential to allow the Inspector to consider each representation as required by regulation 23.