

Oxford Core Strategy Examination

Examination Changes (2010)

17th September 2010

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The City Council proposes the following changes to the Core Strategy as a result of discussions during the September 2010 hearing sessions.

These 2010 Examination changes are made to the *Proposed Submission Core Strategy* (CD3/1) as amended by the:

- *Proposed Changes to the Submission Core Strategy*, Apr 2009 (CD1/1)
- 2009 Examination changes, Jul 2009 (CD16/53 - CD16/55 and CD16/57 - 16/60)
- *Further Proposed Changes*, Apr 2010 (CD1/3)

The *Combined Changes to Submission* document (CD1/5) has been produced for information. It incorporates the above amendments and, for ease of reference, it is this document against which the 2010 Examination changes are shown.

Please note that the main part of the Combined Changes document includes page numbering from pages 1-156 but numbering for the Appendices mistakenly starts again from page 148. To avoid confusion, any page numbers referred to in the table below relate to the main document up to the first 156 pages. Any changes within an Appendix do not refer to page numbers.

Reference	Section of the Combined Changes document	Details of change
EC1	Page 7	Factual update, delete the South East Plan box from Figure 3
EC2	Page 8, paragraph 3	Factual update, amend text: "The Core Strategy must be consistent with national policy and in general conformity with the South East Plan."
EC3	Page 8, Figure 4	Factual update, delete reference to the South East Plan and Regional Economic Strategy from Figure 4
EC4	Page 12, paragraph 3	Factual update, amend text: "Oxford is ranked sixth as a retail centre of regional importance in the South East ⁹ , and is one of 12 centres classed as 'Centres for Significant Change' in the <u>former</u> South East Plan ¹⁰ . These are centres whose range of town centre uses is <u>were</u> expected to increase significantly during the life of the <u>former</u> South East Plan." and amend footnote 10: "¹⁰ Secretary of State's Proposed Changes to the draft Regional Spatial Strategy (2008) Government Office for the South East South East Plan (2009) GOSE"
EC5	Page 13, last paragraph	Factual update, amend text: "Oxford is part of the South East of England region and it should continue to grow and develop as the focus of the Central Oxfordshire sub-region, and as a Regional Hub within the South East. The Secretary of State's proposed changes to the draft former South East Plan indicated that growth and regeneration should be the policy focus for the Central Oxfordshire sub-region. The Core Strategy must be in general conformity with that Plan, and therefore the City Council will deliver the development required by the South East Plan. This includes Development will include a minimum of 8,000 new homes within the city's administrative boundary in the period 2006 and 2026."
EC6	Page 14, paragraph 1	Factual update, amend text: "Oxford is part of a grouping of nine 'core' cities and towns in the South East Region and, with the Central Oxfordshire Sub-Region, is <u>was</u> identified as one of the nine 'Diamonds for Investment and Growth' in the <u>former</u> Regional Economic Strategy."

EC7	Page 14, paragraph 2	Factual update, amend text: "The growth envisaged for Central Oxfordshire in the <u>former</u> South East Plan will require close partnership working between all the district councils and the County Council to ensure that cross-boundary impacts such as increased traffic are effectively mitigated, and that opportunities for regeneration and the provision of new infrastructure are fully realised."
EC8	Page 16, Paragraph 2	Factual update, amend text: "Given that all these competing pressures on land cannot be accommodated within a city of the size and character of Oxford, the overriding challenge for spatial planning is to meet essential needs (e.g. the requirements of the South East Plan) and to determine which other needs can be met given Oxford's restricted land supply."
EC9	Page 18, Paragraph 2	Factual update, amend text: "The vision takes into account existing plans and strategies, including the Sustainable Community Strategy (SCS) and <u>former</u> Regional Spatial Strategy (RSS)."
EC10	Page 25, last paragraph	Factual update, amend text: "The city centre is <u>was</u> identified as one of the 12 Centres for Significant Change in the <u>former</u> South East Plan;"
EC11	Page 27, paragraph 2	Factual update, amend text: "Given its character, its capacity to accommodate further growth (retail and other uses), and its larger catchment area than the other district centres and its relationship to the South Oxford SDA , Cowley centre is redesignated as a primary district centre, and is therefore placed higher in the sequential hierarchy than other district centres."
EC12	Page 30, footnote 25	Factual update, amend text: "Housing completions on previously developed land have ranged from 93% to 100% between 2001/02 and 2006/07, compared to the draft <u>former</u> SEP target of 60%. (Oxford Annual Monitoring Report, 2007)"
EC13	Page 36, paragraph 2	Factual update, amend text: "The Central Oxfordshire sub-region, of which Oxford is the hub, forecasts an increase of 18,000 jobs within the period from 2006 to 2016. Oxford, as a focus for the <u>former</u> Central Oxfordshire 'Diamond for Investment and Growth', has to make a significant contribution towards meeting these aims and securing the prosperity of the South East."

