SUMMERTOWN AND ST. MARGARET'S NEIGHBOURHOOD FORUM

MAP and BASIC CONDITIONS STATEMENT

FOR OXFORD CITY COUNCIL

DOCUMENT CONTROL SHEET

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1. INTRODUCTION

1.1   This Basic Conditions Statement has been prepared by Symons Consulting as part of its work on the Summertown and St Margaret's Neighbourhood Plan (SSTMNP) on behalf of Summertown and St Margaret's Neighbourhood Forum (SSTMNF). The Summertown and St Margaret's Neighbourhood Plan Area (SSTMNPA) has been designated a qualifying area and SSTMNF has been designated as a neighbourhood planning body.

1.2   SSTMNF has developed a substantial vision for the Plan, which is as follows:

"Our vision for the area is to create an area which mixes commercial, retail, residential and leisure, which is accessible to a wider range of residents and remains attractive to residents and visitors alike. We envisage development in the area in a way which echoes the character of the area and introduces challenging design, fit for the coming decades.

Our vision includes the maintenance of the highly successful retail and business centre with all that that involves especially its diverse shops and accessibility to cyclists and pedestrians. Small units would be favoured and conversion away from retail discouraged.

Being divided by two major arterial roads running into Oxford we are directly affected by traffic flows, their congestion and pollution. Our vision is of reducing traffic, of cleaner environments for pedestrians and a major emphasis on sustainable transport provision.

The housing in the area, whether owned or rented, is among the most expensive in the country in relation to earnings. Our vision is of a more mixed provision with particular emphasis on smaller units, provision for key workers and older people who may otherwise have to leave the area or commute and increased choice for those currently squeezed out of the area.

The residents value the green space which surrounds them and wish to see more green spaces and better access to existing spaces. Our vision includes this and seeks to ensure that all development in the area adheres to the highest environmental standards.

Within the area there are a significant number of community facilities. These are highly prized by residents. Our vision is that these be retained and developed."

1.3   Following on from this vision, a set of related Objectives has been set out for the Plan:

◦ *Identify and create a template for local developments in harmony with the assessment of the character of each sub area*

◦ *Maintain the variety, vibrancy and accessibility of the retail centre in Summertown*

◦ *Manage the traffic, congestion and pollution from traffic and enhance sustainable modes of transport*

◦ *Improve availability of affordable housing in the area and maintain or increase stock*

◦ *Retain green space and enhance the environmental footprint*

◦ *Retain and develop community and leisure facilities.*

1.4   The Vision and Objectives seek to meet the aims of the National Planning and Policy Framework (NPPF), and the Oxford City Council Core Strategy, while providing local distinctiveness to the Summertown and St Margaret's Neighbourhood Planning Area (SSTMNPA).

