

## Oxford Local Plan 2036: Schedule of proposed main post-publication changes March 2019

The City Council has identified main modifications that it considers addresses issues of soundness to the Plan. Some of the soundness issues, and the main modifications proposed to overcome them, have been raised through the duty to co-operate discussions and are explained in the Statements of Common Ground. These modifications are presented as part of this Schedule.

The main modifications schedule is submitted alongside the Oxford Local Plan 2036 for consideration by the appointed Inspector. If agreed by the Inspector, the main modifications would be consulted upon alongside any other recommended modifications from the Inspector that result from the examination process. The City Council considers that the Plan is otherwise sound and a soundness self-assessment has been included in the examination library.

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<b>Introduction / Chapter 1: Spatial Strategy</b>					
Local Plan	MM1	22	S2	Delete policy S2 and replace with: <b>Policy S2: Development Contributions</b> Physical, social and green infrastructure and provision for its maintenance, may be required to support new development. The City Council will, where appropriate, seek to secure such measures by means of planning obligations, conditions attached to a planning permission, funding through the Council's Community Infrastructure Levy (CIL) or other mechanisms.	The wording of the current policy is taken from previous development plan documents and should be updated to refer to CIL to avoid confusion and ensure effectiveness of the Plan.

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<b>Chapter 3: A pleasant place to live, delivering housing with a mixed and balanced community.</b>					
Local Plan	MM2	52	Policy H10	Clarify wording of the policy as follows: Proposals for residential development should ensure that all affordable dwellings and 15% of general market dwellings are constructed to the Category 2 standard as set out in the Building Regulations Approved Document M4. 5% of all dwellings on sites <u>including on-site affordable housing where the City Council is responsible for nominations of 4 or more dwellings</u> should be provided to Category 3 standards ( <u>including at least 1 dwellings</u> ) <u>or at least 1 dwelling for sites below 20 units</u> ).	This amendment is proposed because it would help to ensure the Plan is clearly consistent with national policy.
<b>Chapter 4: Making wise use of our resources and securing a good quality local environment</b>					
Local Plan	MM3	66	4.18	Amend paragraph 4.18 as follows: The land required for the route of the OFAS will be safeguarded in <del>perpetuity during the plan period</del> <u>to enable delivery of the scheme. Once the scheme is constructed and operational, the scheme area will be safeguarded in its entirety to ensure the continued operation of the OFAS.</u>	To overcome EA objection and make the supporting text effective.
Local Plan	MM4	67-68	RE3	Amend the final paragraph of Policy RE3 as follows: <u>Once the OFAS has been constructed and implemented, Where Flood Risk Assessments for development sites are with the proposed within the defended area of the Oxford Flood Alleviation Scheme (OFAS), which will provide protection up to the 1 in 100 year (1%) flood</u>	To overcome EA objection and make the policy effective.

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				<p><del>scenario, will need to take both the defended and undefended scenarios data may be taken into consideration. Flood Risk Assessments will need to consider the residual risk to the proposal including breach and overtopping scenarios and proposes propose appropriate compensation and mitigation, as well as providing betterment in terms of flood risk. Where properties lie within Flood Zone 3b, defended levels will be taken into account with regards to whether the development is appropriate, on the condition that flood mitigation measures are included up to the undefended level, to provide some protection in the event of a breach.</del></p>	
Local Plan	MM5	67	RE3	<p>Amend Policy RE3 as follows  a) <del>d</del>) it will not lead to a net increase in the built footprint of the existing building <u>and where possible lead to a decrease;</u>  <del>b</del>) <del>e</del>) it will not lead to a reduction in flood storage (through the use of flood compensation measures) <u>and where possible increase flood storage;</u></p>	To overcome EA objection and ensure policy is effective
Local Plan	MM6	69	RE4	<p>Amend policy heading to read:  Sustainable <u>and foul</u> drainage, surface and groundwater flow</p> <p>Insert following wording at the end of policy:  <u>Foul Drainage</u></p> <p><u>Developers are encouraged to separate foul and surface water sewers on all brownfield sites delivering new development. For clarity this does not include householder extensions or conversions that input into the existing network.</u></p>	This amendment is proposed to overcome EA objection and ensure the policy is effective.

