

COUNCIL'S DRAFT SCHEDULE OF PROPOSED MAIN MODIFICATIONS

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CHAPTER 2					
Policy E1: Employment Sites					
Local Plan		23-25	2.2 - 2.3, and 2.9 - 2.10	<p>2.2. The report concluded that the majority <u>of</u> employment demand during the plan period will be for B1 floorspace. This reflects the findings from previous economic studies and the views of property agents secured through the assessment.</p> <p>2.3 The need for more employment floorspace over the plan period emphasises the strong need to protect existing employment sites. Oxford is a very tightly constrained city and the competing demands on the limited land supply are strong, not least for housing. The <u>Development Plan</u> Local Plan includes one additional employment site at Northern Gateway, as detailed in the Northern Gateway Area Action Plan. Additional employment land could be provided through the intensification of uses at existing employment sites including Osney Mead, Unipart, and the BMW Mini plant. There is some remaining land allocated for employment uses at both Oxford Business Park and the Science Park.</p> <p>...2.9 Category 3 sites mainly comprise smaller sites and those not performing as well as Category 2 sites, for example because they are not as well located, or because they do not perform such an important economic function, nor are likely to be able to in the</p>	Deletions and amendments at request of the Inspectors to ensure a sound plan.

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				<p>future. Should these sites become available for redevelopment, they <u>should be considered for housing</u> will be first required to explore the potential for other employment uses, and then subject to criteria to explore alternative uses in order to help deliver the broader aims and strategy of this Local Plan.</p> <p>2.10 B8 warehousing uses can be helpful in supporting local employers in sectors such as manufacturing. However, they typically have a low job density and do not make efficient use of land which is particularly important given the shortage of land in Oxford. Some B8 uses are essential for Oxford to ensure that important employers are able to maintain their supply chain; for example with BMW-Mini/Unipart. Where a B8 use may be redeveloped for housing development does not have this strong link to the wider economy and does not represent the most efficient use of land, it will be encouraged to convert and intensify into other employment uses (B1, B2) with a greater worker density. New B8 uses will only be allowed in exceptional circumstances where there is a <u>specific link to a Category 1 site</u>. particular locally identified need.</p>	

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Local Plan		25	Policy E1	<p>Planning permission will be granted for the intensification, modernisation and regeneration of any employment site if it can be demonstrated that the development: i) allows for higher density development (with more employment floorspace and jobs per hectare) that seeks to make the best and most efficient use of land; and ii) does not cause unacceptable environmental impacts and effects.</p> <p>Employment categories:</p> <p><u>Category 1 and 2 employment sites are listed in Appendix 2.1 and 2.2, and Category 1 employment sites are shown on the Policies Map. All other employment sites are Category 3 employment sites.</u></p> <p>Category 1 sites</p> <p>Planning permission will not be granted for development that results in any loss of employment floorspace on Category 1 sites. No other non-employment uses will be permitted on Category 1 sites except:</p> <p>a) residential development for staff linked to the employer (where this is permitted under Policy EH3); or</p> <p>b) other uses provided that they support directly the main economic function of the site; or c)s</p> <p><u>Start-up or incubator businesses will also be supported,</u> if it can be demonstrated that they will</p>	Deletions and amendments at request of the Inspectors to ensure a sound plan.

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				<p>not cause any negative impact on the main economic function of the site</p> <p>Category 2 sites</p> <p>Planning permission will not be granted for development that results in the loss of employment floorspace on Category 2 sites, except where:</p> <p>cd) the redevelopment creates new housing or community use; and</p> <p>de) the number of employees in B class uses on the site when the site was at full capacity is retained; and</p> <p>ef) more efficient use of land can be demonstrated.</p> <p>Category 3 sites</p> <p>Planning permission will only be granted for the loss of any employment floorspace on Category 3 sites to residential development subject to the following criteria:</p> <p>g) the site or building is no longer suitable for its existing business use owing to its changing operational needs; and</p> <p>h) no other future occupiers can be found through the production of evidence to show the premises or site has been marketed unsuccessfully both for its present use and for potential modernisation or regeneration for alternative employment-generating uses, including start-up businesses or local community uses, for a period of at least 6</p>	

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				<p>months (see Appendix 2.3 for details of the marketing evidence expected).</p> <p><u>Proposals for residential development on Category 3 employment sites will be assessed by a balanced judgement which will take into account the following objectives:</u></p> <p><u>f) the desirability of meeting as much housing need as possible in sustainable locations within the city;</u> <u>g) the need to avoid loss of or significant harm to the continued operation or integrity of successful, and/or locally-useful, or high-employment businesses and employment sites, and to avoid impairing business operations through the juxtaposition of incompatible residential uses;</u> <u>h) the essential importance of creating satisfactory residential living conditions and a pleasant residential environment with a sense of place, connected by safe walking routes to shops, schools, open space, community facilities and public transport; and</u> <u>i) the desirability of achieving environmental improvements such as remediation, planting, biodiversity gains, sustainable development forms, improvements in highway conditions and the improvement of living conditions for existing residents.</u></p> <p><u>Approach to B8 uses and car showrooms in Oxford</u></p>	

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				<p>Planning permission will <u>only</u> be granted for <u>new or expanded B8 uses</u> the loss of B8 space (on any category site), <u>where it can be shown that the B8 use is essential to support the operational requirements of a Category 1 employment site but not otherwise</u>. Planning permission will also be granted for the loss of B8 space (on any category site) where it is not essential to support a Category 1 employment site. is not essential to supporting a Category 1 employment site, for the following uses in priority order:</p> <p>i) if it can be demonstrated that there is no demand for other B1 and B2 employment uses and other non-residential uses that support the local economy or community (through the production of evidence to show the premises or site has been marketed unsuccessfully for its present use);</p> <p>j) if it is proposed for housing.</p> <p>Beyond this approach <u>In all cases the suitability of the proposed use will be assessed against the site specific circumstances.</u></p> <p><u>Planning permission will be granted for redevelopment of an existing car showroom for housing where the site is considered suitable for such an alternative use.</u></p>	

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Policy E2: Teaching and Research					
Local Plan		26-27	2.15	<p>The City Council is committed to supporting the sustainable growth of the two universities and thus maximising the related economic, social and cultural benefits which they bring to Oxford. Due to the limited availability of land and the competing demands for development sites in the city, it is important that the universities are encouraged to focus growth on their own sites; both institutions have indicated that they have the potential to deliver more of their own needs through redevelopment. <u>In addition to the universities and schools in Oxford, the city also has a large and established market in other forms of education provision; the Oxford name attracts potential students from across the world. There are a large number and wide range of language schools and 8 private colleges in Oxford.</u> It is also important that their growth and impacts <u>of these educational institutions</u> is are managed, in particular any associated growth in student accommodation (see Policy H8: Provision of new student accommodation and Policy H9: Linking the delivery of new university academic facilities to the delivery of university provided residential accommodation). Unchecked growth in student numbers without provision of student accommodation would have a detrimental impact on the availability and price of homes for the general population. <u>The policy requires that any additional student accommodation need created is</u></p>	Amendments at request of Inspectors to ensure a sound plan