1.5   The map below indicates the area which is covered by the Plan. This area was designated as the SSTMNPA by Oxford City Council on the 10th July 2013.
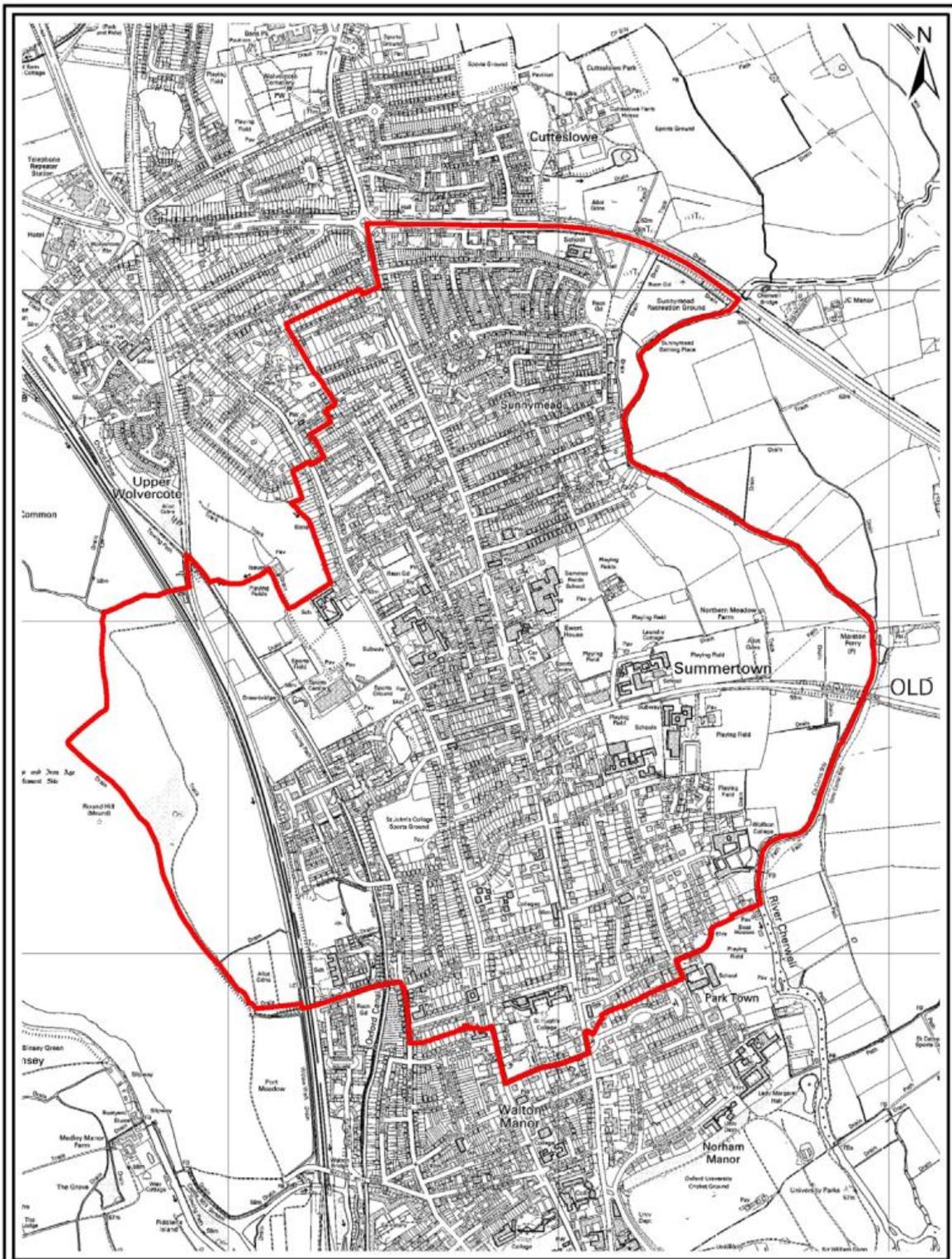
Summertown and St Margaret's Neighbourhood Plan – Map and Basic Conditions Statement

2.   BASIC CONDITIONS

2.1   Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended) [excluding 2b, c, 3 to 5 as required by 38C(5)] sets out that Neighbourhood Development Plans (NDP) must meet the following basic conditions:

7. Neighbourhood Development Plans must meet the following basic conditions.
(1) The examiner must consider the following — (a) whether the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2)), (b) whether the draft neighbourhood development plan complies with the provision made by or under sections 61E(2), 61J and 61L, (d) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates, and (e) such other matters as may be prescribed.

(2) A draft neighbourhood development plan meets the basic conditions if— (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan, (d) the making of the neighbourhood development plan contributes to the achievement of sustainable development, (e) the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area), (f) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and (g) prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.

(6) The examiner is not to consider any matter that does not fall within sub-paragraph (1) (apart from considering whether the draft neighbourhood development plan is compatible with the Convention rights).

2.2   Whether the draft Neighbourhood Development Plan meets the basic conditions as required by 1(a) and sub-paragraph 2 is set out in Sections 3 – 7 of this Basic Conditions Statement. The remainder of this Section 2 addresses the requirements under paragraphs 1(b), 1(d), and 1(e).

2.3   Paragraph 1 (b) - The provision of 61E(2), 61J and 61L as amended by s38C(5)(b) is a reference to the provision of 38A and 38B. In relation to the provisions of 38 A and 38B the following is submitted:

38A 1) Summertown and St Margaret's Neighbourhood Forum is a designated body and entitled to submit a Neighbourhood Plan (NP) for the aforementioned designated Summertown and St Margaret's Neighbourhood Plan Area.

2) The SSTMNP expresses policies relating to the development and use of land within the neighbourhood area. 3) to 12) are essentially post examination procedures.

38B 1) a) The period of the SSTMNP is up to 2033 or 15 years.

b) The SSTMNP does not include any provision for excluded development such as national infrastructure.

c) The SSTMNP does not relate to more than one neighbourhood area. It relates to the Summertown and St Margaret's Neighbourhood Plan Area as designated by Oxford City Council on 10th July 2013.

2) There is no other NP in place in this neighbourhood area.

3) Refers to conflicts within the NP.