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				<u>A Foul and Surface Water Drainage Strategy must be provided for all new build residential development of 100 dwellings or more; non-residential development of 7,200sqm or more; or student accommodation of 250 study bedrooms or more.</u>	
<b>Chapter 9: Areas of Change and Site allocations</b>					
Local Plan	MM7		Para 9.2	<p>This chapter highlights Areas of Change within the city, and sets out specific site allocation policies. <u>Areas of change are the areas of the city where significant change is expected or best directed. These areas include the district centres and also areas where there are significant clusters of potential development sites. The impact of development of sites in these areas needs to be considered in terms of the wider context of the area and other potential developments. For each area of change, key considerations are summarised and also a vision is set out that new developments within the area should help deliver where relevant. Within most of the areas of change are also individual site allocation policies.</u></p> <p>Insert a new policy following para 9.2  <b><u>Policy AOC 1: Areas of Change</u></b>  <u>Planning permission will be granted for development in the areas of change where it can be demonstrated that it takes opportunities to deliver the vision for the area of change.</u></p> <p>Move the final 2 sentences of para 9.2 under the heading 9.3</p>	<p>Comments received at regulation 19 suggest that the Plan could be clearer in terms of the intended application of the visions for the areas of change. Although the intention that the visions should be complied with is considered to be set out adequately by the wording ahead of each vision, it is considered that a generic policy to cover all the areas of change would make this clearer.</p>

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Local Plan	MM8	135	SP2	Insert the following after the paragraph in Policy SP2 on Flood Risk Assessments: <u>A Comprehensive Flood Risk Management Strategy should be produced in support of the Flood Risk Assessment for this site. The Flood Risk Management Strategy should be developed in consultation with Category 1 organisations as defined by the Civil Contingencies Act 2004.</u>	To overcome EA objection as set out in Statement of Common Ground. Because of the flood risk of the site and its accesses, specific actions will be required to ensure safety and this should be referred to in the policy to ensure effectiveness of the Plan.
Local Plan	MM9	135	SP2	Insert additional paragraph in supporting text as follows: <u>'Both the water supply network capacity and the sewerage network capacity in this area are unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply capacity and sewerage networks are required. Up to three years lead in time could be required to undertake any such works.'</u>  and insert in policy text: <u>'Development must not lead to water supply and sewerage network problems for existing or new users. Applicants may need to fund an assessment of water supply and sewerage capacity.'</u>	Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water and sewerage network. This should be referenced in the policy to ensure effectiveness of the Plan.
Local Plan	MM10	137	SP3	Insert additional paragraph in policy text as follows: <u>'Applicants will be required to demonstrate that there is adequate water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.'</u>	Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water network. This should be referenced in the policy to ensure effectiveness of the Plan.

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Local Plan	MM11	139	SP4	Insert additional paragraph in policy text as follows: <u>'Development must not lead to water supply and sewerage network problems for existing or new users. Applicants may need to fund an assessment of water supply and sewerage capacity.'</u>	Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water/sewerage network. This should be referenced in the policy to ensure effectiveness of the Plan.
Local Plan	MM12	142	SP5	Insert additional paragraph in supporting text as follows: <u>'Water supply network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply capacity are required. Up to three years lead in time could be required to undertake any such works.'</u>  and insert in policy text: <u>'Applicants will be required to demonstrate that there is adequate water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.'</u>	Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water network. This should be referenced in the policy to ensure effectiveness of the Plan.
Local Plan	MM13	142	SP5	Add Groundwater recharge symbol	Site is within the North Oxford gravel terrace, meaning that development may have impact on groundwater flows to SAC. This should be referenced in the policy to ensure effectiveness of the Plan.

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Local Plan	MM14	143 - 144	SP6	<p>Insert additional paragraph in supporting text as follows: '<u>Water supply network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply capacity are required. Up to three years lead in time could be required to undertake any such works.</u>'</p> <p>and insert in policy text: '<u>Applicants will be required to demonstrate that there is adequate water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.</u>'</p>	Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water network. This should be referenced in the policy to ensure effectiveness of the Plan.
Local Plan	MM15	144	SP7	Add Groundwater recharge symbol	Site is within the North Oxford gravel terrace, meaning that development may have impact on groundwater flows to SAC. This should be referenced in the policy to ensure effectiveness of the Plan.

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Local Plan	MM16	146	SP8	Propose a major modification to the policy from 'A reduction' in car parking to <b>No net gain</b> in car parking provision on site. Insert an additional sentence prior to the last sentence of the first paragraph <b><u>No other non-employment uses will be permitted on this Category 1 site except for the reasons set out in Policy E1.</u></b>	In recognition that until there is improved connectivity to the Eastern Arc by public transport achieving the parking aims of the policy is not realistic, the policy should be modified to say there should be no net gain in parking on the site rather than reduction. This provides consistency as to proposed re-wording for other employment sites in the eastern arc and ensures effectiveness of the policy. Policies E1 and SP8 should be read together.