EC14	Page 37, paragraph 2	<p>Factual update, amend text:</p> <p>"The <u>former</u> South East Plan identifies<u>d</u> Oxford as a "regional hub", a focus for investment in infrastructure, economic activity, regeneration, affordable and market housing and new major retail and employment development. The <u>former</u> SEP seeks-sought to ensure that the balance of jobs and houses at both the sub-regional and main settlement level does not worsen and preferably improves. It states<u>d</u> that within Oxford the overall aim will be to achieve a broad balance between housing and jobs by protecting, as appropriate, existing sites and allocating new land suited to providing for a range of opportunities in accordance with policy RE3. It sets a target for Oxford of delivering 8,000 dwellings over the period 2006-2026; this equates to an average of 400 dwellings a year. In terms of employment, the sub-regional monitoring figure for Central Oxfordshire is-was a minimum of 18,000 net additional new jobs over the period 2006-2016. The supplementary guidance from the <u>former</u> South East England Partnership Board apportioned<u>d</u> this between the districts with a monitoring figure of 7,111 for Oxford over that period."</p>																								
EC15	Page 37, paragraph 3	<p>Factual update, amend text:</p> <p>"In terms of housing, the Core Strategy seeks to deliver at least the <u>former</u> SEP target of 8,000 dwellings."</p>																								
EC16	Page 37, paragraph 5	<p>Factual update, amend text:</p> <p>"In terms of employment growth, the Core Strategy provides for in the range of 11,000-14,000 jobs over the plan period; this would be consistent with the <u>former</u> SEP guidance figure of 7,111 jobs for Oxford to 2016."</p>																								
EC17	Page 38	<p>Factual update reflecting the latest information from NOMIS official labour market statistics for the 2006 base line (CD15/23). Amend table:</p> <table border="1" data-bbox="573 930 1850 1265"> <thead> <tr> <th></th> <th>2006 (Base line)</th> <th>2016 (low job growth)</th> <th>2016 (high job growth)</th> <th>2026 (low job growth)</th> <th>2026 (high job growth)</th> </tr> </thead> <tbody> <tr> <td>Number of economically active</td> <td>79,900</td> <td>87,591</td> <td>87,591</td> <td>91,549</td> <td>91,549</td> </tr> <tr> <td>Number of jobs</td> <td>101,900 <u>100,000</u></td> <td>109,750 <u>107,850</u></td> <td>112,180 <u>110,280</u></td> <td>113,180 <u>111,280</u></td> <td>115,800 <u>113,900</u></td> </tr> <tr> <td>Ratio of jobs to economically active</td> <td>1.275 <u>1.252</u></td> <td>1.253 <u>1.231</u></td> <td>1.281 <u>1.259</u></td> <td>1.236 <u>1.216</u></td> <td>1.265 <u>1.244</u></td> </tr> </tbody> </table>		2006 (Base line)	2016 (low job growth)	2016 (high job growth)	2026 (low job growth)	2026 (high job growth)	Number of economically active	79,900	87,591	87,591	91,549	91,549	Number of jobs	101,900 <u>100,000</u>	109,750 <u>107,850</u>	112,180 <u>110,280</u>	113,180 <u>111,280</u>	115,800 <u>113,900</u>	Ratio of jobs to economically active	1.275 <u>1.252</u>	1.253 <u>1.231</u>	1.281 <u>1.259</u>	1.236 <u>1.216</u>	1.265 <u>1.244</u>
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EC18	Page 41, paragraph 3	Factual update, amend text: "Although these clusters are well established in Oxford, support is needed if they are to continue to make a significant contribution to the national, regional and local economy (as a Diamond for Investment and Growth)."
EC19	Page 43, paragraph 5	Factual update, amend text: "The Core Strategy promotes 'managed economic growth' in line with Oxford/Central Oxfordshire's role as a 'Diamond for Investment and Growth', in the Regional Economic Strategy. ⁴⁴ It also reflects Oxford's importance within the Central Oxfordshire sub-region in the South East Plan. "
EC20	Page 43, final paragraph	Factual update, amend text: "The Northern Gateway is the only site which is suitable and available, and is therefore the preferred location to accommodate future employment needs <u>during the plan period</u> in the period from 2011 to 2021. Beyond 2021, the prospects for accommodating further strategic employment growth will rest mainly with the proposed urban extension to the south of the city, or potentially other sites outside the city boundary. "
EC21	Page 44, second bullet point	To clarify that some employment development may take place beyond the Core Strategy period, amend text: "Provide 55,000 m² B1 office floor space related to Oxford's key strengths in science and technology, research and development, and/or non-teaching university development." and insert new bullet point: "the B1 floorspace would have an overall limit of 80,000 m ² , which would be phased so that a maximum of 20,000 m ² by 2016, and a maximum of 55,000 m ² by the end of the Core Strategy period 2026. The remainder would only be deliverable beyond 2026."
EC22	Page 44, policy CS6	To clarify that some employment development may take place beyond the Core Strategy period, amend policy: "Development for Class-B uses will be brought forward in two phases: <ul style="list-style-type: none"> • a maximum of 20,000 m² to be occupied by 31st March 2016; • the remainder (up to a total maximum of 55,000 m²) <u>a maximum of 55,000 m²</u> to be occupied by 31st March 2026."