4) Refers to regulations that the Secretary of State (SoS) may make relating to NPs. Such regulations are 2012 No 637 The Neighbourhood Planning (General) Regulations 2012 which have been used to inform the process of making the SSTMNP. These regulations set out the process by which neighbourhood plans are to be made and set out:

- the consultation bodies for NPs. These have been included in the Consultation Statement.
- that NPs which are likely to have a significant effect on European Sites (habitats) must be subject to an appropriate assessment. The screening exercise for the SSTMNP concluded that there are no European Sites that would be affected by the proposals within the SSTMNPA, and it was agreed that a Habitats Regulation Assessment (HRA) was not necessary.
- that the Strategic Environmental Assessment (SEA) screening exercise for the SSTMNP concluded that the SSTMNP will not have any significant impacts on the environment.

5) Refers to the publication of NPs.

6) Clarifies what is excluded development

2.4 Paragraph 1(d) - It is not considered that there is any benefit in extending the area for the referendum beyond the Designated Neighbourhood Plan Area.

2.5 Paragraph 1(e) - There are no other prescribed matters.

3.   NATIONAL POLICIES AND ADVICE

3.1   The NPPF in sections 183 - 185 refers to Neighbourhood Plans (rather than NDPs as in the Basic Conditions as outlined in the legislation) and seeks that those plans have regard to the policies in the NPPF and to be in 'general conformity' with the Strategic Policies of the Local Plan.

3.2   This section demonstrates that the SSTMNP has regard to relevant policies within the NPPF in relation to:

- Building a strong, competitive economy
- Ensuring the vitality of town centres
- Promoting sustainable transport
- Delivering a wide choice of high quality homes
- Requiring good design
- Promoting healthy communities
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment

Building a strong, competitive economy AND Ensuring the vitality of town centres

3.3   The NPPF states in paragraph 21 that 'Planning should operate to encourage and not act as an impediment to sustainable growth….. Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing. In drawing up Local Plans, local planning authorities should:

- identify strategic sites … to meet anticipated needs over the plan period;
- support existing business sectors;
- identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and
- facilitate flexible working practices such as the integration of residential and commercial uses in the same unit.

3.4   The NPPF also states in paragraph 23 that: 'Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period.' The NPPF goes on to set out the issues that Local Authorities should consider in drawing up Local Plans, and those of particular relevance to Summertown and St Margaret's wards are:

- recognise town centres as the heart of their communities and pursue policies to support their viability and vitality; and
- promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres.

3.5   As set out in Section 1.3 above, one of the objectives of the SSTMNP is **_Maintain the variety, vibrancy and accessibility of the retail centre in Summertown._** The SSTMNP has not identified any strategic sites, but sets out the following Strategic and Community policies that aim to meet the plan objective in relation to Summertown District Centre: Policy RBS1 Parking, Policy RBC1 Summertown District Centre, and Policy TRC6 Parking.

3.6   These policies meet the NPPF's aims by: improving access to Summertown District Centre, supporting the vitality and viability of Summertown District Centre and encouraging a diverse retail offer within it.

Promoting sustainable transport

3.7   The NPPF states in paragraph 29 that: 'The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. In preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.'

3.8   The NPPF goes on to state in paragraph 35: 'Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people.' The NPPF advises that, where practical, development should be located and designed to take a number of issues into account, including:

- ◦   accommodating the efficient delivery of goods and supplies;
- ◦   giving priority to pedestrian and cycle movements, and have access to high quality public transport facilities; and
- ◦   creating safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones.

3.9   The NPPF also notes in paragraph 37 that 'Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.'

3.10   As set out in Section 1.3 above, one of the objectives of the SSTMNP is **_Manage the traffic, congestion and pollution from traffic and enhance sustainable modes of transport._** The SSTMNP sets out a series of Strategic and Community policies which seek to meet the requirements of the NPPF as follows: Policy RBS1 Parking, Policy TRS1 Sustainable transport design, Policy TRS2 Sustainable Transport, Policy TRC1 Road Improvements, Policy TRC2 Reduction of Traffic, Policy TRC3 Sustainable Active Transport, Policy TRC4 Bus Service Improvements, and Policy TRC6 Parking.

3.11   Theses policies meet the NPPF's aims by ensuring that transport options where new developments are planned are sustainable, and where appropriate follow the Home Zone model. Measures to prevent traffic growth, while accommodating the needs of Summertown District Centre have been identified. Additional connections with current transport infrastructure within Oxford have also been proposed. These policies give priority to pedestrian and cycle movements, and promote safe and secure options for active transport.