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				<u>matched by a corresponding provision of suitable student accommodation. This will not necessarily be purpose built student accommodation; use of university accommodation out of term time and homestay accommodation may also be suitable for some institutions.</u>	
Local Plan		27	Policy E2	<p><u>Planning permission will be granted to support the growth of the hospitals, through the redevelopment and intensification of their sites in Headington as set out in the site allocations, including to increase their teaching and research function.</u></p> <p><u>Applications for all new education, teaching and academic institutional proposals (other than the expansion of schools providing statutory education) should clearly demonstrate how they support the objectives of and accord with the wider policies of this development plan.</u></p> <p><u>Planning permission will only be granted for new or additional academic or administrative floorspace for educational institutions if it can be demonstrated that Policy H9 is met or, where this policy does not apply, that a suitable form of student accommodation for all students will be provided, with controls in place to ensure that the provision of accommodation is in step with the expansion of student places.</u></p> <p>In particular, planning permission will be granted to support the growth of the University of Oxford</p>	Amendments at request of Inspectors to ensure a sound plan

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				<p>through the redevelopment and intensification of academic and administrative floorspace on existing University of Oxford and college sites.</p> <p>Planning permission will be granted to support the growth of Oxford Brookes University through the redevelopment and intensification of academic and administrative floorspace on their existing sites at Headington Hill and Gipsy Lane.</p> <p>The expansion of both universities must be accompanied by the provision of student accommodation as necessary and in accordance with Policy H8.</p> <p>Planning permission will be granted to support the growth of the hospitals, through the 9 redevelopment and intensification of their sites in Headington as set out in the site allocations, including to increase their teaching and research function.</p>	
Policy E3: New academic or administrative floorspace for private colleges/language schools					
Local Plan		28	lii	iii New academic or administrative floorspace for private colleges/ language schools	Deletion at request of the Inspectors to ensure a sound plan

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Local Plan		28	2.17	In addition to the universities and the schools in Oxford, the city also has a large and established market in other forms of education provision; the Oxford name attracts potential students from across the world. There are a large number and a wide range of language schools and private colleges in Oxford; many of these are located in the city primarily to use the 'Oxford' brand and do not necessarily have an operational need to be in Oxford. The 2017 report by Cambridge Centre for Housing and Planning Research found that 37% of all students in Oxford are at various non-university institutions. The private colleges and language schools that responded to the survey (55% of identified institutions) gave their maximum likely number of students they have on courses at any one time. This added up to 20,892 students, although many of these students are on very short courses (such as those on summer language courses).	Deletion at request of the Inspectors to ensure a sound plan
Local Plan		28	2.18	Such institutions offer some economic benefit to the city in that they are direct employers (albeit in many cases this is short-term seasonal work) but the economic impact and contribution to the economic objectives of the Local Plan is much more limited than that of the two universities in that they are only language teaching establishments. Many premises in these uses have a low employment density and therefore do not make very efficient use of land. There has been significant growth in the number and size of such language schools, private	Deletion at request of the Inspectors to ensure a sound plan

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				colleges and their student accommodation since 2012.	
Local Plan		28	2.19	Students at private colleges and languages schools often require purpose built student accommodation which reduces opportunities available for accommodation for those who need general housing or student accommodation for one of the two universities.	Deletion at request of the Inspectors to ensure a sound plan
Local Plan		28	2.20	For these reasons and the severe shortage of land in Oxford, the Local Plan takes a strict approach to restrict any further growth of these institutions to allow opportunities to be directed to meeting more pressing needs, such as housing, student accommodation for the Universities or B1 uses.	Deletion at request of the Inspectors to ensure a sound plan
Local Plan		28	2.21	The approach allows for, and will encourage, existing language schools and private colleges to make more efficient use of their current floorspace. The ability also remains for summer schools to use university floorspace out of term time.	Deletion at request of the Inspectors to ensure a sound plan

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Local Plan		28	2.22	<p>With regard to this policy restriction on growth there are exclusions for specific reasons.</p> <p>–The City of Oxford College is excluded as it provides state-funded further education to local people including sixth form, vocational courses, apprenticeships and supports young people who are not in education employment or training (NEETS). This a vital role in Oxford’s economy in that it enables the provision of additional educational opportunities for secondary school age pupils in the context of the current under performance of secondary education in Oxford.</p> <p>–Ruskin College is excluded due to its unique social benefits in providing vocational degrees, apprenticeships and access programmes for adults with few or no qualifications seeking to change the lives of those who need a second chance in education.</p> <p>–Independent schools and boarding schools are also excluded as they provide primary and secondary education.</p>	Deletion at request of the Inspectors to ensure a sound plan
Local Plan		28	footnote 7	<p>Examples of types of Language Schools, Private Schools and Colleges include: Further Education Colleges; Adult Learning Colleges; Higher Education Colleges; Independent Schools; Summer Language Schools; Term-time language Schools; University Preparation Colleges; Private Tutorial Colleges; Schools for International Students; and Independent Preparatory Schools. This excludes schools.</p>	Deletion at request of the Inspectors to ensure a sound plan

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Local Plan		29	E3	<p>Planning permission will not be granted for new or additional academic floorspace for private colleges on sites not currently used as a private college on 1 January 2018.</p> <p>Planning permission will only be granted for new or additional academic or 14trenches14ion14 floorspace on existing private college sites if the proposal does not result in:</p> <ul style="list-style-type: none"> a) a net loss of B1 floorspace or floorspace that could potentially be used for B1; or b) a net loss of residential accommodaiton or floorspace that could potentially be used for residential accommodation; or c) an increased need for student accommodation in addition to that already provided in Oxford. <p>In addition it must be demonstrated that the new development has a clear and direct contribution to all four economic objectives of the Local Plan:</p> <ul style="list-style-type: none"> –To build on Oxford's economic strengths as a global centre for research, learning and health care –To remain at the heart of the Oxfordshire economy as an important contributor to the national economy in its key strenghts in the knowledge intensive businesses (such as education, health, science, and technology, and as a leading environmental city –To reduce inequalities across Oxford, particularly in health and education –To provide a diverse range of employment opportunities to meet the needs of the city's businesses and residents, allowing Oxford to grow 	Deletion at request of the Inspectors to ensure a sound plan

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				<p>and function sustainably, and with a skilled workforce ready to fill the employment opportunities that arise"</p> <p>The following institutions are exempt from the requirements of this policy:</p> <ul style="list-style-type: none"> –City of Oxford College (Activate Learning); and –Ruskin College; and –Independent schools providing statutory primary and secondary education <p>The City Council will support the appropriate growth of these institutions through the expansion or modernisation of their existing allocated sites.</p>	
Policy E4: Securing opportunities for local employment, training and businesses					
Local Plan		30	2.23-2.24	<p>2.23 - New development offers a significant opportunity to secure real benefits for the local community beyond those directly related to the use provided. The construction phase of a development offers the chance for local people to be employed in the building industry; Community Employment Plans (CEPs) Employment and Skills Plans (ESPs) linked to legal agreements can make provision for example for apprenticeships and training or links to local schools and colleges. Similar mechanisms can be used to secure commitment from the developer to procuring material and labour locally, keeping the income in the local community which then gets recycled in local shops and services. This approach can also be extended into the operational phase of</p>	Deletions and amendments at request of the Inspectors to ensure a sound plan.