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Local Plan	MM17	147	SP9	<p>Wording proposed as follows: Planning permission will be granted for B1, B2 uses. B8 uses will be permitted where they directly support the employment uses at the site. <u>No other non-employment uses will be permitted on this Category 1 site except for the reasons set out in Policy E1.</u> Planning permission will not be granted for any other uses.</p> <p><u>Notwithstanding the requirement in Policy E1 for an increase in employment floorspace and jobs per hectare, planning permission will be granted for development on this site that results in a loss of employment floorspace or jobs per hectare where the land is retained for B1, B2 and B8 uses associated with operations at BMW MINI Plant Oxford.</u></p> <p><u>No net gain</u> <del>A reduction</del> in car parking provision on site will be <u>permitted</u> <del>required</del> and opportunities <u>will be</u> sought to enhance and promote more sustainable travel modes to the <del>BMW Oxford</del> <u>BMW MINI Mini</u> Plant.</p>	<p>This main modification to the policy is proposed to ensure effectiveness of the policy by acknowledging that BMW's site specific requirements may not always result in intensification of uses, as referred to in policy E1. The change to the parking requirement is suggested in recognition that until there is improved connectivity to the Eastern Arc by public transport achieving the parking aims of the policy is not realistic, the policy should be modified to say there should be no net gain in parking on the site rather than reduction. This provides consistency as to proposed re-wording for other employment sites in the eastern arc and ensures effectiveness of the policy.</p>

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Local Plan	MM18	148	SP10	<p>Insert additional paragraph in supporting text as follows: <u>'Both the water supply network capacity and the sewerage network capacity in this area are unlikely to be able to support the demand anticipated from this development.</u></p> <p><u>Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply capacity and sewerage networks are required. Up to three years lead in time could be required to undertake any such works.'</u></p> <p>and insert in policy text: <u>'Development must not lead to water supply and sewerage network problems for existing or new users. Applicants may need to fund an assessment of water supply and sewerage capacity.'</u></p>	<p>Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water and sewerage network. This should be referenced in the policy to ensure effectiveness of the Plan.</p>
Local Plan	MM19	148	SP10	<p>Amend second paragraph of policy delete 'A reduction' and replace with <b><u>No net gain</u></b> in car parking provision</p>	<p>In recognition that until there is improved connectivity to the Eastern Arc by public transport achieving the parking aims of the policy is not realistic, the policy should be modified to say there should be no net gain in parking on the site rather than reduction. This provides consistency as to proposed re-wording for other employment sites in the eastern arc and ensures effectiveness of the policy.</p>

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Local Plan	MM20	149	SP11	<p>Insert the following as the end of the first sentence. <b><u>No other non-employment uses will be permitted on this Category 1 site except for the reasons set out in Policy E1.</u></b> Insert additional paragraph in supporting text as follows: <u>'Water supply network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply capacity are required. Up to three years lead in time could be required to undertake any such works.'</u></p> <p>and insert in policy text: <u>'Development must not lead to water supply problems for existing or new users. Applicants may need to fund an assessment of water supply capacity.'</u></p>	<p>The Policy is to be read in conjunction with Policy E1. Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water network. This should be referenced in the policy to ensure effectiveness of the Plan.</p>

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Local Plan	MM21	150	SP12	<p>Insert additional paragraph in supporting text as follows: '<u>Water supply network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply capacity are required. Up to three years lead in time could be required to undertake any such works.'</u></p> <p>and insert in policy text: '<u>Development must not lead to water supply problems for existing or new users. Applicants will be required to demonstrate that there is adequate water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.'</u></p>	Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water network. This should be referenced in the policy to ensure effectiveness of the Plan.
Local Plan	MM22	151	SP13	<p>Insert additional paragraph in supporting text as follows: '<u>Water supply network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, may be necessary to determine whether upgrades to the water supply capacity are required. Up to three years lead in time could be required to undertake any such works.'</u></p> <p>and insert in policy text: '<u>Development must not lead to water supply problems for existing or new users. Applicants will be required to demonstrate that there is adequate water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.'</u></p>	Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water network. This should be referenced in the policy to ensure effectiveness of the Plan.

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Local Plan	MM23	151-152	SP14	<p>Insert additional paragraph in supporting text as follows: <u>'Both the water supply network capacity and the sewerage network capacity in this area are unlikely to be able to support the demand anticipated from this development.</u></p> <p><u>Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply capacity and sewerage networks are required. Up to three years lead in time could be required to undertake any such works.'</u></p> <p>and insert in policy text: <u>'Development must not lead to water supply and sewerage network problems for existing or new users. Applicants may need to fund an assessment of water supply and sewerage capacity.'</u></p>	Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water and sewerage network. This should be referenced in the policy to ensure effectiveness of the Plan.
Local Plan	MM24	153	SP15	<p>Insert additional paragraph in policy text as follows: <u>'Development must not lead to water supply network problems for existing or new users. Applicants will be required to demonstrate that there is adequate water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.'</u></p>	Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water network. This should be referenced in the policy to ensure effectiveness of the Plan.