Delivering a wide choice of high quality homes

3.12   The NPPF sets out requirements in paragraph 47 for local planning authorities to significantly boost the supply of housing. This includes:

- identifying a supply of specific, developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15. To be considered developable, sites should be in a location suitable for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged; and
- setting out the local authority's own approach to housing density to reflect local circumstances.

3.13   Given the urban and constrained nature of the SSTMNPA, the SSTMNP has not identified any additional sites to that allocated within Oxford City Council's Core Strategy. However, as set out in Section 1.3 above, one of the objectives of the SSTMNP is to **"Improve availability of affordable housing in the area and maintain or increase stock."**

3.14   Therefore, the SSTMNP has identified a number of Strategic and Community policies which support the aims of the NPPF and seek to boost the availability of properties within the SSTMNPA for all residents: Policy HOS1 Local Dwelling Size, Policy HOS2 Key Worker and Affordable Housing, HOS3 Specialist Housing, HOS4 Protecting Family Dwellings, and Policy HOC1 Housing Provision.

Requiring good design

3.15   The NPPF attaches great importance to the design of the built environment and states in paragraph 56 that: 'Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.'

3.16   The NPPF goes on to state in paragraph 58: 'Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and

- are visually attractive as a result of good architecture and appropriate landscaping.'

3.17   The NPPF is clear that design policies should avoid unnecessary prescription or detail. The NPPF states in paragraph 60 that: 'Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.' As a reflection of this, one of the objectives of the SSTMNP, as set out in Section 1.3 above, is to **"Identify and create a template for local developments in harmony with the assessment of the character of each sub area."**

3.18   Therefore the SSTMNP has responded to the community's wishes, by emphasising the need for new development to provide safe spaces for residents, and for development to respond to the local character of the SSTMNPA's built and natural environment. The policies that seek to secure good design are: Policy TRS1 Sustainable Transport Design, Policy HOS5 Character Assessments, Policy HOS6 Density, building design standards and energy efficiency, Policy HOS7 Back-land development, Policy ENS1 Green Spaces, and Policy ENC4 Enhancing the Street Setting.

3.19   The SSTMNP has therefore had regard to the NPPF in setting out clear, comprehensive design policies that seek to create safe and accessible spaces for residents, while reinforcing local distinctiveness. Maintaining the strong sense of place within the SSTMNPA is an important element of the policies, while ensuring that developers and their design teams are provided with the necessary freedom to pursue innovative approaches.

Promoting healthy communities

3.20   The NPPF recognises in paragraph 69 that creating a shared vision with communities of the residential environment and facilities they wish to see in their town is important, and encourages local authorities to involve all sections of the community in the development of Local Plans. The process of producing the SSTMNP has involved extensive consultation and engagement with local people, and this is recorded in the Consultant Statement and supporting documents.

3.21   The NPPF provides policy in relation to three key types of community facility:

- community facilities such as meeting places, sports venues and places of worship
- schools; and
- open space.

3.22   Community facilities: The NPPF sets out in paragraph 70 that planning policies should:

- plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- ensure that established shops, facilities and services are able to develop and modernise in a

way that is sustainable, and be retained for the benefit of the community; and

- ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

3.23   As set out in Section 1.3 above, promoting healthy communities is covered by two objectives of the SSTMNP: ***"Retain green space and enhance the environmental footprint; and Retain and develop community and leisure facilities."***

3.24   For community facilities such as meeting places, sports venues and places of worship the SSTMNP sets out these Strategic and Community policies which meet the aims of the NPPF: Policy HCS1 Community Facilities, Policy HCS3 Protecting and Enhancing Sports, Leisure and Community Facilities, Policy HCC2 Alexandra Park, and Policy ENC1 Playing Fields.

3.25   Directly related to community facilities, the SSTMNP has also responded to the views of the community in promoting and providing infrastructure to support a healthy community within the SSTMNPA through the following community policies: Policy HCC1 Health Centre, and Policy HCC3 Promoting Healthy Living and Community Cohesion.

3.26   For Open space: The NPPF states that: 'Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.' It goes on to state: 'Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision.… Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.'

3.27   The NPPF is clear in its protection of existing open space, where it states: 'Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- ◦ an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- ◦ the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- ◦ the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.'

3.28   The SSTMNP, in line with the NPPF policies, has sought to protect and enhance the open spaces within the SSTMNPA through the following policies: Policy HCS2 Allotments, Policy HCS3 Protecting and Enhancing Sports, Leisure and Community Facilities, Policy HCC2 Alexandra Park, Policy ENS1 Green Spaces, Policy ENS2 Biodiversity, and Policy ENC1 Playing Fields.