<p>EC23</p>	<p>Page 45, After the <i>Delivery and partnership</i> bullet points</p>	<p>To ensure that there will be no adverse effect on the Oxford Meadows Special Area of Conservation, insert text after the <i>Delivery and Partnership</i> bullet points:</p> <p><u>"The Council will require the Area Action Plan to be supported by a full hydrological risk appraisal to demonstrate that there will be no change in the hydrological regime of Oxford Meadows SAC, in terms of water quantity or quality. This will form part of an Appropriate Assessment which will be undertaken for the Area Action Plan to meet the requirements of the Habitats Regulations. The current groundwater recharge will be maintained, including the incorporation of sustainable urban drainage systems, such as porous surfacing, grassy swales and infiltration trenches.</u></p> <p><u>The Area Action Plan must also be supported by more detailed air quality modelling and analysis to show that there will not be any localised adverse effects on the integrity of the SAC resultant from construction or increased road trips on roads within 200m of European sites.</u></p> <p><u>The Area Action Plan must also be supported by an assessment to show that there will not be any effect on the integrity of the SAC from recreational pressure arising from the development.</u></p> <p><u>If the results of these further assessments show that part of the Strategy cannot be delivered without adverse impacts on Oxford Meadows SAC, which cannot be fully mitigated, then the plan will only make provision for level and location of development for which it can be concluded that there will be no adverse effect on the integrity of the SAC, even if this level is below that in the strategic allocation"</u> .</p>
<p>EC24</p>	<p>Page 49, Housing contingency paragraph</p>	<p>Factual update, amend text: "It is important that we continue to meet our housing targets as set out in the South East Plan."</p>
<p>EC25</p>	<p>Page 67, paragraph 4</p>	<p>Factual update, amend text: "It is clear from the SHLAA that there are not enough suitable and available sites in Flood Zones 1 and 2 to meet the South East Plan housing target without relying on windfalls."</p>

EC26	Page 81, paragraph 5	Factual update, amend text: "The draft former South East Plan ⁴ seeks sought to maximise the opportunities arising from the economic dynamism and growth within central Oxfordshire, including training opportunities for less skilled workers, and to focus training and development activities in those areas and sectors experiencing the greatest recruitment and retention difficulties." and amend footnote 4: " ⁴ The Secretary of State's Proposed Changes to the Draft Regional Spatial Strategy for the South East (2008) GOSE <u>South East Plan (2009) GOSE</u> "
EC27	Page 94, paragraph 3	Factual update, amend text: "The former South East Plan Panel Report recommends set a minimum target for Oxford of 8,000 dwellings between 2006 and 2026, which was endorsed by the Secretary of State in her Proposed Changes . This equates to an average of 400 dwellings per year and totals 2,000 dwellings over the first five years. PPS3 expects the City Council to identify enough sites to maintain a rolling five-year delivery of housing. The housing provision in Policy CS22 reflects the Secretary of State's Proposed Changes to the draft former South East Plan. These figures could be subject to change in before the final version of the Plan. "
EC28	Page 97, Policy CS22	Factual update, amend text: "Provision of land will be made for an average annual completion rate of a minimum of 400 dwellings for the period 2006-2026, to achieve a total of at least 8,000 additional dwellings (or any other figure set out in the South East Plan). "
EC29	Page 101, paragraph 3	Factual update, amend text: " A partial review of the South East Plan (RSS) will set a framework for providing accommodation for the travelling communities across the South East region, including in Oxfordshire. The City Council will work in partnership with Oxfordshire County Council, and the other four districts councils in Oxfordshire, to provide additional sites and pitches for permanent residence in appropriate locations in Oxfordshire. The South East Plan Partial Review will also consider provision of transit sites in the South East. The Site Allocations DPD will consider the suitability of sites, if needed, in the context of the South East Plan review. "
EC30	Page 104, paragraph 2	Factual update, amend text: "The Draft former South East Plan acknowledges the role played by the knowledge-based economy and in particular its relationship to the educational, scientific and technological sectors. The importance of these clusters in developing the prosperity of the subregion is was recognised by the identification of Oxford / Central Oxfordshire as