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				<p>development with agreements to secure a proportion of the longer-term workforce or supply chain locally for example. Another option is to commit to paying employees the Oxford Living Wage and only using contractors who pay this higher level than the National Living Wage.</p> <p>2.24 - The City Council is keen to make sure that every opportunity to secure community employment training and procurement benefits from new development is explored and pursued where possible. <u>Thus, applicants are encouraged to submit an ESP alongside all major development proposals. ESPs</u> Much of this will <u>should</u> be employer-led and the approach taken will vary according to the size of the scheme, the type of development, and the long-term ownership/ management regime. Community Employment Plans <u>Employment and Skills Plans</u> have an important role in securing the opportunities that arise from new development. These issues should be considered in all major developments; and the City Council will require information demonstrating the applicants approach alongside planning applications. The level of detail and commitment to such social clauses will vary according to the scale and type of development. Where appropriate the City Council will secure these commitments through a legal agreement. The City Council supports the growth of social enterprises and co-operatives.</p>	

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Local Plan		31	E4	<p>Policy E4: Securing opportunities for local employment, training and businesses Planning permission will only be granted for development over 45 residential units or 1,000m² non-residential floorspace where it is accompanied by detailed information demonstrating that the applicants can secure the opportunities for:</p> <ul style="list-style-type: none"> a) Securing constructions jobs for local people b) Providing construction apprenticeship opportunities c) Linking with local schools and colleges d) Procuring a proportion of construction materials locally e) Securing jobs for local people in the operational phase f) Procuring a proportion of on-going supply chain needs locally g) Paying all employees (other than apprenticeships) the Oxford Living Wage h) Only using contractors who commit to paying the Oxford Living Wage i) Other social clauses as appropriate to the development <p>The City Council will secure these commitments through the use of legal agreements.</p>	Deletion at request of the Inspectors to ensure a sound plan

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CHAPTER 3

Policy H2: Delivering affordable homes

Local Plan		38	3.18	<p>3.18 The City Council recognises the role of small-scale house builders in delivering new homes in Oxford, and the importance of small sites to the supply of new housing, the majority of which are sites of less than 10 homes due to the urban and constrained nature of sites in Oxford. The City Council has tested its approach, including undertaking viability study to assess the level of affordable housing contribution that could reasonably be required from new residential developments. This has shown that the affordable housing requirements, as set out in the policy to be viable (in light of all other policy requirements), including the contributions required from smaller developments. Owing to Oxford's significant need for affordable housing and because the majority of Oxford's housing is delivered from small sites, contributions will be required from sites of 4-9 units. These sites have made significant contributions to delivering affordable housing, and they will be needed in future to help deliver affordable housing.</p>	Deletion at request of the Inspectors to ensure a sound plan.
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Local Plan		39	H2	<p>Planning permission will only be granted for residential development if affordable homes are provided in accordance with the following criteria:</p> <p>a) Contributions from self-contained residential developments (C2 and C3, including retirement homes, sheltered housing, but excluding student accommodation and employer-linked housing)</p> <p>i) Affordable housing from larger sites Where sites* have a capacity for 10 or more homes (gross) or exceed 0.5ha, a minimum of 50% of units on a site should be provided as homes that are truly affordable in the context of the Oxford housing market (defined in the Glossary). At least 40% of the overall number of units should be provided as on-site social rented dwellings. The remaining element of the affordable housing may be provided as intermediate forms of housing provided that they are affordable in the Oxford market. The affordable homes must be provided as part of the same development (“on-site”) to ensure a balanced community. Where affordable housing is provided on-site it should incorporate a mix of unit sizes (see policy H4 on housing mix).</p> <p>ii) Affordable homes through financial contributions from smaller sites: Where sites* have a capacity of 4-9 homes (gross), a financial contribution will be sought towards the provision of affordable housing elsewhere in Oxford. The contribution will be</p>	Deletion and amendments at request of the Inspectors to ensure a sound plan.

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				<p>equivalent to 15% of the gross development value (see Appendix 3.1).</p> <p>* site area includes everything within the red line boundary of the planning application, which may include existing properties which are being materially altered.</p> <p>b) For new student accommodation of 20 student units (or 4 or more self-contained student units), a financial contribution should be secured towards delivering affordable housing elsewhere in Oxford. The contribution will be calculated using the formula in Appendix 3.2. Alternatively, the affordable housing contribution can be provided on-site where both the City Council and the applicant agree that this provision is appropriate. For mixed-use developments of student accommodation with general housing a pro-rata approach will be used to determine whether a contribution is required, and how much this should be.</p> <p>If an applicant can demonstrate particular circumstances that justify the need for a viability assessment, and through an open book exercises, demonstrate the affordable housing requirement to be unviable, a cascade approach should be worked through with the City Council until development is viable as set out in Appendix 3.13 PPG Para 7.</p> <p>Across all types of development, where the number</p>	

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				<p>of dwellings proposed falls below the 19 relevant thresholds set out above to require affordable housing, the Council will consider whether or not the site reasonably has capacity to provide the number of dwellings that would trigger a requirement to make a contribution towards affordable housing. This is to ensure that developers may not circumvent the policy requirement by artificially subdividing sites or an inefficient use of land.</p> <p>This policy will apply to all types of residential development including conversions and changes of use.</p> <p>* See Appendix 3.3 for more details</p>	

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Policy H8: Provision of new student accommodation					
Local Plan		50	Para 3.49	<p>It is important that student accommodation is well managed such that it results in no unacceptable impact on amenity for local residents, including through any increase in cars brought into an area. Only operational and disabled parking should be provided for new student accommodation. Operational parking should be available for students and their families, for a limited period, arriving and departing at the start and end of semesters or terms. Appropriate management controls will be secured, <u>including that student housing will be excluded from the schedule of streets in the statutory instrument that creates the Controlled Parking Zone so that students cannot apply for parking permits.</u> an undertaking that students do not bring cars to Oxford. The City Council will seek management controls to be secured by planning conditions or obligations which commit the operator to getting an undertaking from their tenants, which will be monitored and enforced by the landlord.</p>	Deletion and amendments at request of the Inspectors to ensure a sound plan.

