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Our Ref:  
Your Ref:

4 June 2008

Dear Ms Gaughan

## **PLANNING AND COMPULSORY PURCHASE ACT 2004 OXFORD LOCAL PLAN SAVED POLICIES APPLICATION**

I am writing with reference to your application on behalf of Oxford City Council on 27 February 2008 for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the Oxford City Local Plan 2001-2016.

The Secretary of State's Direction is attached. Those policies not listed in the Direction will expire on 11 November 2008.

The Secretary of State's assessment of whether saved policies should be extended is based upon the criteria set out in Planning Policy Statement 12: *Local Development Frameworks* and the Department for Communities and Local Government protocol on saving policies. The Secretary of State's decisions concern some policies where there have been representations from a third party expressing views that differ from those of the local authority. Also, her decisions in respect of some policies have the effect of saving policies that an authority requested should not be extended. For clarity, where either or both of these two circumstances apply, the Secretary of State's reasons are set out in the table at the end of this letter.

The extension of saved policies listed in this Direction does not indicate that the Secretary of State would endorse these policies if presented to her as new policy. It is intended to ensure continuity in the plan-led system and a stable planning framework locally, and in particular, a continual supply of land for development.

Local planning authorities should not suppose that a regulatory local plan-style approach will be supported in forthcoming development plan documents (DPDs). LPAs should

adopt a positive, spatial, strategy-led approach to DPD preparation and not seek to reintroduce the numerous policies of many local plans.

The exercise of extending saved policies is not an opportunity to delay DPD preparation. LPAs should make good progress with local development frameworks according to the timetables in their local development schemes. Policies have been extended in the expectation that they will be replaced promptly and by fewer policies in DPDs. Maximum use should be made of national and regional policy especially given the development plan status of the regional spatial strategy.

Following 11 November 2008 the extended policies should be read in context. Where policies were adopted some time ago, it is likely that material considerations, in particular the emergence of new national and regional policy and also new evidence, will be afforded considerable weight in decisions. In particular, we would draw your attention to the importance of reflecting policy in Planning Policy Statement 3 *Housing* and the Housing Green Paper – *Homes for the future: more affordable, more sustainable* in relevant decisions.

Policy Ref	Reason	Extended	Not Extended

Yours sincerely

John Cheston  
Senior Planning Officer

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING AND  
COMPULSORY PURCHASE ACT 2004  
POLICIES CONTAINED IN THE OXFORD LOCAL PLAN 2001-2016  
ADOPTED 11 NOVEMBER 2005**

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule (1) to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the  
Secretary of State

John Cheston  
Senior Planning Officer  
Housing and Planning Directorate  
Government Office for the South East

4 June 2008

## SCHEDULE

### POLICIES CONTAINED IN THE OXFORD LOCAL PLAN

Policy number	Policy Title/Purpose
<b>CP.1</b>	Development Proposals
<b>CP.2</b>	Planning Obligations
<b>CP.3</b>	Limiting the Need to Travel
<b>CP.4</b>	Greenfield Development
<b>CP.5</b>	Mixed-Use Developments
<b>CP.6</b>	Efficient Use of Land & Density
<b>CP.7</b>	Urban Design
<b>CP.8</b>	Designing Development to Relate to its Context
<b>CP.9</b>	Creating Successful New Places
<b>CP.10</b>	Siting of Development to Meet Functional Needs
<b>CP.11</b>	Landscape Design
<b>CP.12</b>	Designing Out Crime
<b>CP.13</b>	Accessibility
<b>CP.14</b>	Public Art
<b>CP.15</b>	Energy Efficiency
<b>CP.16</b>	Renewable Energy
<b>CP.17</b>	Recycled Materials
<b>CP.18</b>	Natural Resource Impact Analysis
<b>CP.19</b>	Nuisance
<b>CP.20</b>	Lighting
<b>CP.21</b>	Noise
<b>CP.22</b>	Contaminated Land
<b>CP.23</b>	Air Quality Management Areas
<b>CP.24</b>	Telecommunications
<b>CP.25</b>	Temporary Buildings
<b>TR.1</b>	Transport Assessment
<b>TR.2</b>	Travel Plans
<b>TR.3</b>	Car-Parking Standards
<b>TR.4</b>	Pedestrian and Cycle Facilities
<b>TR.5</b>	Pedestrian and Cycle Routes
<b>TR.6</b>	Powered Two-Wheelers