Local Plan	MM25	154	SP16	<p>Insert additional paragraph in supporting text after para 9.101 as follows: '<u>Water supply network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply capacity are required. Up to three years lead in time could be required to undertake any such works.</u>'</p> <p>and insert in policy text: '<u>Development must not lead to water supply problems for existing or new users. Applicants will be required to demonstrate that there is adequate water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.</u>'</p>	<p>The site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water network. This should be referenced in the policy to ensure effectiveness of the Plan.</p>
Local Plan	MM26	156	SP17	<p>Insert additional paragraph in supporting text as follows: '<u>Water supply network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, may be necessary to determine whether upgrades to the water supply capacity are required. Up to three years lead in time could be required to undertake any such works. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered.</u>'</p> <p>and insert in policy text: '<u>Development must not lead to water supply problems for existing or new users. Applicants will be required to</u></p>	<p>Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water network. This should be referenced in the policy to ensure effectiveness of the Plan.</p>

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				<u>demonstrate that there is adequate water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.'</u>	
Local Plan	MM27	158	SP18	Add Orange Icon (potentially contaminated sites) to Policy	Although the historic use by the university is unlikely to have led to contamination, there is enough potential that it might be contaminated to justify adding the orange icon to signify potential contamination. This will help to ensure effectiveness of the Plan.
Local Plan	MM28	157 - 158	SP18	<p>Insert additional paragraph in supporting text as follows: <u>'Both the water supply network capacity and the sewerage network capacity in this area are unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply capacity and sewerage networks are required. Up to three years lead in time could be required to undertake any such works.'</u></p> <p>and insert in policy text: <u>'Development must not lead to water supply and sewerage network problems for existing or new users. Applicants may need to fund an assessment of water supply capacity.'</u></p>	Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water and sewerage network, so this should be flagged up in the policy to help ensure effectiveness of the Plan.

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Local Plan	MM29	159	SP19	<p>Insert additional paragraph in supporting text as follows: '<u>Water supply network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply capacity are required. Up to three years lead in time could be required to undertake any such works.'</u></p> <p>and insert in policy text: '<u>Development must not lead to water supply problems for existing or new users. Applicants will be required to demonstrate that there is adequate water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users..'</u></p>	Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water network, so this should be flagged up in the Policy to help ensure effectiveness of the Plan.
Local Plan	MM30	162	SP20	<p>Insert additional paragraph in supporting text as follows: '<u>Water supply network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply capacity are required. Up to three years lead in time could be required to undertake any such works.'</u></p> <p>and insert in policy text: '<u>Development must not lead to water supply problems for existing or new users. Applicants will be required to demonstrate that there is adequate water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.'</u></p>	Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water network. Rep only specifically mentions issues with water supply and not wastewater, which is reflected in the suggested change, which the City Council considers should be made in order to help ensure effectiveness of the Plan.

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Local Plan	MM31	168	SP24	<p>Insert additional paragraph in supporting text<sup>9</sup> as follows: '<u>Water supply network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply capacity are required. Up to three years lead in time could be required to undertake any such works.</u>'</p> <p>and insert in policy text: '<u>Development must not lead to water supply problems for existing or new users. Applicants will be required to demonstrate that there is adequate water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.</u>'</p>	<p>Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water network. Rep only specifically mentions issues with water supply and not wastewater, which is reflected in the suggested change, which the City Council considers should be made in order to help ensure effectiveness of the Plan.</p>
Local Plan	MM32	169	SP25	<p>Insert additional paragraph in supporting text as follows: '<u>Both the water supply network capacity and the sewerage network capacity in this area are unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply capacity and sewerage networks are required. Up to three years lead in time could be required to undertake any such works.</u>'</p> <p>and insert in policy text: '<u>Development must not lead to water supply and sewerage network problems for existing or new users. Applicants may need to fund an assessment of water supply and sewerage capacity.</u>'</p>	<p>Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water and sewerage network. This should be referenced in the policy to ensure effectiveness of the Plan.</p>

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Local Plan	MM33	170 - 171	SP26	<p>Insert additional paragraph in supporting text as follows: '<u>Water supply network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply capacity are required. Up to three years lead in time could be required to undertake any such works.</u>'</p> <p>and insert in policy text: '<u>Development must not lead to water supply problems for existing or new users. Applicants will be required to demonstrate that there is adequate water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.</u>'</p>	<p>Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water network. This should be referenced in the policy to ensure effectiveness of the Plan.</p>
Local Plan	MM34	172	SP27	<p>Insert additional paragraph in supporting text as follows: '<u>Water supply network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply capacity are required. Up to three years lead in time could be required to undertake any such works.</u>'</p> <p>and insert in policy text: '<u>Development must not lead to water supply problems for existing or new users. Applicants will be required to demonstrate that there is adequate water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.</u>'</p>	<p>Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water network. This should be referenced in the policy to ensure effectiveness of the Plan.</p> <p>The Policy should refer to the Cherwell valley and to the conservation area, as policy SP26 does.</p>