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Local Plan		50	H8	<p>Planning permission will only be granted for student accommodation in the following locations:</p> <ul style="list-style-type: none"> • on or adjacent to an existing* university or college campus or academic site, or hospital and research site, and only if the use during university terms or semesters is to accommodate students being taught or conducting research at that site; or • In the city centre or a district centre; or • On a site which is allocated in the development plan to potentially include student accommodation. <p>Planning permission will only be granted for student accommodation if:</p> <p>a) student accommodation will be restricted in occupation to fulltime students enrolled in courses of one academic year or more, <u>subject to the provisions of criterion e below</u>; and</p> <p>b) new student accommodation (other than accommodation developed by an institution on a campus site) will be restricted in occupation in perpetuity to students attending the University of Oxford, Ruskin College or Oxford Brookes University; and</p> <p>be) for developments of 20 or more bedrooms, the design includes indoor communal amenity space for students to gather and socialise; and</p> <p>cđ) a management regime has been agreed with the City Council that will be implemented on first occupation of the development (to be secured by a planning obligation); and</p>	Deletion and amendments at request of the Inspectors to ensure a sound plan.

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				<p>de) the development complies with parking standards that allow only operational and disabled parking, and the developer undertakes and provides a mechanism to prevent residents from parking their cars anywhere on the site, and anywhere in Oxford (unless a disabled vehicle is required), which the developer shall thereafter monitor and enforce; and</p> <p>ef) a management strategy is agreed if it is intended there will be occupants other than students of the named institutions outside of term times.</p> <p>Planning permission will not be granted for developments that would lead to the loss of student accommodation unless new student accommodation is available for occupancy, within a reasonable and acceptable timeframe, by students of the same university or institution. New accommodation should be equivalent in amount, mix and affordability to the rooms being lost.</p> <p>*An existing university or college campus or academic site is one that exists at the time the Plan is adopted.</p>	

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Policy H10: Accessible and adaptable homes					
Local Plan		52	H10	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>of 20 or more dwellings that include on-site affordable housing where the City Council is responsible for nominations</u> of 4 or more dwellings should be provided to Category 3 standards or at least 1 dwelling for sites below 20 units.	Deletion and amendment at request of the Inspectors to ensure a sound plan
Policy H15: Internal space standards					
Local Plan		58	Para 3.69	The government introduced a nationally described space standard in March 2015. Local authorities now have the option to adopt the nationally described space standards, or have no space standard at all; space standards cannot be set locally. The City Council has carefully considered the local need for space standards and the viability impact of taking such an approach and decided to adopt the nationally described standards. <u>In addition minimum bedroom sizes for HMOs are governed by the Licensing of Houses in Multiple Occupation (Mandatory Conditions of Licences) (England) Regulations 2018.</u>	Amendment at request of the Inspectors to ensure a sound plan
Local Plan		58-59	H15	Planning permission will only be granted for new dwellings that provide good quality living accommodation for the intended use. All proposals for new build market and affordable	Deletion at request of the Inspectors to ensure a sound

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				<p>homes (across all tenures) must comply with the MHCLG's Technical Housing Standards – Nationally Described Space Standard Level12.</p> <p>The standards for bedroom sizes and dimensions will be applied to new-build HMOs and other communal accommodation including extra care housing and student accommodation.</p> <p>For properties converted to HMO, bedroom sizes should be in accordance with the Government's mandatory minimum room sizes for licensed HMO13.</p>	plan.

CHAPTER 4					
Policy RE1: Sustainable design and construction					
Local Plan		61	4.1	4.1 The City Council aims to tackle the causes of climate change by ensuring developments use less energy and assess the opportunities for using renewable energy technologies. The City Council is committed to exceed an 80% a 100% reduction in total carbon dioxide emissions produced in the City by 2050 from 1990 levels to limit climate change.	Deletion and amendment required in order to ensure a sound plan
Local Plan		62	4.4	4.4 The local plan supports the monitoring on schemes (threshold 5+ dwellings or 1,000m ²) of development proposals in the form of post construction testing in order to improve our understanding of these issues and also to ensure	Deletion and amendment required in order to ensure a sound plan

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				that performance standards are linked to as-built performance.	
Local Plan		63	RE1	<p>This schedule includes the suggested modification to Policy RE1 that was set out within OOC.1L in response to Question 12 of the Inspectors initial questions. No further comments were made or questions asked to date on this and it was not listed in the covering note to IC.1C and IC.2A. The council were unsure if it was agreed so if it is not it would need to be removed from this schedule.</p> <p>Policy RE1: Sustainable design and construction Planning permission will only be granted where it can be demonstrated that the following sustainable design and construction principles have been incorporated, where relevant:</p> <ul style="list-style-type: none"> a) Maximising energy efficiency and the use of low carbon energy; b) Conserving water and maximising water efficiency; c) Using recycled and recyclable materials and sourcing them responsibly; d) Minimising waste and maximising recycling during construction; e) Minimising flood risk including flood resilient construction; f) Being flexible and adaptable to future occupier 	Deletion and amendment required in order to ensure a sound plan

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				<p>needs; and g) Incorporating measures to enhance biodiversity value.</p> <p><u>Energy Statements</u> <u>An Energy Statement will be submitted to demonstrate compliance with this policy on schemes of five more residential dwellings or 1000m2. The Energy Statement will include details as to how the policy will be complied with and monitored once installed.</u></p> <p>Carbon reduction in new-build residential developments (other than householder applications): Planning permission will only be granted for <u>development proposals for</u> new build residential <u>dwellinghouses or 1,000m2 or more of C2</u> and <u>(including student accommodation), C4 HMO or Sui Generis HMO floorspace</u> developments (or 25 student rooms or more) which achieve at least a 40% reduction in the carbon emissions from a code <u>2013 Building Regulations (or future equivalent legislation)</u> compliant base case. This reduction is to be secured through on-site renewable energy and other low carbon technologies (this would broadly be equivalent to 25% of all energy used) and/ or energy efficiency measures. The requirement will increase from <u>31 March</u> 2026 to at least a <u>50%</u> reduction in carbon emissions. After 31 March 2030 planning permission will only be granted for</p>	

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				<p><u>development proposals for new build residential dwellinghouses or 1,000m2 or more of C2 (including student accommodation), C4 HMO or Sui Generis HMO floorspace residential and student accommodation (25 or more non self-contained student rooms) development that is <u>are</u> Zero Carbon.</u></p> <p>An Energy Statement will be submitted on schemes of five or more residential dwellings or 1,000m2. The Energy Statement will include details as to how the policy will be complied with monitored once installed.</p> <p>Carbon reduction in new-build non-residential developments <u>schemes of over 1000m2 or more:</u> Planning permission will only be granted for non-residential development proposals that meet BREEAM excellent standard (or recognised equivalent assessment methodology).</p> <p>Planning permission will only be granted for development proposals <u>over of 1,000m2 or more</u> which achieve at least a 40% reduction in the carbon emissions compared with a code <u>2013 Building Regulations (or future equivalent legislation)</u> compliant base case. This reduction is to be secured through on-site renewables and other low carbon technologies and/ or energy efficiency measures. The requirement will increase from <u>31 March 2026</u> to at least <u>a</u> 50% reduction in carbon emissions.</p>	

