

Local Development Framework

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Core Strategy

Proposed minor post-publication
changes to the Oxford Core Strategy DPD



21st November 2008

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Ref	Policy/ Section	Page/ Paragraph	Proposed change	Reason for change	Is further consultation required?	Is further SA required?
PC1	Contents	All/-	Amend edge-of-page thumbnail on each page of the document such that "Forward" reads " Foreword "	Correction of typographical error	No	No
PC2	Contents	1/-	Amend "Forward" to read " Foreword "	Correction of typographical error	No	No
PC3	Contents	1/-	Amend first contents table to include " Core Strategy Key Diagram... 2 " Amend Section 1 contents table to delete " 1.4 Core Strategy Key Diagram... 14 " and re-number subsequent sub-section and page references.	See PC13 below.	No	No
PC4	Foreword	3/-	Amend heading to read " Foreword "	Correction of typographical error	No	No
PC5	Foreword	3/7	Add new paragraph after " www.oxford.gov.uk/corestrategy " to read: " Copies are also available to view at Oxford City Council offices at Ramsay House, 10 St Ebbe's Street, Oxford OX1 1PT. "	Additional information.	No	No
PC6	Foreword	4/-	Amend diagram: Replace "Regional Spatial Strategy" with " South East Plan ".	Factual correction.	No	No
PC7	Foreword	4/-	Amend diagram: Replace "Site Specific Allocations" with " Site Allocations DPD ".	Factual correction.	No	No
PC8	Foreword	4/-	Amend diagram: Replace "Local Development Framework" with " Local Development Scheme ".	Factual correction.	No	No
PC9	Foreword	4/-	Amend diagram: remove folder " LDOs SPZs ".	Factual correction.	No	No
PC10	CS1	17/-	Add further paragraph at end of Policy CS1 to read: " <u>The City centre is defined on the Proposals Map.</u> "	Editorial correction to reinstate cross-reference erroneously omitted.	No	No
PC11	CS2	18/-	Add further paragraph at end of Policy CS2 to read: " <u>The District centres are defined on the Proposals Map.</u> "	Editorial correction to reinstate cross-reference erroneously omitted.	No	No
PC12	1.4	14/-	Amend Key Diagram: additional 'Priority accessibility improvements' arrow between Cowley centre and Rose Hill regeneration area (see attached Annex A)	In response to representations and to update in light of further discussions with stakeholders.	No	No
PC13	1.4	14/-	Amend Key Diagram: amend details of SDA area of search, and change colour of boundary (dashed) for West End and Summertown strategic sites (see attached Annex A)	Editorial correction and in response to representations.	No	No
PC14	1.4	14/-	Amend Key Diagram – amend legend to replace " Strategic Sites: AAP boundaries " with " Strategic Sites: areas of search ", and separately identify (using different boundary colours) West End renaissance area and Land at Summertown (see attached Annex A)	Editorial corrections and to update area of search for SDA.	No	No

Ref	Policy/ Section	Page/ Paragraph	Proposed change	Reason for change	Is further consultation required?	Is further SA required?
PC15	1.4	14/-	Move whole of Section 1.4 and Key Diagram to Page 2 (replacing photograph of Old Bank Hotel). Re-number Section 1 sub-sections 1.5 onwards.	To make the Key Diagram more prominent in the document, in response to representation.	No	No
PC16	CS5	21/-	Amend first sentence of second paragraph to read: “The Northern Gateway AAP and the Site Allocations DPD will consider <u>the potential whether exceptional circumstances exist for any small-scale review of existing Green Belt boundaries.</u>”	To make the policy clearer, and to ensure conformity with national planning policy, in response to representations.	No	No
PC17	1.8	23/4	Amend first bullet point and add further bullet point immediately following, to list immediately above Policy CS7, to read: “• include a highly focused Green Belt boundary review of adjoining land and define the precise boundaries of the development site, and the mix of uses to be provided including whether there are exceptional circumstances to justify a highly focused Green Belt boundary review of adjoining land; • identify the mix of uses to be provided.”	To add clarity to the purpose of the Northern Gateway AAP, and in response to representations.	No	No
PC18	1.8	24/3	Amend third sentence of third paragraph to read: “The City Council will be seeking to work constructively with South Oxfordshire District Council to take forward the SDA in the context of wider regeneration opportunities in the local area, preferably by means of a Joint Area Action Plan.	To clarify the Council’s preferred approach, and in response to representations.	No	No
PC19	2.2	32/3	Amend second sentence to read: “The Oxfordshire Waste Partnership has agreed a <u>the Oxfordshire Joint Municipal Waste Strategy that sets targets for...</u>”	Factual correction, in response to representation.	No	No
PC20	CS12	32/-	Amend last part of second paragraph to read: “...in accordance with the <u>Oxfordshire Joint Municipal Waste Strategy and local waste management strategies.</u>”	Factual correction, in response to representation.	No	No
PC21	CS13	33/-	Amend first sentence of second paragraph to read: “For all developments over 1 hectare and/or development in any area of flood risk <u>from rivers (Flood Zone 2 or above) or other sources</u> developers must carry out a full Flood Risk	To make the policy clearer, in response to representations.	No	No