Meeting the challenge of climate change, flooding and coastal change

3.29   The NPPF sets out in paragraph 95 that, to support the move to a low carbon future, local planning authorities should:

- ◦ 'plan for new development in locations and ways which reduce greenhouse gas emissions;
- ◦ actively support energy efficiency improvements to existing buildings; and
- ◦ when setting any local requirement for a building's sustainability, do so in a way consistent with the Government's zero carbon buildings policy and adopt nationally described standards.'

3.30   In relation to planning for new developments which reduce greenhouse gas emissions, the SSTMNP seeks to encourage proposals for renewable energy through Strategic Policy ENS3 Renewable Energy, and Community Policy ENC2 Renewable and low carbon energy. Furthermore, as set out in paragraphs 3.10 and 3.11 above, the SSTMNP has proposed enhancing sustainable transport within the SSTMNPA and wider Oxford area, thus reducing greenhouse gas emissions associated with travel to and from new development.

3.31   In relation to energy efficiency and building sustainability, the SSTMNP has sought to actively support energy improvements to existing buildings and to provide local building sustainability standards through the following Strategic and Community policies: Policy HOS6 Density, building design standards and energy efficiency, Policy ENS4 Rain water infiltration, and Policy ENS6 Sustainable Construction.

Conserving and enhancing the natural environment

3.32   The NPPF states in paragraph 109 that the planning system should contribute to and enhance the natural and local environment by a range of means, including:

- ◦ 'protecting and enhancing valued landscapes, geological conservation interests and soils;
- ◦ recognising the wider benefits of ecosystem services; and
- ◦ minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.'

3.33   As set out in Section 1.3 above, one of the objectives of the SSTMNP is **_Retain green space and enhance the environmental footprint._** The SSTMNP therefore includes the following policies that seek to conserve and enhance the natural environment: Policy ENS1 Green Spaces, Policy ENS2 Biodiversity, Policy ENC1 Playing Fields, and Policy ENC3 Protecting Tree Cover.

Conserving and enhancing the historic environment

3.34   The NPPF sets out in paragraph 126 that: 'Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment…… In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- • the desirability of sustaining and enhancing the significance of heritage assets and putting

them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.'

3.35   As a reflection of the requirements of the NPPF, one of the objectives of the SSTMNP, as set out in Section 1.3 above, is to **_Identify and create a template for local developments in harmony with the assessment of the character of each sub area._**

3.36   There has been considerable community input into developing and delivering Character Assessments to cover the whole of SSTMNPA. The SSTMNP proposes the following policy in order to conserve and enhance the various elements of the historic environment within the SSTMNPA: Policy HOS5 Character Assessments.

4. CONTRIBUTION TO THE ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT

4.1   The NPPF states in paragraph 14 that a presumption in favour of sustainable development is at the heart of the NPPF and 'should be seen as a golden thread running through both plan-making and decision-taking.'

4.2   Throughout the plan-making process of the SSTMNP the principles of sustainable development have been considered, and are evident through the main objectives of the SSTMNP:

- *Identify and create a template for local developments in harmony with the assessment of the character of each sub area*
- *Maintain the variety, vibrancy and accessibility of the retail centre in Summertown*
- *Manage the traffic, congestion and pollution from traffic and enhance sustainable modes of transport*
- *Improve availability of affordable housing in the area and maintain or increase stock*
- *Retain green space and enhance the environmental footprint*
- *Retain and develop community and leisure facilities.*

4.3   The SSTMNP contributes to the achievement of sustainable development by:

- promoting sustainable transport options throughout the SSTMNPA and beyond (Policies TRS1-2 and TRC1-6);
- provision of appropriate green spaces to improve the quality of life for Summertown and St Margaret's residents (Policies HCS2-3, HCC2, ENS1-2, ENC1);
- protecting and enhancing the natural, built and historic environment of the SSTMNPA (Policies HOS5-7, ENS1-2, ENC4
- enhancing and conserving biodiversity, and protecting tree cover (Policies ENS1-2, ENC3);
- encouraging high quality development that responds to the distinctive character of the SSTMNPA (Policies HOS5-7, ENC4)
- protecting the SSTMNPA's important historic assets (Policy HOS5); and
- seeking to promote development which reduces the emissions of greenhouse gases and the impacts of climate change (Policies HOS6, ENS3, ENS4, ENS6 and ENC2).