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<p>The City Council will encourage the development of city wide heat networks. If a heat network exists in close proximity to a scheme it is expected to connect to it and this will count towards the development's carbon reduction requirements. Evidence will be required to demonstrate why connection to the network is not possible.</p> <p>Monitoring</p> <p>To ensure that the Council can monitor the effectiveness of renewable and low carbon technologies, <u>for the purposes of this policy</u>, non-residential, C2, and C4 and Sui Generis developments <u>of 1000m2 or more</u> will be required to install appropriate energy metering and monitoring equipment, and a Display Energy Certificate (DEC). The DEC would be secured by planning condition. <u>Planning obligations will require (through the production of a Display Energy Certificate), the applicant to provide annual energy consumption data to demonstrate the effectiveness of the carbon reduction measures proposed through the development.</u> DEC assessments must be made available to the Council for the three years after occupation and a DEC rating of A will be expected by the end of the three year period. C3 developments will be required to install appropriate energy metering (smart meters).</p> <p>Heat networks</p>	

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<p>The City Council will encourage the development of city wide heat networks. If a heat network exists in close proximity to a scheme it is expected to connect to it and this will count towards the development's carbon reduction requirements. Evidence will be required to demonstrate why connection to the network is not possible.</p> <p>Water efficiency – residential development: Proposals for new residential developments are to meet the higher water efficiency standards within the 2013 Building Regulations (or equivalent future legislation) Part G2 of water consumption target of 110 litres per person per day.</p> <p>Water efficiency – non-residential development: Proposals for non-residential development are to meet the minimum standard of four credits under the BREEAM assessment.</p>	
Policy RE4: Sustainable drainage, surface and groundwater flow					
Local Plan		69	RE4	Applicants must demonstrate that they compliance with have had regard to the SuDS Design and Evaluation Guidance SPD/TAN for minor applications and Oxfordshire County Council guidance for major applications.	Deletion and amendment at request of the Inspectors to ensure a sound plan

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Policy RE6: Air Quality					
Local Plan		71	RE6	<p>Planning permission will only be granted where the impact of new development on air quality is mitigated and where exposure to poor air quality is minimised or reduced.</p> <p>The exposure of both current and new occupants to air pollution during the development's operational and construction phases, and the overall negative impact that proposals may cause to the city's air quality, will be considered in determining planning applications. Where additional negative air quality impacts from a new development are identified, mitigation measures will be required to ameliorate these impacts.</p> <p>Sensitive uses including residential development, schools and nurseries should be located away from areas of poor air quality, with site layout designed to reduce impact and with any residual impact mitigated through air quality measures.</p> <p>Planning applications for major proposals (10 or more dwellings or 1000 square metres) <u>which would carry a risk of exposing individuals</u> are likely to expose residents to unacceptable levels of air pollution must be accompanied by an Air Quality Assessment (AQA).</p> <p>Where the Air Quality Assessment indicates that a</p>	Deletion and amendment at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<p>development would cause harm to air quality, planning permission will not be granted unless specific measures are proposed and secured to mitigate those impacts.</p> <p>Planning applications for proposals that involve significant demolition, construction or earthworks will also be required to submit a dust assessment as part of the AQA, to assess the potential impacts and health risks of dust emissions from those activities. Any appropriate site-specific dust mitigation measures will be secured as part of the Construction Management Plan (CMP).</p> <p>Further guidance on meeting the requirements of the policy is set out in the Oxford City Council's Air Quality Planning Application Guidance Note and the up to date IAQM guidelines which applicants are expected to follow.</p>	
Policy RE7: Managing the impact of development					
Local Plan		71	4.25-26	<p>vii. Managing the impact of development</p> <p>4.25 - Standards of amenity (the attractiveness of a place) are major factors in the health and quality of life of all those who live, work and visit Oxford. Oxford's constrained nature results in the close proximity of many uses. This, combined with the railway and major roads (A34 and the Ring Road), can result in noise, light and air pollution. RE7 seeks to ensure that standards of amenity are protected.</p>	Deletion and amendment at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<u>4.26 - Applicants must ensure that any transport impacts likely to occur as a result of the development are assessed and managed in compliance with Policy M2.</u>	
Local Plan		72	RE7	<p>Planning permission will only be granted for development that:</p> <p>a) ensures that the amenity of communities, occupiers and neighbours is protected; and</p> <p>b) does not have <u>unacceptable</u> unaddressed transport impacts affecting communities, occupiers, neighbours and the existing transport network; and</p> <p>c) provides mitigation measures where necessary.</p> <p>The factors the City Council will consider in determining compliance with the above elements of this policy include:</p> <p>d) visual privacy, outlook;</p> <p>e) sunlight, daylight and overshadowing;</p> <p>f) artificial lighting levels;</p> <p>g) transport impacts, including the assessment of these impacts within the Transport Assessments, Travel Plans and Delivery and Servicing Management Plans Policy T2;</p> <p>h) impacts of the construction phase, including the assessment of these impacts within the Construction Management Plans;</p> <p>i) odour fumes and dust;</p> <p>j) microclimate;</p> <p>k) contaminated land; and</p>	Deletion and amendment at request of the Inspectors to ensure a sound plan.

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				l) impact upon water and wastewater infrastructure	

CHAPTER 5					
Policy G1: Green and Blue Infrastructure Network					
Local Plan		75	5.4	Most of the city’s parks have a range of functions and are an important recreational resource. These are protected as part of the Green and Blue Infrastructure Network. Some <u>open</u> spaces have a specialist function that is protected, which might be biodiversity, <u>Green Belt</u> , allotments or open air sports. These sites might be in or outside of the Green and Blue Infrastructure Network. Policies G2, G3, G4, and G5 set out specific considerations in relation to these sites. <u>Any open space shown on the Policies map as protected by Policy G1, G2, G4 or G5 is considered to have public value and to meet the definition of open space set 4 out in the Glossary. The requirements of Policy G1 apply to all sites designated as such on the Policies map, even if they are also protected by G2, G3, G4 or G5.</u>	Amendments at request of the Inspectors to ensure a sound plan
Policy G2: Protection of biodiversity and geodiversity					
Local Plan		77	G2	Sites and species important for biodiversity and geodiversity will be protected. Planning permission will not be granted for any development that would have an adverse impact on sites of national or	Amendment at request of the Inspectors to ensure a sound

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				international importance (the SAC and SSSIs), and development will not be permitted on these sites, save where related to and required for the maintenance or enhancement of the site's importance for biodiversity or geodiversity. <u>Development proposed on land immediately adjacent to the SSSIs should be designed with a buffer to avoid disturbance to the SSSIs during the construction period.</u>	plan
Policy G3: Green Belt					
Local Plan		77	G3	Save where otherwise provided for within this Plan, <u>P</u> roposals for development in the Green Belt will be determined in accordance with national policy. Planning permission will not be granted for inappropriate development within the Green Belt, in accordance with national policy. The Green Belt Boundary is defined on the Policies Map.	Deletion at request of the Inspectors to ensure a sound plan.