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				Insert a new second paragraph into the policy as follows: <u>Careful design must ensure that development proposals contribute towards the character of the conservation area. Development in the parcel must be kept low to minimise the effect of encroachment on the perceived openness of the valley.</u>	
Local Plan	MM35	173	SP28	<p>Insert additional paragraph in supporting text as follows: <u>'Both the water supply network capacity and the sewerage network capacity in this area are unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply capacity and sewerage networks are required. Up to three years lead in time could be required to undertake any such works.'</u></p> <p>and insert in policy text: <u>'Development must not lead to water supply and sewerage network problems for existing or new users. Applicants may need to fund an assessment of water supply and sewerage capacity.'</u></p>	Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water network. This should be referenced in the policy to ensure effectiveness of the Plan.

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Local Plan	MM36	174 - 175	SP29	<p>Amend para 9.176 to: <u>'Water supply network capacity in this area is unlikely to be able to support the demand anticipated from this development.'</u> <u>Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply or sewerage network are required. Up to three years lead in time could be required to undertake any such works.</u></p> <p>Insert in policy text: <u>'Development must not lead to water supply and sewerage network problems for existing or new users. Applicants may need to fund an assessment of water supply and sewerage capacity.'</u></p>	Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water or sewerage network. This should be referenced in the policy to ensure effectiveness of the Plan.
Local Plan	MM37	176	SP30	<p>Insert additional paragraph in supporting text as follows: <u>'Both the water supply network capacity and the sewerage network capacity in this area are unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply capacity and sewerage networks are required. Up to three years lead in time could be required to undertake any such works.'</u></p> <p>and insert in policy text: <u>'Development must not lead to water supply and sewerage network problems for existing or new users. Applicants may need to fund an assessment of water supply and sewerage capacity.'</u></p>	Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water or sewerage network. This should be referenced in the policy to ensure effectiveness of the Plan.

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Local Plan	MM38	177	SP31	Insert in policy wording: ' <u>A planning application must be accompanied by a site-specific flood risk assessment and development should incorporate any mitigation measures.</u> '	A portion of site is within Flood Zone 3b so the policy should flag the requirement for an FRA to ensure effectiveness of the Plan.
Local Plan	MM39	177	SP31	Insert in policy wording: ' <u>Planning permission will only be granted if it can be proven that there would be no adverse impact upon surface and groundwater flow to the New Marston SSSI. Development proposals should reduce surface water runoff in the area and should be accompanied by an assessment of groundwater and surface water flows. Development proposals must incorporate sustainable drainage with an acceptable management plan. A buffer zone should be provided during the construction period to avoid disturbance to the SSSI.</u> '	The New Marston Meadows SSSI is located approximately 70m to the north of the site so the Policy should include wording to ensure that there are no adverse impacts from development on the SSSI in order to ensure the Policy is effective.
Local Plan	MM40	178	SP32	Insert additional paragraph in supporting text as follows: ' <u>Water supply network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply capacity are required. Up to three years lead in time could be required to undertake any such works.</u> '  and insert in policy text: ' <u>Development must not lead to water supply problems for existing or new users. Applicants will be required to demonstrate that there is adequate water supply capacity both on and off the site to serve the development and that it would not lead to</u>	Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water network. This should be referenced in the policy to ensure effectiveness of the Plan.

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				<u>problems for existing or new users.</u>	
Local Plan	MM41	180	SP33	Insert the following after the paragraph in Policy SP33 on Flood Risk Assessments: <u>A Comprehensive Flood Risk Management Strategy should be produced in support of the Flood Risk Assessment for this site. The Flood Risk Management Strategy should be developed in consultation with Category 1 organisations as defined by the Civil Contingencies Act 2004.</u>	To overcome EA objection as set out in Statement of Common Ground . Because of the flood risk of the site and its accesses, specific actions will be required to ensure safety and this should be referred to in the policy to ensure effectiveness of the Plan.
Local Plan	MM42	182	SP34	Insert the following after the paragraph in Policy SP34 on Flood Risk Assessments: <u>A Comprehensive Flood Risk Management Strategy should be produced in support of the Flood Risk Assessment for this site. The Flood Risk Management Strategy should be developed in consultation with Category 1 organisations as defined by the Civil Contingencies Act 2004.</u>	To overcome EA objection as set out in Statement of Common Ground . Because of the flood risk of the site and its accesses, specific actions will be required to ensure safety and this should be referred to in the policy to ensure effectiveness of the Plan.

