

Inspectors' responses to Council documents OCC.1.AB and OCC.2

Covering note

The accompanying two documents set out our responses to the above two documents from the Council. In those documents, we offer comments on whether the Council's suggested modifications are acceptable or whether further development is required.

In summary, our conclusions are as follows.

Proposed policies and changes for which acceptable modifications have been put forward by the Council

Car parking

Employment sites

Policy H10: Accessible and adaptable homes

Policy RE4: Sustainable drainage, surface water and groundwater flow

Policy G2: Protection of biodiversity and geodiversity

Policy G3: Green Belt

Policy DH2: Views and building heights

Policy DH3: Designated heritage assets

Policy DH4: Archaeological remains

Policy DH5: Local Heritage Assets

Policy DH6: Shopfronts and signage

Policy M1: Prioritising walking, cycling and public transport

Policy M2: Assessing and managing development

Policy M3: Motor vehicle parking

Policy M5: Cycle parking

Policy V1: Ensuring the vitality of centres

Policies V2 to V6: Shopping frontages in the city centre / The Covered Market / District and Local Shopping Frontages / Sustainable tourism / Cultural and social activities

Policy V7: Infrastructure and cultural and community facilities

Policy V8: Utilities

Policy SP1: Sites in the West End

Areas of Change

Policy SP19: Land surrounding St Clement's Church

Policy SP48: Nielsen, London Road (Thornhill Park)

Policy SP49: Old Power Station

Policies for which the Council's suggested modifications are broadly acceptable, but which require further small changes

Policy H15: Internal space standards

Policy RE6: Air Quality

Policy RE7: Managing the impact of development

Paragraph 6.10: High quality design and placemaking (regarding public art)

Policies SP24 to SP31: Sites released from the Green Belt (but note that Green Belt will be a topic at the hearings)

Policies for which the Council's suggested modifications require further development, or for which a modification needs to be formulated

Policy E2: Teaching and research

Policy H8: Provision of new student accommodation

Policy G5: Outdoor sports

Policy SP17: Government Buildings and Harcourt House

Policies, or parts of policies, that will need to be deleted in the interests of a sound plan (some of these should be read in conjunction with modifications to other policies)

Policy H2(a)(ii): The affordable housing element on small sites

Policy E3: New academic or administrative floorspace for private colleges / language schools (accompanied by a significant modification to Policy E2)

Policy E4: Securing opportunities for local employment, training and businesses

Policy G7: Other green and open spaces (accompanied by a significant modification to Policy G5)

SP64: Wolvercote Paper Mill (agreed deletion)

We will shortly be producing guidance for the hearings, including the matters and issues to be discussed. These will include important issues

such as the housing requirement, urban capacity and Green Belt release as well as other key topics. They may also include soundness issues relating to the policies' approach to the balance and flexibility of land uses, negative and restrictive wording, and the approach to the retention and loss of open space, such as those arising from the following policies.

Policies H3 Employer-linked affordable housing; SP34, SP39, SP41, SP42, SP44, SP52, SP53, SP62, SP65, SP66: Canalside land / Former Iffley Road Playing Fields / Jesus College Sports Ground / John Radcliffe Hospital Site / Lincoln College Sports Ground / Oxford Stadium / Oxford University Press Sports Ground / Valentia Road site (although we would prefer the issues to be resolved beforehand in a SoCG) / Bayards Hill Primary School playing fields / William Morris Close Sports Ground.