

## Planning Services

Direct Line: 01865 25 2847

Fax: 01865 252144

E-mail: [planningpolicy@oxford.gov.uk](mailto:planningpolicy@oxford.gov.uk)

St Aldate's Chambers

109-113 St Aldate's

Oxford, OX1 1DS

Central Number: 01865 249811

[www.oxford.gov.uk](http://www.oxford.gov.uk)



Andy Gadsby  
Plans Team  
3J Kite Wing  
The Planning Inspectorate  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN

22<sup>th</sup> March 2019

Dear Andy,

### **Re: Oxford City Council – Oxford Local Plan 2016-2036**

I am pleased to inform you that Oxford City Council has produced the submission version of the Oxford Local Plan 2036. This is hereby submitted to the Secretary of State for examination in accordance with Regulation 22 of the Town and Country Planning (Local Planning)(England) Regulations 2012 (as amended).

As required by Regulation 20 the Oxford City Council has consulted (over an eight-week period) on the soundness of the Proposed Submission draft Local Plan 2036. Oxford City Council has analysed all representations duly made and produced a summary of the main issues raised in a Consultation Statement (as required in Regulation 22).

Having had regard to all duly made representations, Oxford City Council has identified several minor modifications. The Proposed Minor Post-Publication Changes are set out in a schedule that accompanies the Proposed Submission draft Local Plan. Unlike main modifications the minor modifications do not relate to the soundness of the plan.

In addition, the Council has identified some main modifications that it considers would address some of the issues of soundness raised in representations received as part of the Regulation 19 consultation. Some of these have been identified through duty to cooperate discussions and are explained in Statements of Common Ground. The City Council understands that these changes could only be proposed by the Inspector if they are considered necessary to make the Plan sound, and they are likely in due course to require consultation and may require testing through the Sustainability Appraisal process.

Please find enclosed a paper copies of each of the following documents:

- Proposed Submission Draft Oxford Local Plan 2036;
- Proposed Policies Map;
- Schedule of proposed Minor Post-Publication Changes to the Oxford Local Plan 2036;
- Schedule of proposed Main Modifications to the Oxford Local Plan 2036.



Also enclosed is an encrypted memory stick that contains electronic copies of:

- Proposed Submission draft Oxford Local Plan 2036
- Proposed Policies Map
- Copies of all duly made representations (non-redacted versions);
- Consultation Statement incorporating the Statement of Representations Received and Summary of Main Issues (Regulation 22(c));
- Sustainability Appraisal Report
- Habitat Regulations Assessment;
- Equalities Impact Assessment
- Oxford's Statement of Community Involvement;
- Background Papers
- Additional evidence documents .

Together, these documents comprise the Core Document Library for the examination. All these documents are referenced and labelled as such, and an index is also enclosed.

Please note that Oxford City Council is intending to submit a Community Infrastructure Levy draft Charging Schedule for examination shortly after the Local Plan submission. The draft Charging Schedule needs to be considered at Oxford City Executive Board and submitted thereafter. Consultation has already taken place and we anticipate this submission to be within 2 to 3 months from now

We would also like to flag up that we intend to update a small part of our evidence base in relation to the housing trajectory. It has not been possible to incorporate these updates due to the submission date required by the Oxfordshire Housing and Growth Deal, which is to submit the plan before April 2019. This has meant we were unable to incorporate data from the 2018/19 monitoring year prior to submission. Before examination hearings we will write to the Inspector with an updated housing trajectory to incorporate the latest information on completions and commitments as at 31 March 2019 and updated information on the future delivery profile for sites within the trajectory. As part of this, the City Council need to incorporate the now confirmed nationally prescribed ratio of communal accommodation (student only households and other communal accommodation) set out in the Housing Delivery Test. This ratio is different to that which has previously been applied in Oxford. To ensure consistency between our housing capacity target and the calculation of the annual Housing Delivery Test, we consider we need to apply the national ratios (a ratio of 2.5 for student only communal accommodation and 1.8 for other communal accommodation).

These updates will need to be reflected in the Housing and Economic Land Availability Assessment and may also need to be reflected in Policy H1 of the Local Plan. This is to provide the most up to date position for the Inspector prior to hearings and also reflect changes to the deliverability definitions in the NPPF (published in February 2019) and the approach to counting communal accommodation in the Housing Delivery Test.

Finally we would like to draw your attention to the fact that the City Council is currently considering a review of the Central Conservation Area boundary in accordance with Section 69 Planning (Listed Buildings and Conservation Areas) Act 1990. A consultation was held on options in February 2019. At this point, a decision has not been made, however it is possible that at some point, either prior or during the examination hearings, a change to the boundary may be made. We will raise this matter with the Inspector, and any implications for the Plan which may follows, when any change is confirmed.



**Examination hearing details:**

**Preferred start date for examination hearing:** We are keen to progress with the hearings at the earliest opportunity. PINS have previously advised that the examination hearing should occur at around Week 14 of the examination period if a pre-hearing meeting is required, or week 10 if the Inspector considers that a PHM is not required. On this basis and considering the desire to avoid the summer holidays, we would suggest a preferred start date:

- week commencing **2<sup>nd</sup> September 2019**

**Duration of hearing:** We currently estimate the hearing will last for **up to 16 full day sessions**.

**Venue for hearing:** The hearing venue is likely to be **Oxford Town Hall**, St Aldate's, Oxford, OX1 1BX, dependent on the dates of hearings. If the Town Hall is not available another suitable venue in Oxford city centre will be found.

**Programme Officer:** The Programme Officer has been appointed; his name and contact details are as follows:

Ian Kemp  
16 Cross Furlong  
Wychbold  
Droitwich Spa  
Worcestershire  
WR9 7TA  
Telephone: 01527 861 711  
Mobile: 07723 009 166  
[ikemp@icloud.com](mailto:ikemp@icloud.com)

Please contact the Planning Policy team if you require any further information.

Yours sincerely



Adrian Arnold  
**Interim Head of Planning Services**



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IN PEOPLE