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Local Plan	MM43	183	SP35	<p>Insert additional paragraph in supporting text as follows: '<u>Water supply network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply capacity are required. Up to three years lead in time could be required to undertake any such works.</u>'</p> <p>and insert in policy text: '<u>Development must not lead to water supply problems for existing or new users. Applicants will be required to demonstrate that there is adequate water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.</u>'</p>	<p>Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water network.</p>

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Local Plan	MM44	184	SP36	<p>Insert additional paragraph in supporting text as follows: '<u>Water supply network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply capacity are required. Up to three years lead in time could be required to undertake any such works.</u>'</p> <p>and insert in policy text: '<u>Development must not lead to water supply problems for existing or new users. Applicants will be required to demonstrate that there is adequate water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.</u>'</p>	<p>Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water network. This should be referenced in the policy to ensure effectiveness of the Plan.</p>

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Local Plan	MM45	185	SP38	<p>Insert additional paragraph in supporting text as follows: <u>'Water supply network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply capacity are required. Up to three years lead in time could be required to undertake any such works.'</u></p> <p>and insert in policy text: <u>'Development must not lead to water supply problems for existing or new users. Applicants will be required to demonstrate that there is adequate water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.'</u></p>	Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water network. This should be referenced in the policy to ensure effectiveness of the Plan.
Local Plan	MM46	186	SP39	<p>Insert additional paragraph in supporting text as follows: <u>"Both the water supply network capacity and the sewerage network capacity in this area are unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply capacity and sewerage networks are required. Up to three years lead in time could be required to undertake any such works.'</u></p> <p>and insert in policy text: <u>'Development must not lead to water supply and sewerage network problems for existing or new users. Applicants may need to fund an assessment of water supply and sewerage capacity.'</u></p>	Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water network. This should be referenced in the policy to ensure effectiveness of the Plan.

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Local Plan	MM47	188	SP41	<p>Insert additional paragraph in supporting text as follows: '<u>Water supply network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply capacity are required. Up to three years lead in time could be required to undertake any such works.</u>'</p> <p>and insert in policy text: '<u>Development must not lead to water supply problems for existing or new users. Applicants may need to fund an assessment of water supply and sewerage capacity.</u>'</p>	Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water network. This should be referenced in the policy to ensure effectiveness of the Plan.
Local Plan	MM48	189 - 190	SP42	<p>Insert additional paragraph in supporting text as follows: '<u>Water supply network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply capacity are required. Up to three years lead in time could be required to undertake any such works.</u>'</p> <p>and insert in policy text: '<u>Development must not lead to water supply problems for existing or new users. Applicants will be required to demonstrate that there is adequate water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.</u>'</p>	Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water network. This should be referenced in the policy to ensure effectiveness of the Plan.

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Local Plan	MM49	191	Para 9.223	Add to end of paragraph: ' <u>The site is located approximately 230 metres to the east of the Iffley Meadows SSSI, which is sensitive to changes in water quality and surface water flows due to its location within a floodplain.</u> '	Factual clarification.
Local Plan	MM50	191	SP43	Insert into policy text: ' <u>Development should be designed to ensure that there is no adverse impact on the Iffley Meadows SSSI. To minimise impact upon the Iffley Meadows SSSI, development proposals will be expected to incorporate Sustainable Urban Drainage Systems and may be required to be accompanied by a groundwater study.</u> '	Site is within 600m buffer to Iffley Meadows SSSI, so this should be referenced in the Plan to ensure effectiveness of the Policy.
Local Plan	MM51	192 -193	SP44	Insert additional paragraph in supporting text as follows: ' <u>Water supply network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply capacity are required. Up to three years lead in time could be required to undertake any such works.</u> '  and insert in policy text: ' <u>Development must not lead to water supply problems for existing or new users. Applicants will be required to demonstrate that there is adequate water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.</u> '	Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water network. This should be referenced in the policy to ensure effectiveness of the Plan.

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Local Plan	MM52	193	SP44	Remove Groundwater recharge symbol	Site location and soil type is not expected to have an impact with respect to groundwater flows so, to ensure effectiveness of the policy, the icon should be removed.
Local Plan	MM53	194	SP45	<p>Amend para 9.238 to: <u>'Water supply network capacity in this area is unlikely to be able to support the demand anticipated from this development.'</u> <u>Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply or sewerage network are required. Up to three years lead in time could be required to undertake any such works.</u></p> <p>Insert in policy text: <u>'Development must not lead to water supply and sewerage network problems for existing or new users. Applicants may need to fund an assessment of water supply and sewerage capacity.'</u></p>	Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water network. This should be referenced in the policy to ensure effectiveness of the Plan.