<b>TR.7</b>	Bus Services and Bus Priority
<b>TR.8</b>	Guided Bus/Local Rail Service
<b>TR.9</b>	Park and Ride
<b>TR.10</b>	Oxford Station Improvements
<b>TR.11</b>	City Centre Car Parking
<b>TR.12</b>	Private Non-Residential Parking
<b>TR.13</b>	Controlled Parking Zones
<b>TR.14</b>	Servicing Arrangements
<b>TR.15</b>	Freight Movements
<b>NE.1</b>	Purposes of Oxford's Green Belt
<b>NE.2</b>	Control of Development Within Oxford's Green Belt
<b>NE.3</b>	Safeguarded Land
<b>NE.4</b>	Loss of Agricultural Land
<b>NE.5</b>	Agricultural Related Development
<b>NE.6</b>	Oxford's Watercourses
<b>NE.7</b>	Development in the Undeveloped Flood Plain
<b>NE.8</b>	Development on Low-Lying Land
<b>NE.9</b>	Flood Risk Assessment
<b>NE.10</b>	Sustainable Drainage
<b>NE.11</b>	Land Drainage and River Engineering Works
<b>NE.12</b>	Groundwater Flow
<b>NE.13</b>	Water Quality
<b>NE.14</b>	Water and Sewerage Infrastructure
<b>NE.15</b>	Loss of Trees and Hedgerows
<b>NE.16</b>	Protected Trees
<b>NE.17</b>	Biodiversity
<b>NE.18</b>	Special Areas of Conservation and Sites of Special Scientific Interest
<b>NE.19</b>	Sites of Local Importance for Nature Conservation and Local Nature Reserves
<b>NE.20</b>	Wildlife Corridors
<b>NE.21</b>	Species Protection
<b>NE.22</b>	Independent Assessment
<b>NE.23</b>	Habitat Creation in New Developments
<b>HE.1</b>	Nationally Important Monuments
<b>HE.2</b>	Archaeology
<b>HE.3</b>	Listed Buildings and Their Setting
<b>HE.4</b>	Archaeological Remains within Listed Buildings
<b>HE.5</b>	Fire Safety in Listed Buildings

<b>HE.6</b>	Buildings of Local Interest
<b>HE.7</b>	Conservation Areas
<b>HE.8</b>	Important Parks and Gardens
<b>HE.9</b>	High Building area
<b>HE.10</b>	View Cones of Oxford
<b>HE.11</b>	Architectural Lighting
<b>HS.1</b>	Provision of Sites for Housing
<b>HS.2</b>	Recycling Land Target
<b>HS.3</b>	Empty Homes
<b>HS.4</b>	General Requirement to Provide Affordable Housing
<b>HS.5</b>	Proportion and Mix of Affordable Housing to Be Provided
<b>HS.6</b>	On Site Provision of Affordable Housing
<b>HS.7</b>	Affordable housing and Commercial Development
<b>HS.8</b>	Balance of Dwellings
<b>HS.9</b>	Change of Use of Housing
<b>HS.10</b>	Loss of Dwellings
<b>HS.11</b>	Sub-Division of Dwellings
<b>HS.12</b>	Adaptable Dwellings
<b>HS.13</b>	Institutional Student Accommodation
<b>HS.14</b>	Speculative Student Accommodation
<b>HS.15</b>	Houses in Multiple Occupation
<b>HS.16</b>	Staff Accommodation
<b>HS.17</b>	Residential Moorings
<b>HS.18</b>	Low-Impact Housing
<b>HS.19</b>	Privacy and Amenity
<b>HS.20</b>	Local Residential Environment
<b>HS.21</b>	Private Open Space
<b>HS.22</b>	Provision of New Open Space and Improvements to Sporting Facilities as Part of New Residential Development
<b>HS.23</b>	Children's Play Space
<b>EC.1</b>	Sustainable Employment
<b>EC.2</b>	Protection of Employment Sites
<b>EC.3</b>	Modernising Existing Employment Sites
<b>EC.4</b>	Loss of Employment Sites
<b>EC.5</b>	Change of Use of Employment Sites
<b>EC.6</b>	Employment Diversity
<b>EC.7</b>	Small Businesses
<b>EC.8</b>	Employment Training
<b>EC.9</b>	Warehousing