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			Assessment (FRA)...			
PC22	2.3	-/-	Add footnote to box containing Policy CS13: <u>“Note: ‘Other sources’ of flood risk include those arising from groundwater, sewerage overflow and surface runoff.”</u>	To make the policy clearer, in response to representations.	No	No
PC23	CS16	41/-	Amend second bullet point to read: “<u>•implementing a Low Emissions Strategy for the city centre to improve air quality, which could lead to a Low Emissions Zone (LEZ) in the city centre;</u>	Factual correction, in response to representation.	No	No
PC24	CS16		Amend last bullet point to read: “<u>• working towards a joined-up, city-wide cycle and pedestrian network by addressing ‘pinch points’, barriers and missing links, and providing more extensive 20 mph zones.</u>”	Correction of typographical error.	No	No
PC25	CS19	44/-	Amend first sentence of second paragraph to read: “<u>Developer contributions will be used to ensure that the necessary physical, social, and economic and green infrastructure is in place to support development.</u>”	For clarification, and to ensure conformity with the Government’s proposed changes to the SEP.	No	No
PC26	S 3 Implementation		Add bullet point to list: “<u>• partnership working with Oxfordshire County Council on social and community service planning.</u>”	For clarification, in response to representation.	No	No
PC27	S 3 Implementation	45/2	Add bullet point to list: “<u>• working with the statutory undertaker for water supply and sewerage to ensure water infrastructure is properly planned for.</u>”	For clarification, in response to representation.	No	No
PC28	CS23	50/-	Amend first sentence of third paragraph to read: “<u>Improvements to, or the provision of, public green space, public rights of way, indoor and outdoor sports facilities and play facilities, will be sought in accordance with Policy CS19.</u>”	For clarification, in response to representation.	No	No
PC29	S 4 Implementation	51/2	Add further bullet point: “<u>• supporting the delivery of Public Rights of Way improvements.</u>”	For clarification and consistency, in response to representation.	No	No
PC30	CS26	58/-	Amend third paragraph to read “<u>Developers will provide affordable housing as part of the proposed development unless the City Council, or the Secretary of State where appropriate, and the</u>	For clarification, in response to representation.	No	No