		a Diamond for Investment and Growth in the <u>former</u> Regional Economic Strategy (RES) ¹ .”
EC31	Page 105, paragraph 2	Factual update, amend text: “The draft <u>former</u> South East Plan does not specify a requirement for employment growth in Central Oxfordshire. However, it suggests ed that an estimate of at least 18,000 net additional jobs should be used for monitoring purposes during the 2006-2016 period. Supplementary guidance published by the South East England Partnership Board apportion ed this between the districts with a monitoring figure of 7,111 for Oxford over that period. ³ The draft <u>former</u> South East Plan emphasises d the need to ensure that the balance between jobs and houses at the sub-regional level is not worsened and preferably improved.”
EC32	Page 128, row CS22	Factual update, amend text: “Provision of housing towards meeting need and to comply with the <u>housing target</u> South East Plan ”
EC33	Page 153, row CS26	Factual update, amend text: “Oxfordshire target to reflect <u>target if set</u> outcome of South East Plan Partial Review ² ” and delete footnote 2
EC34	Appendix 1: Glossary	Factual update, amend text: “ Development Plan Document (DPD) A document that forms part of the LDF and contains policies that (with the RSS) form the development plan against which planning applications will be assessed.”
EC35	Appendix 1: Glossary	Factual update, amend text: “ Greenfield Land “ <u>Formerly defined as land which has not been previously developed. There is no formal definition of greenfield land since the revocation of the Town and Country Planning (Residential Development on Greenfield Land) (England) Direction 2000 in 2007.</u> ”
EC36	Appendix 1: Glossary	Factual update, amend text: “ Infrastructure Structures and services that provide for the needs of development, such as public transport, schools, open spaces and public realm. The South East Plan sets out a full definition. ”
EC37	Appendix 1: Glossary	Factual update, amend text: “ Previously Developed Land (PDL) Land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings). The definition

		covers the curtilage of the development <u>developed land</u> . Private residential gardens are not defined as previously <u>developed land</u> .”
EC38	Appendix 1: Glossary	Factual update, amend text: “Regional Economic Strategy (RES) A <u>former</u> strategy for the future of the economy in the South East region, drawn up by the South East England Development Agency (SEEDA).”
EC39	Appendix 1: Glossary	Factual update, amend text: “Regional Spatial Strategy (RSS) Planning policy produced at the regional level that <u>formed</u> part of the statutory development plan against which planning applications will be assessed. In the South East region this is <u>was</u> called the South East Plan (SEP).”
EC40	Appendix 1: Glossary	Factual update, amend text: “South East England Development Agency (SEEDA) <u>Formerly</u> responsible for the delivery of the Regional Economic Strategy (RES).”
EC41	Appendix 1: Glossary	Factual update, amend text: “South East England Regional Assembly (SEERA) The <u>former</u> Regional Planning Body for the South East <u>that was</u> responsible for producing the South East Plan (SEP).”
EC42	Appendix 1: Glossary	Factual update, amend text: “South East Plan (SEP) The <u>former</u> Regional Spatial Strategy (RSS) for the South East Region, of which Oxford is part.”
EC43	Appendix 1: Glossary	Factual update, amend text: “Sustainability Appraisal (SA) A social, economic and environmental appraisal of strategy, policies and proposals – required for the Regional Spatial Strategy and Development Plan Documents and sometimes Supplementary Planning Documents.”
EC44	Appendix 3	Factual update, insert footnote: “conforms generally to the Regional Spatial Strategy ³ ; and” And insert footnote 3: <u>“³ The Act predates the revocation of the Regional Spatial Strategy”</u>

EC45	Appendix 4, row C in table	Factual update, amend text: "C. Core Strategy/ <u>former</u> SEP"
EC46	Appendix 4, text beneath table	Factual update, amend text: "The South East Plan target of 8,000 dwellings will be met between 2006/7 and 2025/26 in the following way:" and "Core Strategy and <u>former</u> South East Plan target 8000"
EC47	Appendix 4, footnotes, 3, 4 and 5	Factual update, amend text: * ³ using <u>former</u> South East Plan average of 400 dwellings per annum: 400 x 5 = 2,000 ⁴ using <u>former</u> South East Plan average of 400 dwellings per annum: 400 x 15 = 6,000 ⁵ using <u>former</u> South East Plan average of 400 dwellings per annum: 400 x 20 = 8,000"
EC48	Appendix 4, paragraph 2	Factual update, amend text: "These housing trajectories and housing monitors indicate the potential housing supply from sites in Oxford covering the Core Strategy and <u>former</u> South East Plan period of 2006-2026."