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Local Plan	MM54	195 - 196	SP46	<p>Insert additional paragraph in supporting text as follows: '<u>Water supply network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply capacity are required. Up to three years lead in time could be required to undertake any such works.</u>'</p> <p>and insert in policy text: '<u>Development must not lead to water supply problems for existing or new users. Applicants will be required to demonstrate that there is adequate water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.</u>'</p>	Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water network. This should be referenced in the policy to ensure effectiveness of the Plan.
Local Plan	MM55	198	SP48	<p>Insert in policy text: '<u>Development must not lead to water supply problems for existing or new users. Applicants will be required to demonstrate that there is adequate water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.</u>'</p>	Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water network. This should be referenced in the policy to ensure effectiveness of the Plan.
Local Plan	MM56	201	SP51	<p>Insert in policy text: '<u>Development must not lead to water supply and sewerage network problems for existing or new users. Applicants will be required to demonstrate that there is adequate water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.</u>'</p>	Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water and sewerage network. This should be referenced in the policy to ensure effectiveness of the Plan.

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Local Plan	MM57	203	SP52	<p>Insert additional paragraph in supporting text as follows: <u>'Water supply network capacity in this area is unlikely to be able to support the demand anticipated from this development.</u>  <u>Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply capacity are required. Up to three years lead in time could be required to undertake any such works.'</u></p> <p>and insert in policy text: <u>'Applicants will be required to demonstrate that there is adequate water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.'</u></p>	Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water network. This should be referenced in the policy to ensure effectiveness of the Plan.
Local Plan	MM58	204	SP53	<p>Insert in policy text: <u>'Development must not lead to water supply and sewerage network problems for existing or new users. Applicants will be required to demonstrate that there is adequate water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.'</u></p>	Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the sewerage network. This should be referenced in the policy to ensure effectiveness of the Plan.
Local Plan	MM59	206	SP55	<p>Add Orange Icon (potentially contaminated sites) to Policy</p> <p>Insert an additional sentence prior to the last sentence of the first paragraph <u>'No other non-employment uses will be permitted on this Category 1 site except for the reasons set out in Policy E1.'</u></p>	<p>The historic use of the site would result in an increased likelihood of contamination and this should be flagged with the inclusion of the icon.</p> <p>Factual Clarification</p>

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Local Plan	MM60	209 - 210	SP58	<p>Insert additional paragraph in supporting text as follows: <u>'Water supply network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply capacity are required. Up to three years lead in time could be required to undertake any such works.'</u></p> <p>and insert in policy text: <u>'Applicants will be required to demonstrate that there is adequate water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.'</u></p>	Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water network.
Local Plan	MM61	210	SP58	Add Orange Icon (potentially contaminated sites) to Policy	The historic use of the site as a hospital means there is a raised possibility of contamination, and this should therefore be flagged in the policy.
Local Plan	MM62	211	SP59	Remove Groundwater recharge icon	Flagged in EA reps. From BGS maps, site appears to be on different and separate gravel unit from SSSI so groundwater flows into SSSI are unlikely, therefore recharge symbol could be removed.

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Local Plan	MM63	212	SP61	<p>Insert the following after the first sentence. <b><u>No other non-employment uses will be permitted on this Category 1 site except for the reasons set out in Policy E1.</u></b> Insert additional paragraph in supporting text as follows: '<u>Water supply network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply capacity are required. Up to three years lead in time could be required to undertake any such works.</u>'</p> <p>and insert in policy text: '<u>Applicants will be required to demonstrate that there is adequate water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.</u>'</p>	<p>Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water network.</p>
Local Plan	MM64	212	SP61	<p>Add groundwater recharge icon and orange icon (potentially contaminated sites) to policy</p>	<p>Site is within the North Oxford gravel terrace, meaning that development may have impact on groundwater flows to SAC. This should be referenced in the policy to ensure effectiveness of the Plan. Because of the science labs on the site there are potential contamination issues and this should be shown as an orange icon to ensure effectiveness of the Plan.</p>

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Local Plan	MM65	215	SP63	Amend the first sentence of the policy as follows: 'Planning permission will be granted for academic institutional, student accommodation, <del>and</del> employer-linked housing, <u>and, within the Local Centre, uses appropriate to Policy V4</u> at West Wellington Square.	The site allocation text was carried forward from the Sites and Housing Plan; however, it is agreed that, in order to ensure effectiveness of the Plan, the policy should allow uses appropriate to the Local Centre, for the part of the site that does fall within the Local Centre.
Local Plan	MM66	216	SP64	Insert in policy text: ' <u>Development must not lead to water supply and sewerage network problems for existing or new users. Applicants will be required to demonstrate that there is adequate water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.</u> '	Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water network. This should be referenced in the policy to ensure effectiveness of the Plan.
Local Plan	MM67	216	SP64	Add Groundwater recharge icon.	Site is within the North Oxford gravel terrace, meaning that development may have impact on groundwater flows to SAC. This should be referenced in the policy to ensure effectiveness of the Plan.
Local Plan	MM68	219	SP66	Remove red icon (Potentially Contaminated Site)	There is no evidence from previous records , or considering previous uses of the site that there is likely land contamination so the icon should be removed to ensure effectiveness of the Plan