<b>HH.1</b>	Protection of Primary Health Care Facilities
<b>HH.2</b>	Primary Health Care Facilities in Non-Residential Buildings and New Purpose Built Health Care Facilities
<b>HH.3</b>	Primary Health Care Facilities in Residential Dwellings
<b>ED.1</b>	Nursery Education and Childcare Facilities in Non Residential Buildings and New Purpose Built-Facilities
<b>ED.2</b>	Nursery Education and Childcare Facilities in Dwellings
<b>ED.3</b>	Schools
<b>ED.4</b>	Oxford and Cherwell Valley College
<b>ED.5</b>	Oxford Brookes University – Additional Development
<b>ED.6</b>	Oxford Brookes University – Student Accommodation
<b>ED.7</b>	University of Oxford – Additional Development
<b>ED.8</b>	University of Oxford – Student Accommodation
<b>ED.9</b>	Private colleges – New Teaching Premises
<b>ED.10</b>	Private Colleges – Student Accommodation
<b>SR.1</b>	Protection of Indoor Sports Facilities
<b>SR.2</b>	Protection of Open Air Sports Facilities
<b>SR.3</b>	New Indoor & Open Air Sports Facilities
<b>SR.4</b>	Disused Allotments, Abingdon Road Facilities
<b>SR.5</b>	Protection of Public Open Space
<b>SR.6</b>	Cotteslowe Park
<b>SR.7</b>	Provision of Public Open Space as Part of New Business, Commercial & Institutional Developments
<b>SR.8</b>	Protection of Allotments
<b>SR.9</b>	Footpaths & Bridleways
<b>SR.10</b>	Creation of Footpaths & Bridleways
<b>SR.11</b>	Recreational Cycling
<b>SR.12</b>	Protection of Water-Based Recreation Facilities
<b>SR.13</b>	New Water-Based Recreation Facilities
<b>SR.14</b>	New Visitor Moorings
<b>SR.15</b>	Community Facilities
<b>SR.16</b>	Proposed New Community Facilities
<b>RC.1</b>	Oxford's Retail Hierarchy
<b>RC.2</b>	Retail Hierarchy District Centre
<b>RC.3</b>	Primary Shopping Frontage
<b>RC.4</b>	District Shopping Frontage
<b>RC.5</b>	Secondary Shopping Frontage
<b>RC.6</b>	Street Specific Controls
<b>RC.7</b>	Covered Market
<b>RC.8</b>	Neighbourhood Shopping Centres
<b>RC.9</b>	Individual Shops

<b>RC.10</b>	Environmental Improvements to the City Centre
<b>RC.11</b>	Environmental Improvements to the District and Neighbourhood Shopping Centres
<b>RC.12</b>	Food & Drink Outlets
<b>RC.13</b>	Shop Fronts
<b>RC.14</b>	Advertisements
<b>RC.15</b>	Shutters & Canopies
<b>RC.17</b>	Flyposting
<b>RC.18</b>	Public Houses
<b>TA.1</b>	Tourism Strategy
<b>TA.2</b>	Transport & Tourism
<b>TA.3</b>	Tourist Information
<b>TA.4</b>	Tourist Accommodation
<b>TA.5</b>	Tourist Accommodation – Dual Use
<b>TA.6</b>	Culture & Arts Attractions
<b>TA.7</b>	Arts Facilities
<b>TA.8</b>	The Arts
<b>DS.1</b>	Abbey Place, Car Park
<b>DS.2</b>	Acland Hospital Site
<b>DS.3</b>	Albion Place Car Park
<b>DS.4</b>	Arthur Street, off Mill Street
<b>DS.7</b>	Bertie Place recreation ground, Bertie place and land behind Wytham Street
<b>DS.8</b>	Between Towns Road – Mixed-Use Development
<b>DS.9</b>	Bevington Road, Banbury Road, Parks Road and Keble Road
<b>DS.10</b>	Blackbird Leys Road Regeneration Zone
<b>DS.11</b>	BMW Garage Site, Banbury Road – Mixed-Use Development
<b>DS.12</b>	BT Site, Hollow Way
<b>DS.13</b>	Canalside Land, Jericho
<b>DS.15</b>	Churchill Hospital Site
<b>DS.16</b>	Oxford & Cherwell Valley College, Oxpens Road
<b>DS.17</b>	Cooper Callas Site, Paradise Street
<b>DS.18</b>	Cowley Centre: Templars Square Shopping Centre, and Crowell Road Car Park, Between Towns Road
<b>DS.19</b>	Cowley Marsh Depot Site, Marsh Road
<b>DS.20</b>	Cowley Road, Bingo Hall
<b>DS.21</b>	Cowley Road Bus Depot Site
<b>DS.22</b>	Cripley Road, Land at North End Yard
<b>DS.23</b>	Cutteslowe Court, Wyatt Road
<b>DS.24</b>	Diamond Place, Ferry Pool Car Park
<b>DS.25</b>	Donnington Bridge Road, Riversport Centre
<b>DS.27</b>	Dorset House, London Road