5. GENERAL CONFORMITY WITH THE STRATEGIC POLICIES OF THE DEVELOPMENT PLAN FOR THE AREA

5.1   The SSTMNP has been prepared taking full account of Oxford City Council's Core Strategy, which was formally adopted in 2011. As such the SSTMNP has had regard to the strategic policies in the Core Strategy, ensuring that there is general conformity with it. Furthermore, the SSTMNF has worked closely with Oxford City Council, and has also considered the potential changes that the emerging Local Plan will have on the SSTMNP policies. The SSTMNF has reviewed the Oxford Local Plan 2036 Preferred Options document which was out for consultation from 30th June 2017 until the 25th August 2017.

5.2   The strategic policies in the 2011 Local Plan (they have been abbreviated for ease of presentation) which are particularly relevant to the SSTMNP are:

Policy CS1 – Hierarchy of Centres – Identifies Summertown as a District Centre suitable for retail, leisure, employment and other uses serving district-level needs.

Policy CS8 – Land at Summertown – Identifies land which is allocated as a strategic location for predominantly residential development.

Policy CS9 – Energy and natural resources – All developments should seek to minimise their carbon emissions and development should demonstrate sustainable design and construction methods.

Policy CS10 – Waste and recycling – All new developments will be expected to have regard to the waste management hierarchy during design, construction and final occupation.

Policy CS11 – Flooding – Development should be avoided in flood risk areas or any development allowed which might increase flood risk.

Policy CS12 – Biodiversity - Development will not be permitted that results in a net loss of sites and species of ecological value. Where there is opportunity, development will be expected to enhance Oxford's biodiversity.

Policy CS13 – Supporting access to new development - Planning permission will only be granted for development that prioritises access by walking, cycling and public transport.

Policy CS14 – Supporting city-wide movement - The City Council will work with its partners to improve the ease and quality of access to and between the city and district centres, and other key destinations.

Policy CS15 – Primary Healthcare – High-quality and convenient local health services should be provided, particularly in areas of population growth.

Policy CS18 - Urban design, townscape character and the historic environment - Planning permission will only be granted for development that demonstrates high-quality urban design.

Policy CS20 - Cultural and community development - The City Council will seek to protect and

enhance existing cultural and community facilities.

Policy CS21 - Green spaces, leisure and sport - The City Council will seek to maintain an overall average of 5.75 ha of publicly accessible green space per 1,000 population.

Policy CS23 – Mix of Housing – Residential development to deliver a balanced mix of housing to meet the projected future household need.

Policy CS24 - Affordable housing - Planning permission will only be granted for residential developments that provide generally a minimum of 50% of the proposed dwellings as affordable housing on all qualifying sites.

Policy CS25 – Student Accommodation – Controls on the granting of additional academic/administrative accommodation for the two universities and restrictions on the occupation of student accommodation.

Policy CS29 - The universities - Planning permission will be granted for new academic floor space on existing University of Oxford sites.

Policy CS31 – Retail – Planning permission will be granted for development that is appropriate in related to the role and function of each retail centre.

5.3   The SSTMNP has ensured that these and other strategic policies within the Core Strategy are supported and respected. The following SSTMNP Strategic policies accord with and have general conformity with the Oxford City Council Core Strategy in the following way:

Policy HCS1 – Community Facilities - accords with Core Strategy Policy *CS20 Cultural and community development* which states that "The City Council will seek to protect and enhance existing cultural and community facilities. Planning permission will not be granted for development that results in the loss of such facilities unless equivalent new or improved facilities, where foreseeable need justifies this, can be provided at a location equally or more accessible by walking, cycling and public transport." Policy HCS1 also accords with Core Strategy Policy *CS21 Green Spaces, leisure and sport* which states that "Planning permission will only be granted for development resulting in the loss of existing sports and leisure facilities if alternative facilities can be provided and if no deficiency is created in the area."

Policy HCS2 – Allotments - accords with Core Strategy Policy *CS21 Green Spaces, leisure and sport* which states that "Improvements to, or the provision of, public green space.....will be sought in accordance with Policy *CS17 Infrastructure and Developer Contributions*." Policy HCS2 also accords with Oxford City Council's Green Spaces Strategy (GSS) Objective 3: to retain the existing number of designated allotment sites.