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Policy G5: Outdoor Sports					
Local Plan		80	New para following 5.16	<u>Indoor sport and recreation facilities are also important to supporting the health and wellbeing of communities. Often these facilities are linked to outdoor facilities and help enhance their usefulness and capacity, for example changing rooms and pavilions. Indoor sport and leisure facilities are also protected pursuant to policy G5 unless they are shown to be surplus or are to be replaced. Some indoor sport and recreation facilities have a much wider community function. These facilities will be also be considered as community facilities and proposals relating to these will be considered under Policy V7.</u>	Amendment at request of the Inspectors to ensure a sound plan.

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
Local Plan		80	G5	<p>Outdoor sports facilities <u>Existing open space, indoor and outdoor sports and recreation facilities</u></p> <p>The City Council will seek to protect outdoor sports facilities <u>existing open space, sports and recreational buildings and land.</u></p> <p><u>Existing open space (not covered by Policies G1, G2, G3 and G4), indoor and outdoor sports and recreational facilities should not be lost unless:</u></p> <p><u>a) an assessment has been undertaken which has clearly shown the buildings and land to be surplus to requirements; or</u></p> <p><u>b) 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</u></p> <p><u>c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use</u></p> <p><u>Outdoor sports facilities:</u></p> <p>Where development will lead to the loss of an outdoor sports facility, proposals must compensate for this loss with improved provision in terms of quantity and quality. Consideration will be given to the need for different types of sports pitches as identified in the Playing Pitch Study. Any replacement provision should be provided in a</p>	Amendment and deletion at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<p>suitable location equally or more accessible by walking, cycling and public transport, and accessible to local users of the existing site where relevant.</p> <p>Outdoor Sports facilities are shown on the Policies Map.</p>	
Policy G7: Other green and open spaces					
Local Plan		81	v.ii, 5.19, and Policy G7	<p>vii. Other green and open spaces</p> <p>5.19 Most green and open spaces in Oxford are protected as part of the Green and Blue Infrastructure Network, for their biodiversity value, as allotments, as part of the Green Belt or for outdoor sport. However, there are some sites which do not meet any of the criteria for protection. Because of the exceptional need for development within Oxford it is appropriate to consider development proposals for these sites in exceptional circumstances, following the approach set out in Policy G7.</p> <p>Policy G7: Other green and open spaces Proposals for development on green and open spaces which are not protected by Policy G1 and which have not been allocated for development, must be accompanied by detailed information (in the Design and Access Statement or Planning Statement) demonstrating that: -a) there is an exceptional need for the development</p>	Deletion at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<p>that it can be demonstrated overrides the existing benefits it provides; and b) the development will bring benefits to the community, for example through delivery of community-led housing; and c) there are not suitable alternative sites where development could reasonably be located that would result in less or no harm; and d) the proposals will lead to improvements in biodiversity or amenity value; and e) consideration has been given to the layout of any proposed development in order to avoid impacts on biodiversity and any other important features of any green space within a development site, such as its contribution to townscape or the setting of a heritage asset; and f) any proposals adjacent to watercourses should demonstrate how the watercourse will be protected and promoted as part of the development.</p>	

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CHAPTER 6

i. High quality design and placemaking

Local Plan		89	Para 6.10	Public art is an excellent way to add interest, create a sense of place and provide a focal point. The public art could contribute to creating local distinctiveness, by saying something about the place it is in. It might reflect a historic use or event of the area, or the purpose of the new development. It can inject fun, quirkiness and a sense of personality. <u>The Council will work with developers to bring about the incorporation of public art into schemes where this is important to establish or reinforce a sense of place and identity.</u> Public art should not be seen as an embellishment of a scheme or appear as an add-on or afterthought. Rather, it should be part of design considerations from the start and integrated into the overall design concept. A developer will be expected to show how public art has been designed in at an early stage. A temporary piece, an event or a curated space might be accepted if they offer something worthwhile. Creating multi-functional public art might help to achieve a well-loved design, for example public art that can be used as seating. Details of the public art should be submitted with a planning application.	Amendment and deletion at request of the Inspectors to ensure a sound plan
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Policy DH2: Views and building heights					
Local Plan		93	DH2	...any design choice to design buildings to a height that would impact on character should be fully explained, and <u>regard should be had</u> to the guidance on design of higher buildings set out in the High Buildings Study TAN should be followed....	Deletion and amendment at request of the Inspectors to ensure a sound plan
Policy DH3: Designated heritage assets					
Local Plan		95	6.31	<u>... The council would be supportive of proposals that would improve upon the condition of heritage assets that are identified as being at risk of being lost as a result of neglect, decay or inappropriate development, as long as it can be demonstrated that there would be no resultant harm to their setting or their significance.</u>	Modification at request of Inspectors to ensure a sound plan
Local Plan		95	DH3	Planning permission <u>or listed building consent</u> will be granted for development that respects and draws inspiration from Oxford's unique historic environment (above and below ground), responding positively to the significance character and distinctiveness of the heritage asset and locality. <u>For in all planning decisions for planning permission or listed building consent</u> affecting the significance of designated heritage assets, great weight will be given to the conservation of that asset (including its setting where it contributes to significance <u>and to</u>	Deletion and amendments at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<p><u>the setting of the asset where it contributes to that significance or appreciation of that significance).</u> <u>An application for planning permission</u></p> <p>A planning application for development which would or may affect the significance of any designated heritage asset (including, where appropriate, its setting) <u>either directly or by being within its setting</u> should be accompanied by a heritage assessment that includes a description of the asset and its significance and an assessment of the impact of the development proposed on the asset's significance. As part of this process full regard should be given to the detailed character assessments and other relevant information set out any relevant conservation area appraisal and management plan.</p> <p>The submitted heritage assessment must include information sufficient to demonstrate:</p> <ul style="list-style-type: none"> a) an understanding of the significance of the heritage asset, including recognition of its contribution to the quality of life of current and future generations and the wider social, cultural, economic and environmental benefits they may bring; and b) that the development of the proposal and its design process have been informed by an understanding of the significance of the heritage asset and that harm to its significance has been avoided or minimised; and c) that, in cases where development would result in 	