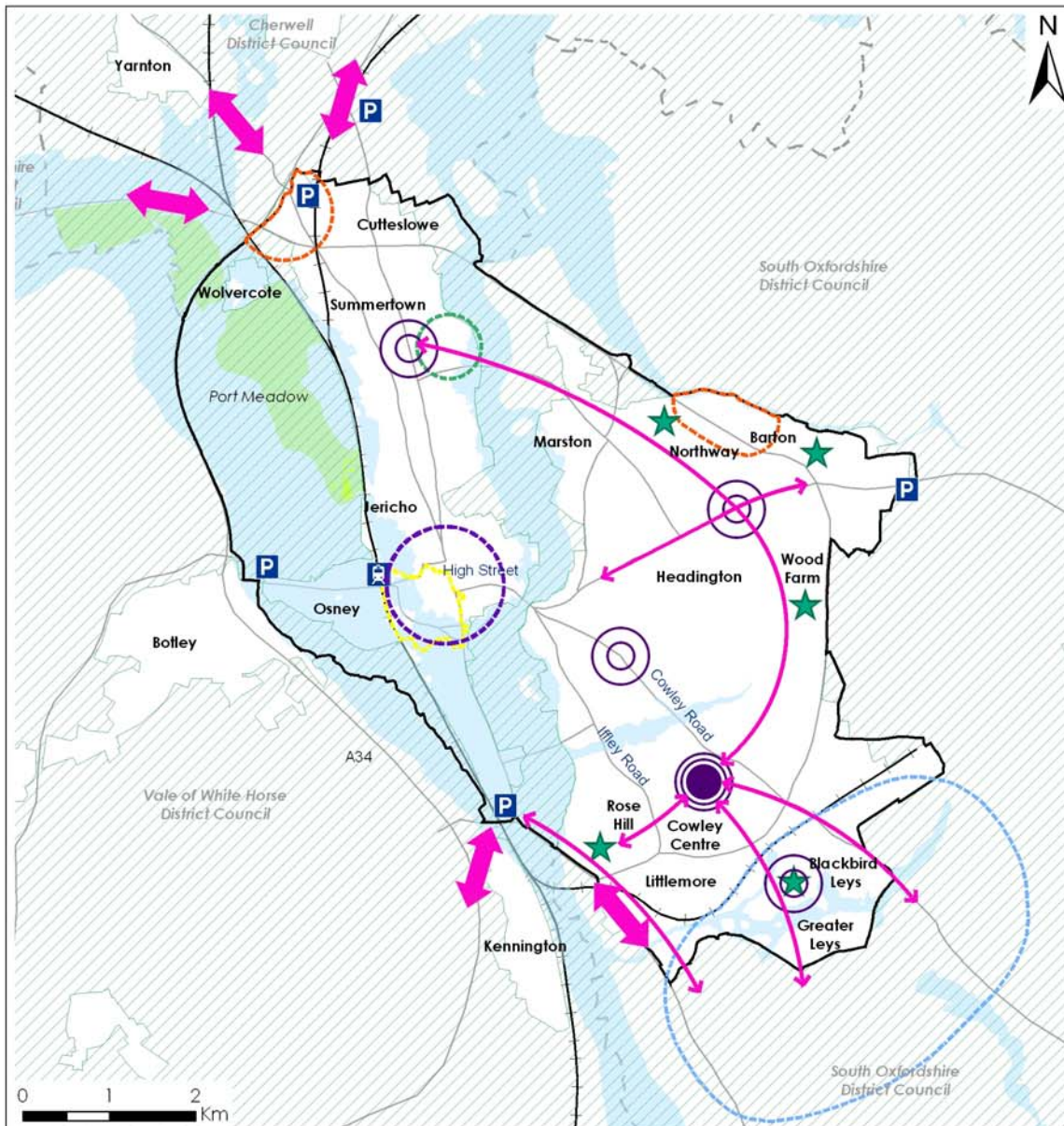
Ref	Policy/ Section	Page/ Paragraph	Proposed change	Reason for change	Is further consultation required?	Is further SA required?
			developer both consider that it is preferable to...			
PC31	CS27	59/-	Amend second sentence of first paragraph to read “Planning permission will only be granted for additional teaching and administrative accommodation where the number of full-time students at whichever University is proposing the development, who live in Oxford outside purpose-built university provided accommodation, does not exceed 3,000.”	For clarification, in response to representation.	No	No
PC32	5.5	60/2	Amend second sentence of second paragraph to read “The City Council will work in partnership with Oxfordshire County Council, and the other four districts[delete]councils in Oxfordshire...”	Correction of typographical error	No	No
PC33	6.1	64/1	Add new paragraph immediately before Policy CS30 “For the purposes of Policy CS30, the term employment sites refers only to land and premises in Class B uses or closely related Sui Generis uses such as builders yards; transport operators; local depots; and retail warehouse clubs.”	For clarification, in response to representations	No	No
PC34	6.2	64/2	Amend second and third sentences to read “OBU consists of several loosely connected sites in Headington and Marston, and two other sites outside Oxford at Wheatley and Harcourt Hill. The Headington campus is perceived as having a lack of identity...”	Factual correction, in response to representation.	No	No
PC35	6.2	65/2	Amend second sentence of second paragraph to read: “The majority of its buildings are in central Oxford (most of which falls within a Conservation Area) with some sites in east Oxford, Summertown, Headington and outside Oxford at Begbroke.”	Clarification to relate to reworded Policy CS31.	No	No
PC36	6.2	65/2	Delete last sentence of second paragraph, and move to Policy CS31 (see PC35 below): “Further sites, if required, will be considered in the Site Allocations DPD.”	For consistency, in response to representations	No	No
PC37	CS31	65/-	Amend policy to read: “Oxford Brookes UniversityPlanning permission will be granted planning permission for proposals at Oxford Brookes University that deliver more	For clarification and consistency, in response to representations.	No	No