Policy HCS3 – Protecting and Enhancing Sport, Leisure and Community Facilities - accords with Core Strategy Policy *CS 20 Cultural and community development* which states that "The City Council will seek to protect and enhance existing cultural and community facilities. Planning permission will not be granted for development that results in the loss of such facilities unless

equivalent new or improved facilities, where foreseeable need justifies this, can be provided at a location equally or more accessible by walking, cycling and public transport." Policy HCS3 also accords with Core Strategy Policy *CS21 Green Spaces, leisure and sport* which states that "planning permission will only be granted for development resulting in the loss of existing sports and leisure facilities if alternative facilities can be provided and if no deficiency is created in the area."

Policy RBS1 – Parking - – accords with Core Strategy Policy *CS13 Supporting access to new development* which states that "Planning permission will only be granted for development that prioritises access by walking, cycling and public transport." Policy RBS1 also accords with Core Strategy Policy *CS14 Supporting city-wide movement* which states that "The City Council will work with its partners to improve the ease and quality of access to and between the city and district centres, and other key destinations, by: promoting greater pedestrian and cycle priority through and to the city centre, Cowley, Headington and Summertown district centres, potentially incorporating public realm and cycle parking improvements."

Policy TRS1 – Sustainable transport design and **Policy TRS2 – Sustainable Transport –** accords with Core Strategy Policy *CS13 Supporting access to new development* which states that "Planning permission will only be granted for development that prioritises access by walking, cycling and public transport" and that "A Transport Assessment and comprehensive Travel Plan must accompany all major development proposals." Policy TRS1 and TRS2 also accord with Core Strategy Policy *CS14 Supporting city-wide movement* which states that "The City Council will work with its partners to improve the ease and quality of access to and between the city and district centres, and other key destinations, by:

- supporting further development of an orbital bus network, and associated infrastructure, potentially linking Cowley, Headington and Summertown, the strategic locations for development, and key employment areas;

- promoting greater pedestrian and cycle priority through and to the city centre, Cowley, Headington and Summertown district centres, potentially incorporating public realm and cycle parking improvements; and

- 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."

Policy HOS1 – Local Dwelling Size – accords with Core Strategy Policy *CS23 Mix of housing* which states that "Planning permission will only be granted for residential development that delivers a balanced mix of housing to meet the projected future household need, both within each site and across Oxford as a whole."

Policy HOS2 – Key worker and affordable housing – accords with Core Strategy Policy *CS24 Affordable housing* which states that "Planning permission will only be granted for residential developments that provide generally a minimum of 50% of the proposed dwellings as affordable housing on all qualifying sites." In relation to Key Worker Housing, SSTMNF is aware that Oxford

City Council continues to develop options for Key Worker Housing, as set out in the Oxford Local Plan 2036 Preferred Options document. Policy HOS2 has therefore set out an approach which enables the Plan to be in accordance with the emerging Oxford Local Plan 2036.

Policy HOS3 – Specialist Housing – accords with Core Strategy Policy *CS23 Mix of housing* which states that "Planning permission will only be granted for residential development that delivers a balanced mix of housing to meet the projected future household need, both within each site and across Oxford as a whole. Mix of housing relates to the size, type and tenure of dwellings to provide for a range of households, such as …..people with specialist housing needs."

Policy HOS4 – Protecting family dwellings – accords with Core Strategy Policy *CS25 Student Accommodation* which states that "All future increases in student numbers at the two universities as a result of increases in academic/administrative floor-space must be matched by a corresponding increase in purpose built student accommodation." Furthermore, the Oxford Local Plan 2036 Preferred Options document states that "Student housing that is either on an existing institution's site or tied to a higher or further education institution will help support the universities, while also balancing needs."

Policy HOS5 – Character Assessments – accords with Core Strategy Policy CS18 *Urban design, townscape character and the historic environment* which states that "Planning permission will only be granted for development that demonstrates high-quality urban design through:

- responding appropriately to the site and its surroundings;
- creating a strong sense of place;
- being easy to understand and to move through;
- being adaptable, in terms of providing buildings and spaces that could have alternative uses in future;
- contributing to an attractive public realm; and
- high quality architecture."

CS18 also states that "Development proposals should respect and draw inspiration from Oxford's unique historic environment (above and below ground), responding positively to the character and distinctiveness of the locality."