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				<p>harm to the significance of a heritage asset, including its setting, the extent of harm has been properly and accurately assessed and understood, that it is justified, and that measures are incorporated into the proposal, where appropriate, that mitigate, reduce or compensate for the harm; <u>Substantial harm to or loss of grade II listed buildings, or grade II registered parks or gardens, should be exceptional. Substantial harm to or loss of assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.</u> Where a proposed development will lead to substantial harm to or loss of the significance of a designated heritage asset, planning permission <u>or listed building consent</u> will only be granted if:</p> <ul style="list-style-type: none"> i) the harm is necessary to achieve substantial public benefits that outweigh the harm or loss; and <u>or all of the following apply</u> ii) the nature of the asset prevents all reasonable uses of the sites; and iii) no viable use of the asset itself can be found in the medium term (through appropriate marketing) that will enable its conservation; and iv) conservation by grant funding or similar is not possible; and v) the harm or loss is outweighed by the benefit of bringing the site back into use; vi) a plan for recording and advancing understanding 	

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				<p>of the significance of any heritage assets to be lost, including making this evidence publicly available, is agreed with the City Council.</p> <p>Where a development proposal will lead to less than substantial harm to a designated heritage asset, this harm must be weighed against the public benefits of the proposal. <u>Clear and extensive</u> justification for this harm should be set out in full in the heritage assessment.</p> <p>Conservation areas are listed in Appendix 6.2 and defined on the Policies Map.</p>	
Policy DH4: Archaeological Remains					
Local Plan		98	DH4	<p>Within the City Centre Archaeological Area, on allocated sites where identified or elsewhere where archaeological deposits and features are suspected to be present (including upstanding remains), applications should include sufficient information to define the character, <u>significance</u> and extent of such deposits so far as reasonably practical. This information should generally include:</p> <p>a) a Heritage Assessment that includes a description...</p>	Deletion and amendments at request of the Inspectors to ensure a sound plan

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Policy DH5: Local Heritage Assets					
Local Plan		99	6.39	<p>The policy will ensure that heritage assets of local importance will be a material consideration when determining planning applications. Locally important heritage assets can be added to the list when they are identified. <u>The criteria for inclusion of the Oxford Heritage Asset Register are:</u></p> <ul style="list-style-type: none"> - <u>heritage interest that can be conserved and enjoyed; and</u> - <u>value as heritage to the character and identity of the city, or area, or community; and</u> - <u>a level of significance greater than the general positive characteristics of the local area.</u> <p>The policy sets out criteria describing a local heritage asset. If these criteria are met an asset can be added to the Oxford Heritage Asset Register following approval at a Planning Committee or City Executive Board. Assets can be nominated by members of the public or during the planning application process.</p>	Deletion and amendments at request of the Inspectors to ensure a sound plan
Local Plan		100	6.39	<p>Assets will be considered for inclusion on the Oxford Heritage Asset Register if they have:</p> <ul style="list-style-type: none"> - heritage interest that can be conserved and enjoyed; and - value as heritage to the character and identity of the city, or area, or community; and - a level of significance greater than the general positive characteristics of the local area. 	Deletion and amendments at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<p>Planning permission will only be granted for development affecting a local heritage asset <u>or its setting</u> (or setting of an asset) if it is demonstrated that the significance of the asset, and its conservation, has informed the design of the development proposed. <u>due regard has been given to the impact on the assets' significance and its setting and that it is demonstrated that the significance of the asset and its conservation has informed the design of the proposed development.</u> In determining whether planning permission should be granted for a development proposals, which affects (directly or indirectly) a local heritage asset (that is not designated), consideration will be given to the significance of the asset, <u>the</u> extent of impact on its significance, as well as the public benefits that may result from the development proposals. scale of any harm or loss to the asset as balanced against the public benefits that may result from the development proposals.</p>	
Policy DH6: Shopfronts and signage					
Local Plan		101	DH6	<p><u>Planning permission will only be granted for new or changed shopfronts and advertisement consent will only be granted for signage and other forms of advertisement</u> sign or canopy where the design, positioning, materials, colour, proportion and illumination are not detrimental to assets with heritage significance or visual or residential amenity, as demonstrated through the following criteria, all</p>	Deletion and amendments at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<p>of which should be met:</p> <p>a) the design responds to and positively contributes to the character and design of existing buildings and surroundings; and</p> <p>b) public safety would not be prejudiced; and</p> <p>c) visual pollution and clutter are avoided; and</p> <p>d) historic shop fronts are retained</p>	
Local Plan		100	6.43	<p>The policy approach will ensure that new or changed shopfronts that require planning permission (or listed building consent) and adverts and signs that require advertisement consent planning permission (or listed buildings consent) are of a design, size and materials that complement that character of buildings they are on and the surrounding public realm. The policy will ensure visual pollution and clutters are avoided and will help to maintain Oxford's historic shopfronts. Compromises may need to be made to 'corporate' designs in particularly sensitive areas to meet the requirements of the policy, for example internally illuminated box fascias and projecting signs will not be generally appropriate in conservation areas.</p>	Deletion and amendments at request of the Inspectors to ensure a sound plan

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CHAPTER 7					
Policy M1: Prioritising walking, cycling, and public transport					
Local Plan		106	M1	e) provides for accessible, conveniently located, secure cycle parking facilities (refer to Policy M5) in <u>both private and publicly-accessible locations</u> ; and Financial contributions <u>fairly and reasonably related to the development</u> will be sought towards the cost of new or improved bus services where <u>the direct impact of development would make such measures necessary</u> . existing services are not considered adequate.	Deletion and amendments at request of the Inspectors to ensure a sound plan
Policy M2: Assessing and managing development					
Local Plan		109	7.21	Developments must ensure Construction Management Plans (CMP set out how the impacts arising from construction work are managed. <u>Policy M2 sets out the requirements for a CMP.</u> These should <u>The CMP</u> should form part of the planning process.	Deletions and amendments at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
Local Plan		109	M2	<p>Transport Assessments must assess the multi-modal impacts of development proposals and demonstrate the transport measures which would be used to mitigate the development impact <u>to ensure:</u></p> <ul style="list-style-type: none"> <u>a) there is no unacceptable impact on highway safety;</u> <u>b) there is no severe residual cumulative impact on the road network</u> <u>c) pedestrian and cycle movements are prioritised, both within the scheme and with neighbouring areas</u> <u>d) access to high quality public transport is facilitated, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use</u> <u>e) the needs of people with disabilities and reduced mobility in relation to all modes of transport are addressed</u> <u>f) the development helps to create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;</u> <u>g) the efficient delivery of goods, and access by service and emergency vehicles is allowed for; and</u> <u>h) charging of plug-in and other ultra-low emission vehicles is enabled in safe, accessible and convenient locations.</u> <p>A Travel Plan, which has clear objectives, targets and a monitoring and review procedure, must be submitted for development that is likely to <u>generate</u></p>	Deletions and amendments at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<p><u>significant amounts of movement</u> have significant transport implications in accordance with the requirements in Appendix 7.2. <u>Travel Plans must help to support outcomes (a) to (h) set out above.</u></p> <p>Where a Construction Management Plan is provided this should set out how the construction phase of the development will be managed- <u>A Construction Management Plan must be provided for developments of:</u></p> <ul style="list-style-type: none"> - <u>20 dwellings or more;</u> - <u>500m² or more of non-residential floorspace; or</u> - <u>any size in a location where construction activities are likely to have a significant impact on the adjacent or surrounding road network.</u> <p><u>Construction Management Plans should set out how the construction phase of the development will be managed and in particular:</u></p> <p><u>Time of operations</u></p> <ul style="list-style-type: none"> - <u>Noise Operations</u> - <u>Abatement Noise Techniques</u> - <u>Monitoring Noise Levels</u> - <u>Vibration Levels</u> - <u>Dust Levels</u> - <u>Wheel washing arrangements</u> - <u>Rodent Controls</u> - <u>Community Liaison</u> - <u>Traffic management incl. deliveries and contractors vehicles</u> 	