Ref	Policy/ Section	Page/ Paragraph	Proposed change	Reason for change	Is further consultation required?	Is further SA required?
			<p>efficient and flexible academic buildings and high-quality urban design on the existing Headington Hill, and Gypsy Lane and Marston Road campuses.</p> <p>Development of new academic floorspace by the University of Oxford will be focused on existing sites, increasing density where appropriate proposals respect the character and setting of Oxford's historic core. Further sites, if required, will be considered in the Site Allocations DPD."</p>			
PC38	6.3	68/-	Add new paragraph immediately before Policy CS33: "Appendix 7 lists existing neighbourhood shopping centres in Oxford." (See Annex C)	To add spatial clarity to Policy CS33, in response to representation.	No	No
PC39	App 1 Glossary	72/-	Add to definition of Infrastructure: "The South East Plan sets out a full definition."	Additional reference to add clarity, in response to representation.	No	No
PC40	App.2	77/-	Page 77, seventh table entry – reposition "CS27 Student Accommodation" to fall within table row above, to lie below "CS31 The universities" in right hand column (to relate to Local Plan Policy ED.5 Oxford Brookes University – additional development). Delete remaining blank row.	Formatting correction.	No	No
PC41	App.4	79/1	Add new sentence after first sentence, and amend sentence after, to read: "The AMR will assess the extent to which the policies are being implemented. Should monitoring of policies show significant variance from expected results and targets, then this might the AMR will explain the reason for this and set out what action should be taken to remedy the situation. This may include action to ensure that the policy can be implemented or may trigger a review of policies in the LDF.	To add detail and clarity to the text in relation to the monitoring framework.	No	No
PC42	App.4	79/2	Amend sentence in second paragraph to read: "Also below is a table setting out how the Core Strategies Strategy will be implemented."	Correction of typographical error.	No	No
PC43	App.4	81/-	Amend text entry in table under 'Monitoring – Section 3' table row relating to Policy CS16, column 3: "Qualitative analysis, to include assessment of	For clarity, to better relate to measures set out in the policy.	No	No