Policy HOS6 – Density, building design standards and energy efficiency – accords with Core Strategy Policy *CS9 Energy and natural resources* which states that "All developments should seek to minimise their carbon emissions. Proposals for development are expected to demonstrate how sustainable design and construction methods will be incorporated. All development must optimise energy efficiency by minimising the use of energy through design, layout, orientation, landscaping and materials, and by utilising technologies that help achieve Zero Carbon Developments." Policy HOS6 also accords with Core Strategy Policy *CS10 Waste and recycling* which states that "All new developments will be expected to have regard to the waste management hierarchy during design, construction and final occupation." Policy HOS6 also accords with accords with Core Strategy Policy

CS18 *Urban design, townscape character and the historic environment* which states that "Planning permission will only be granted for development that demonstrates high-quality urban design through:

- responding appropriately to the site and its surroundings;
- creating a strong sense of place;
- being easy to understand and to move through;
- being adaptable, in terms of providing buildings and spaces that could have alternative uses in future;
- contributing to an attractive public realm; and
- high quality architecture."

Policy HOS7 – Back-land development – accords with Core Strategy Policy CS18 *Urban design, townscape character and the historic environment* which states that "Planning permission will only be granted for development that demonstrates high-quality urban design through:

- responding appropriately to the site and its surroundings;
- creating a strong sense of place;
- being easy to understand and to move through;
- being adaptable, in terms of providing buildings and spaces that could have alternative uses in future;
- contributing to an attractive public realm; and
- high quality architecture."

CS18 also states that "Development proposals should respect and draw inspiration from Oxford's unique historic environment (above and below ground), responding positively to the character and distinctiveness of the locality."

Policy ENS1 – Green spaces - accords with Core Strategy Policy *CS21 Green spaces, leisure and sport* which seeks to maintain the existing level of green space provision within any area of Oxford City. *CS21* states that "Improvements to, or the provision of, public green space.....will be sought in accordance with Policy *CS17 Infrastructure and Developer Contributions*. Opportunities will be sought for opening up access to new public spaces, for providing suitable new green spaces on or near to development sites, and for providing public access to private facilities."

Policy ENS2 – Biodiversity – accords with Core Strategy Policy *CS12 Biodiversity* which states that "Development will not be permitted that results in a net loss of sites and species of ecological value. Where there is opportunity, development will be expected to enhance Oxford's biodiversity."

Policy ENS3 – Renewable Energy – accords with Core Strategy Policy *CS9 Energy and natural resources* which states that "planning permission will only be granted for developments on

qualifying sites that demonstrate …..how they will deliver a proportion of renewable or low-carbon energy on site. Proposals for renewable energy developments will be permitted in appropriate locations."

Policy ENS4 – Rain water infiltration – accords with Core Strategy Policy *CS11 Flooding* which states that "Unless it is shown not to be feasible, all developments will be expected to incorporate sustainable drainage systems or techniques to limit run-off from new development, and preferably reduce the existing rate of run-off. Development will not be permitted that will lead to increased flood risk elsewhere, or where the occupants will not be safe from flooding."

Policy ENS5 – Pollution – the Oxford Core Strategy 2011 provides no guidance on dealing with the adverse impacts of pollution from development. However, the policy accords with the *NPPF – preventing unacceptable risks from pollution* document which sets out the key messages on preventing and managing environmental risks and provides an overview of the pollution control framework in England, including the links between the planning and permitting regimes and sets out the roles and responsibilities of local authorities, developers/operators and the Environment Agency.

Policy ENS5 does however accord strongly with Oxford City Council's proposed options on dealing with pollution from development, as set out in the Oxford Local Plan 2036 Preferred Options document.

Policy ENS6 – Sustainable Construction – accords with Core Strategy Policy *CS9 Energy and natural resources* which states that "Proposals for development are expected to demonstrate how sustainable design and construction methods will be incorporated. All development must optimise energy efficiency by minimising the use of energy...and by utilising technologies that help achieve Zero Carbon Developments."

 5.4   Section 5.3 demonstrates that the SSTMNP is in general conformity with the strategic policies of Oxford City Council's Core Strategy.

6. EU OBLIGATIONS

6.1 A screening opinion was provided by Oxford City Council that the SSTMNP did not require a Strategic Environmental Assessment (SEA).

6.2 The Oxford City Council Core Strategy has undertaken a Habitats Regulations Assessment (HRA). The screening exercise for the SSTMNP concluded that there are no European sites that would be affected by the proposals within the SSTMNP, and it was agreed that an HRA was not necessary.

6.3 The SSTMNP is considered to be compatible with EU obligations.

7. CONCLUSION

7.1 The Basic Conditions as set out in Schedule 4B to the TCPA 1990 are considered to be met by the SSTMNP and all the policies therein. It is therefore respectfully suggested to the Examiner that the SSTMNP complies with Paragraph 8(1)(a) of Schedule 4B of the Act.