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Local Plan	MM69	218 -219	SP66	<p>Insert additional paragraph in supporting text as follows: <u>'Both the water supply network capacity and the sewerage network capacity in this area are unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply capacity and sewerage networks are required. Up to three years lead in time could be required to undertake any such works.'</u></p> <p>and insert in policy text: <u>'Development must not lead to water supply and sewerage network problems for existing or new users. Applicants may need to fund an assessment of water supply and sewerage capacity.'</u></p>	Site has been identified in Thames Water reps as potentially having issues with the existing capacity of the water and sewerage network. This should be referenced in the policy to ensure effectiveness of the plan.
<b>Policies Map</b>					
Local Plan	MM70	Policies Map	Cowley Marsh Park	As well as the protection of the Park as outdoor sports (G5) also designate the park as part of the Green and Blue Infrastructure Network (G1).	The Green Infrastructure Study sets out that at least two of the listed criteria are met in order for a site to be classified as GI. One of the criteria is the level of public usage. The responses received at Regulation 19 suggest that there is a high level of local value and usage of this site. Further discussion has also taken place with the Parks team. A change to the GI study is suggested, which should be reflected in the Policies Map.
Local Plan	MM71	Policies Map	Bury Knowle Park	This park should be designated as part of the Green and Blue Infrastructure Network (G1)	When reviewing the Green Infrastructure Study as a result of the comments received on Cowley Marsh Park and in discussion with the Parks

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					team it was decided that this one other site should also, for consistency, be included as part of the Green and Blue Infrastructure Network. The GI study is amended and this should be reflected in the Policies Map.
<b>Appendices</b>					
Local Plan	MM72	257	Appendix 7.3 Vehicular parking standards	The following changes should be made to the Vehicular parking standards: Policy M3 sets out Oxford City Council's policy on providing parking for new residential developments which would not be car <u>free</u> . The standards below should be read alongside Policy M3 and its supporting text. Merge the first two rows in the first column. The row should read: <b><u>Dwellings (of any size)*.</u></b> The second column should read <b><u>1 space per dwelling (to be provided within the development site, where feasible) and car club parking up to 0.2 spaces per dwelling.</u></b> Insert the following sentence with an * under the table as follows: <b><u>Any parking provided on plot to be excluded from a permit for any future CPZ and only 1 permit to be provided per dwelling on street, where not provided on plot.</u></b>	A drafting error occurred in this table and it has been redrafted to bring clarity and ensure effectiveness of the Plan.
Local Plan	MM73	257	First table (Vehicular parking standards)	Insert a new row. In the first column write <b><u>HMOs</u></b> in the second column add <b><u>Parking standards to be decided case by case on their merit.</u></b>	HMOs outside CPZ will require a different parking standard owing to the level of parking that can be provided on plot and the level of existing parking stress in the area. All these issues need to be taken into consideration at the planning application stage. An addition to the table to clarify how HMOs will be considered is required to ensure

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					effectiveness of the Plan.
Local Plan	MM74	257	First table (Vehicular parking standards)	Amend second column third row as follows: 1 space per dwelling, to be provided <u>within the curtilage of the dwelling on plot</u> (must be designed in accordance with Part M of Building Regulations for wheelchair users).	To ensure that the standards are in accordance with the most up to date Building Regulations, ensuring effectiveness of the Plan
Local Plan	MM75	257	Section on Disabled Parking	Delete heading and paragraph about disabled parking	Disabled parking standards now incorporated in the table and this paragraph should be deleted in order to ensure effectiveness of the Plan.
Local Plan	MM76	257	Section on Non-residential development:	To delete the second row 'all other uses' and amend the first row to refer to all non-residential development (rather than existing employment uses). Insert the following in the second column after No additional increase in parking spaces, or <b><u>a reduction in spaces if indicated by a site specific policy.</u></b>	To add clarity and to ensure that the standards are in accordance with other policies in the plan, ensuring effectiveness of the Plan.
<b>Monitoring Framework</b>					
Local Plan	MM77	276	Monitoring Framework Sites Table	Insert a new row above SP1 and complete with the following: <b><u>First Column AOC1 Second Column Areas of Change Third Column Planning permission will be granted for development in the areas of change where it can be demonstrated that it takes opportunities to deliver the vision for the area of change. Fourth column - leave blank, fifth column leave blank.</u></b>	Factual clarification
Local Plan	MM78	284	Monitoring Framework SP63	Add: Local centre uses (policy V4)	Factual clarification