<b>DS.28</b>	Dunnock Way Site
<b>DS.29</b>	Elsfield Way
<b>DS.30</b>	Gloucester Green Coach/Bus Station
<b>DS.31</b>	Former Government Buildings Site, Marston Road
<b>DS.32</b>	Harcourt House, Marston Road
<b>DS.33</b>	Herbert Close
<b>DS.34</b>	Horspath Site, Land South of Oxford Road
<b>DS.35</b>	Hythe Bridge Street and Park End Street
<b>DS.36</b>	Institute of Health Sciences Site, Old Road
<b>DS.37</b>	John Radcliffe Hospital Site
<b>DS.38</b>	Jowett Walk
<b>DS.39</b>	Lamarsh Road
<b>DS.41</b>	Leiden Road
<b>DS.42</b>	Littlemore Mental Health Centre, Littlemore
<b>DS.43</b>	Littlemore Mental Health Centre, Littlemore – Field at Rear
<b>DS.44</b>	Littlemore Park, Armstrong Road
<b>DS.45</b>	Lucy's Factory Site, Walton Well Road
<b>DS.46</b>	Mabel Pritchard School Site, St. Nicholas Road
<b>DS.47</b>	Manor Ground
<b>DS.48</b>	Milham Ford School Site, Marston
<b>DS.49</b>	Neilsens, London Road
<b>DS.50</b>	Northfield House, Sandy Lane West
<b>DS.51</b>	Northfield School Site, Kestrel Crescent, Blackbird Leys
<b>DS.52</b>	Nuffield Orthopaedic Centre, Old Road
<b>DS.54</b>	Odeon Cinema, George Street
<b>DS.55</b>	Osney Mill Site and Adjacent Works, Mill Street
<b>DS.56</b>	Osney Warehouse, Osney Lane
<b>DS.57</b>	Oxford Business Park, Cowley
<b>DS.58</b>	Land at rear of Oxford Retail Park, Garsington Road
<b>DS.59</b>	Oxford Science Park, Littlemore
<b>DS.60</b>	Oxford Science Park, Minchery Farm
<b>DS.61</b>	Oxford Station, Botley Road and Becket Street Car Park
<b>DS.62</b>	Oxpens Road Site
<b>DS.64</b>	Park Hospital Site
<b>DS.65</b>	Pusey House Site
<b>DS.66</b>	Radcliffe Infirmary Site, Woodstock Road
<b>DS.67</b>	Railway Lane, Littlemore
<b>DS.68</b>	Rewley Road Fire Station
<b>DS.70</b>	Rover Sports Club Field, Roman Way
<b>DS.71</b>	Ruskin College, Dunstan Road
<b>DS.72</b>	Ruskin College Site, Walton Street
<b>DS.73</b>	Scrap Yard, Jackdaw Lane
<b>DS.74</b>	Slade Hospital Site, Horspath Driftway
<b>DS.76</b>	Telephone Exchange, Speedwell Street Site
<b>DS.77</b>	Land to the West of St. Aldates and South of Queen Street

<b>DS.78</b>	St. Aldates Regeneration Zone
<b>DS.79</b>	St. Aldates Police Station and Land to the Rear
<b>DS.80</b>	St. Augustine's School site, Iffley Turn
<b>DS.81</b>	Suffolk House, Banbury Road, Summertown
<b>DS.82</b>	St. Clement's car park
<b>DS.83</b>	St. Cross College Annex, Holywell Mill Lane
<b>DS.86</b>	Warneford Hospital Site, Headington
<b>DS.87</b>	Warneford Meadow Site, Headington
<b>DS.88</b>	Westgate Shopping Centre
<b>DS.90</b>	Wolvercote Paper Mill, Wolvercote
<b>DS.91</b>	Worcester Street Car Park