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Wolvercote Neighbourhood Forum (WNF) was first designated as a 'Neighbourhood Forum' in 2014, and was re-designated in 2019 and in 2024. It seeks to represent the views, in relation to planning matters, of residents in the Wolvercote Neighbourhood Plan area. Our Wolvercote Neighbourhood Plan (WNP) was approved overwhelmingly by residents in a referendum in May 2021 and was subsequently 'made' by Oxford City Council.

2 October, 2026

From: C.P.Buckley (Chair of Wolvercote Neighbourhood Forum)

To: Oxford University Development Ltd

**WNF Response to Stage 2 Consultation on OUD's proposed development of Land West of Oxford Road**

I am writing on behalf of the Steering Committee of Wolvercote Neighbourhood Forum. We wish to express concern about some information presented at OUD's Stage 2 public consultation on its proposed development of Land West of Oxford Road. Wolvercote Neighbourhood Forum represents residents of more than 3000 homes in northern Oxford, stretching from the River Thames in the West to Cutteslowe Park in the East. In particular, this includes all homes in the streets Lakeside, Linkside Avenue and Jordan Hill that border the LWOR development site on its south side.

We strongly object to one particular feature of OUD's plan for the LWOR site: its proposal for the south east corner of the site. Tall buildings are proposed, extending right to the boundary with existing properties in Jordan Hill, see below from P.10 of the OUD Stage 2 consultation document.



First, OUD propose building houses or flats up to 4 storeys high, immediately adjacent to the back gardens of some existing houses in Jordan Hill. This will have an unreasonably damaging impact on the amenity of our residents living there. We note there is no proposal for any green barrier between the new buildings and the existing back gardens. It will create a most unpleasant outlook at the rear of these homes. It will unavoidably cause severe overlooking of their back gardens and deprive them of privacy.

Second, on the far east side of the site at this location, the proposal is for a block of flats up to 5 storeys high alongside Oxford Road. Its southern end also reaches right up to

the southern boundary of the site. That means it will be close to, and immediately opposite, windows at the rear of the existing 4 storey block of flats in Jordan Hill. It will greatly reduce the quality of outlook for those residents, and cause overlooking and removal of privacy for them. In addition, it will tower over the small green space at the rear of the existing flats, causing removal of light and amenity for residents using that space, and subjecting them to overlooking and lack of privacy.

We strongly object to these aspects of OUD's plans for LWOR, that will have such damaging consequences for some residents of Jordan Hill. We ask that the OUD plan for the south east corner of the site is comprehensively revised, to remove these problems for existing housing.

We are surprised by OUD's suggestion of such a flawed design of the south east corner of the LWOR site, as it is so inconsistent with Cherwell District Council's Development Brief (DB) for the site – e.g. see Figure 14 of the DB. That insists that a green barrier remains between the new housing and back gardens of existing homes in Jordan Hill. Indeed this barrier consists of trees that the DB says are subject to a Tree Preservation Order. The OUD proposal appears to be to illegally remove them. In addition, the DB requires a gap between the blocks adjacent to Jordan Hill, to provide a drainage attenuation feature: that is missing from the OUD plan. Furthermore, although the DB includes the suggestion of blocks of up to 5 storeys alongside Oxford Road, it proposes a significant gap between the block nearest to Jordan Hill and the site boundary, meaning that the green space behind the existing flats would be much less badly affected than in the OUD proposal.

The damaging impact of the current OUD plan on existing residents of Jordan Hill will be very much a spoiling of the outlook from their homes and gardens, inflicting overlooking on them and removing their privacy. This breaches requirements of the current Cherwell Local Plan Policy ESD 15, so we expect Cherwell District Council to refuse to allow it. It also conflicts with the current Oxford Local Plan Policy H14, and Policy BEC2 of our Wolvercote Neighbourhood Plan, both of which apply on the south side of LWOR's boundary, and we expect Cherwell District Council to pay attention to these too.

We look forward to seeing a revision of the plan for LWOR, that removes these problems for our residents in Jordan Hill.