Ref	Policy/ Section	Page/ Paragraph	Proposed change	Reason for change	Is further consultation required?	Is further SA required?
			<u>progress on measures</u>			
PC44	App.4	82/-	Amend text entry under 'Monitoring – Section 5' table row 1 column 2 (relating to CS24 – Level of housing growth): <u>“Housing trajectory Net additional dwellings”</u>	To improve clarity.	No	No
PC45	App.4	82/-	Amend text entry under 'Monitoring – Section 5' table row 1 column 3 (relating to CS24 – Level of housing growth): <u>“An average of 400 dwellings per year, to be monitored through the housing trajectory.”</u>	To improve clarity (relating to PC41 above)	No	No
PC46	App.4	82/-	Amend text entries under 'Monitoring – Section 5' table row 4 columns 2 and 3 (relating to CS26 – Affordable housing): Replace indicator (column 2) <u>“Affordable housing permission and completions”</u> with <u>“Commercial development planning permissions making a contribution towards affordable housing”</u> Replace target (column 3) <u>“50% provision of affordable housing on qualifying sites”</u> with <u>“Schemes complying with Affordable Housing SPD”</u>	Formatting correction (to remove target in wrong row), correct indicator to relate specifically to commercial development, and add target previously omitted in error.	No	No
PC47	App.4	82/-	Amend text entries under 'Monitoring – Section 5' table row 5 columns 2 and 3 (relating to CS26 – Affordable housing): Amend indicator in Column 2: <u>“Proportion of affordable housing where there is a policy requirement”</u> ; Add text in column 3 (currently blank): <u>“50% provision of affordable housing on qualifying sites”</u>	To clarify indicator, and correct formatting error (see PC43 above)	No	No
PC48	App.4	85/-	Amend text entry in table row 4 column 2 on page 85 (relating to CS9 – South Oxford Strategic Development Area): <u>“South Oxfordshire District Council, City Council, County Council, Thames Water and Magdalen College, developers key landowners, utilities providers (inc. Thames Water, National</u>	For clarity, in response to representation.	No	No

Ref	Policy/Section	Page/Paragraph	Proposed change	Reason for change	Is further consultation required?	Is further SA required?
			Grid UK)			
PC49	App.4	86/-	Amend text entry in table row 4 column 2 (relating to CS14 – Biodiversity) to read: “ City Council, English Nature Natural England, developers	Factual correction.	No	No
PC50	App.4	89/-	Amend text entry in table row 1 column 5 (relating to CS20 – Urban design, townscape character and the historic environment) to read: “ Developers, City Council, County Council	Factual correction	No	No
PC51	App.5	92-93/-	Amend housing trajectory graphs: (i) add data tables that produced graphs in Appendix 5 (copied from Final SHLAA, August 2008, Tables A10(6) and A10(12)) (see Annex B); (ii) add years to horizontal axes; (iii) reposition graph captions on page	Clarification and correction of formatting errors.	No	No
PC52	New appendix	-/-	Add new Appendix 7 – see Annex B to this schedule.	To add spatial clarity to Policy CS33 and in response to representation.	No	No

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Oxford's Core Strategy Key Diagram

- | | | | | | |
|--|---|--|-----------------------------|--|--------------------------------|
| | Strategic Sites: areas of search | | Park and Ride sites | | Oxford City Boundary |
| | Indicative AAP boundary incorporating SDA | | Railway station | | Neighbouring local authorities |
| | West End renaissance area | | City Centre | | Greenbelt |
| | Land at Summertown | | New Primary District Centre | | Special Area of Conservation |
| | Regeneration areas | | District Centres | | Flood Zones 2 and 3 |
| | Priority accessibility improvements | | Main roads | | Rail network |
| | Access to Oxford | | | | |

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Annex B

PC51 - add data tables that produced the graphs in Appendix 5 (copied from Final SHLAA, August 2008, tables A10(6) and A10(12))

Housing Trajectory 2006-2026 data (excluding windfalls)	2006 /07	2007 /08	2008 /09	2009 /10	2010 /11	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	Totals
Residential allocated sites (deliverable)		145	145	145	145	144	144	144													1012
Residential allocated sites (developable)		103	103	103	103	102	102	102	73	73	73	73	73	27	0	0	0	0			1110
Employment sites		2	2	2	1	1	1	1	4	3	3	3	3								26
Non-residential allocated sites																					0
Suitable sites with planning permission		0	0	200	150	30	25	0													405
Suitable sites with planning permission		0	0	300	150	100	70	0													620
Sites where permission refused but principle acceptable		3	3	3	3	2	2	2													18
Suitable sites pending decision		6	6	6	6	5	5	5													39
Basic desktop study		45	45	44	44	44	44	44	19	18	18	18	18								401
Detailed map survey																					0
Open space		15	15	14	14	14	14	14													100
Green belt land		20	20	20	20	20	20	20													140
Core Strategy strategic sites									125	175	200	175	125								800
Nature conservation sites																					0
Large windfall sites		100	100																		200
Small windfall sites		100	100																		200
Actual completions	821																				821
Total projected completions (Figure A10(4))	821	539	539	837	636	462	427	332	221	269	294	269	219	27	0	0	0	0	0	0	5892
Cumulative completions	821	1360	1899	2736	3372	3834	4261	4593	4814	5083	5377	5646	5865	5892	5892	5892	5892	5892	5892	5892	
Insert Target (400) (Figure A10(4))	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	8000
Cumulative requirement (8000)	400	800	1200	1600	2000	2400	2800	3200	3600	4000	4400	4800	5200	5600	6000	6400	6800	7200	7600	8000	
March 2009 Monitor (Figure A10(4))	421	560	699	1136	1372	1434	1461	1393	1214	1083	977	846	665	292	-108	-508	-908	-1308	-1708	-2108	
March 2009 Manage (Figure A10(5))	400	359	332	321	292	272	260	249	243	245	243	238	235	237	264	301	351	422	527	703	

