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

05 January 2024

Our Ref: [REDACTED]

**Oxford Local Plan 2040 – Regulation 19 Consultation  
Land around Pear Tree Services**

**Policy SPN1 - Support**

Dear Sir/Madam

We write on behalf of our client, Merton College Oxford ('Merton College'), in order to submit representations in respect of the Oxford Local Plan 2040 Proposed Submission Draft (Regulation 19) ('the Draft Plan'), that 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 tests of soundness set out in paragraph 35 of the National Planning Policy Framework ("NPPF") (December 2023).

Merton College has an interest in land around Pear Tree Service Area and is a substantial landowner within the boundaries of Oxford City Council ('OCC'). This representation solely focusses on their landholdings around Pear Tree Services, allocated under adopted policy SP28 and proposed under and within draft policy SPN1.

We would note 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'). This is confirmed in OCC's currently adopted Local Plan (SP28):

*'The land to the north lies in Cherwell and is safeguarded for potential future development. Development of the Pear Tree Farm site should allow for future connectivity with any development of the site in Cherwell, which should give potential for vehicular, pedestrian and cycle links.'*

Gerald Eve has recently submitted representations to CDC, as part of their recent separate Local Plan consultation, promoting the allocation of the CDC portion of the site for employment uses, to address identified need. We therefore suggest that the OCC allocation text expands on its wording of 'complementary uses' to allow for a proportion of the site to be allocated for employment uses (alongside homes) – this would complement the proposed CDC allocation to create a cohesive development parcel which would be in line with the existing OCC wording above.

The location of the site, adjacent to Pear Tree Park and Ride and a short distance from Oxford Parkway, places the site in a highly sustainable location which enables it to benefit from the various transport connections available – this being crucial for both employment and residential uses.

The cross-authority allocation would be an exemplar for providing mixed and balanced communities by making effective use of land, as required by paragraph 63b and 120(a) of the NPPF (2023). As such, draft policy SPN1 is supported.

Yours faithfully

**Gerald Eve LLP**