Housing Trajectory 2006-2026 data (including windfalls)	2006 /07	2007 /08	2008 /09	2009 /10	2010 /11	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	Totals
Residential allocated sites (deliverable)		145	145	145	145	144	144	144													1012
Residential allocated sites (developable)		103	103	103	103	102	102	102	73	73	73	73	73	27	0	0	0	0			1110
Employment sites		2	2	2	1	1	1	1	4	3	3	3	3								26
Non-residential allocated sites																					0
Suitable sites with planning permission		0	0	200	150	30	25	0													405
Suitable sites with planning permission		0	0	300	150	100	70	0													620
Sites where permission refused but principle acceptable		3	3	3	3	2	2	2													18
Suitable sites pending decision		6	6	6	6	5	5	5													39
Basic desktop study		45	45	44	44	44	44	44	19	18	18	18	18								401
Detailed map survey																					0
Open space		15	15	14	14	14	14	14													100
Green belt land		20	20	20	20	20	20	20													140
Core Strategy strategic sites									125	175	200	175	125								800
Nature conservation sites																					0
Large windfall sites		100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	1900
Small windfall sites		100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	1900
Actual completions	821																				821
Total projected completions (Figure A10(4))	821	539	539	1037	836	662	627	532	421	469	494	469	419	227	200	200	200	200	200	200	9292
Cumulative completions	821	1360	1899	2936	3772	4434	5061	5593	6014	6483	6977	7446	7865	8092	8292	8492	8692	8892	9092	9292	
Insert Target (400) (Figure A10(4))	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	8000
Cumulative requirement (8000)	400	800	1200	1600	2000	2400	2800	3200	3600	4000	4400	4800	5200	5600	6000	6400	6800	7200	7600	8000	
March 2009 Monitor (Figure A10(4))	421	560	699	1336	1772	2034	2261	2393	2414	2483	2577	2646	2665	2492	2292	2092	1892	1692	1492	1292	
March 2009 Manage (Figure A10(5))	400	359	332	321	281	249	223	196	172	153	126	93	55	15	-12	-42	-82	-138	-223	-364	

Appendix 7:

Neighbourhood Shopping Centres

Neighbourhood shopping centres comprise a group or cluster of Class A uses in close proximity. The following is a list of current Neighbourhood shopping centres:

1. Kendall Crescent, Cutteslowe
2. North Parade Avenue, Walton Manor
3. Westlands Drive, Northway
4. Cherwell Drive, Marston
5. Old Marston Road, New Marston
6. Underhill Circus, Barton
7. Roundway and London Road, Risinghurst
8. Girdlestone Road, New Headington
9. Atkyns Road, Wood Farm
10. Cinnaminta Road, The Slade
11. Wilkins Road
12. Iffley Road
13. Oxford Road, Temple Cowley
14. Rose Hill
15. Barns Road, Blackbird Leys
16. Cowley Road, Littlemore
17. Balfour Road, Blackbird Leys
18. Abingdon Road, Grandpont
19. Abingdon Road, New Hinksey
20. Botley Road, New Botley
21. Belsyre Court, Woodstock Road
22. St. Nicholas Road, Littlemore
23. Hollow Way