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				- <u>Waste Materials</u>	
Policy M3: Motor Vehicle Parking					
Local Plan		110	Para 7.24	The City and County Councils are actively working towards covering the whole city with Controlled Parking Zones by 2036, if not earlier. The reduction of parking and car use within and around the city is essential if air quality is to be improved. In addition, to ensure that the fullest protection of the integrity of the Oxford Meadows SAC and to comply with the requirements of the Habitats Regulations Assessment, new residential development sites will need to be car free as set out in M3 and Appendix 7.3.	Deletion at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
Local Plan		111	M3	<p>...development* that is car-free.</p> <p>In all other locations, planning permission will only be granted where the relevant maximum standards set out in Appendix 7.3 are complied with.</p> <p>Need for disabled parking provision must be provided considered in all residential development in accordance with the standards set out in Appendix 7.3.</p> <p>Planning permission for non-residential redevelopments will only be granted if it is demonstrated that there will be no increase in parking provision.</p> <p>Planning permission for additional parking provision within new developments will only be granted for spaces that are designated for disabled people, car clubs or where it can be demonstrated that there are essential operational or servicing needs (identified in the supporting TA and TP).</p> <p><u>The parking requirements for all non-residential development, whether expansions of floorspace on existing sites, the redevelopment of existing or cleared sites, or new non-residential development on new sites, will be determined in the light of the submitted Transport Assessment or Travel Plan, which must take into account the objectives of this Plan to promote and achieve a shift towards</u></p>	Deletions and amendments at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<p><u>sustainable modes of travel. The presumption will be that vehicle parking will be kept to the minimum necessary to ensure the successful functioning of the development.</u></p> <p><u>In the case of the redevelopment of an existing or previously cleared site, there should be no net increase in parking on the site from the previous level and the Council will seek a reduction where there is good accessibility to a range of facilities.</u></p> <p><u>Where the proposal is for the expansion of an existing operation on an existing large site, a comprehensive travel plan should be submitted that looks at the development in the context of the whole site, and demonstrates that opportunities will be sought to enhance and promote more sustainable travel to and from the wider site. The travel plan will be kept under review to ensure that future opportunities to encourage a shift towards sustainable modes of travel are taken.</u></p> <p>*For the purposes of this policy, residential development includes C3 dwellings, C4 and Sui Generis, Houses in Multiple Occupation, and all C2 development (residential institutions).</p>	

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Policy M5: Cycle Parking					
Local Plan		114	M5	<p>Policy M5: <u>Bic</u>Cycle Parking</p> <p>Planning permission will only be granted for development that complies with or exceeds the minimum <u>b</u>icycle parking provision as set out in Appendix 7.3 <u>7.4</u>.</p> <p><u>Provision of bicycle parking lower than the minimum standards set out in Appendix 7.4 may be acceptable for new student accommodation that is located close to the institution where most of its occupants will be studying and/or where it is adequately demonstrated through a transport assessment that there is existing unused cycle capacity available, in appropriate locations and of an appropriate design standard on site, to accommodate the increased number of bedrooms.</u></p> <p><u>Bic</u>Cycle parking should be well designed and well located, convenient, secure, covered (where possible enclosed) and provide level, unobstructed external access to the street. <u>Bic</u>Cycle parking should be designed to accommodate an appropriate amount of parking for the needs of disabled people, <u>bicycle trailers, and cargo bicycles, as well as</u> and facilities for electric charging infrastructure.</p> <p>For new non-residential development, the City Council will seek the provision of showers and</p>	Deletions and amendments at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
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				<p>changing facilities in accordance with the thresholds and minimum standards set out in Appendix 7.4.</p> <p>Where opportunities to do so arise in relation to development, consideration should be given for the provision of space for storage of dockless bicycles.</p>	
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CHAPTER 8

Policy V1: Ensuring the vitality of Centres

Local Plan		116	V1	<p>Planning applications for retail and leisure development outside centres which are 350m² (gross) or more, must be accompanied by an 'impact assessment' and as part of such an assessment, demonstrate with evidence that there will be no adverse impact on the vitality and viability of the existing centres, and that good accessibility is available for walking, cycling and public transport.</p> <p><u>Sites allocated for retail development in section 9 (Areas of Change and Site Allocations) will be exempt from the requirement to comply with the retail impact assessment threshold.</u></p>	Modification at request of the Inspectors to ensure a sound plan
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Policy V2: Ensuring the Vitality of Centres					
Local Plan		117	V2	<p>c) Other town centre uses where the proposed development would not result in the proportion of units at ground floor level in A1 use falling below 60% of the total number of units in the Primary Shopping Frontage or below 40% of the total number of units in the rest of the Shopping Frontage and where the proportion of <u>Class A</u> units at ground floor level does not fall below 85% in the Primary Shopping Frontage or the rest of the Shopping Frontage, and in all cases where proposals for these other town centre uses:</p> <p>i) promote the diversity of and range of uses available to shoppers and visitors to the centre, enhancing their experience; and ii) promote an active street frontage both in terms of increasing footfall and retaining an active window display.</p> <p><u>It is also encouraged that proposals add to the diversity and range of uses available to shoppers and visitors to the centre, enhancing their experience.</u></p> <p>g) it promotes the diversity of and range of uses available to shoppers and visitors to the centre, enhancing their experience; and</p> <p><u>It is also encouraged that proposals add to the diversity and range of uses available to shoppers and</u></p>	Deletions and amendments at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<u>visitors to the centre, enhancing their experience.</u>	
Policy V3: The Covered Market					
Local Plan		118	V3	<p>c) Other <u>appropriate</u> town centre uses (<u>excluding for example offices (B1a) and hotels</u>) where the proportion of A1 does not fall below 50% of the total number of units within the Covered Market and where the total proportion of Class A1, 3 and 5 uses does not fall below 80% of the total number of units within the market.</p> <p>All proposals for uses other than A1, A3, A4 or A5 should provide evidence to demonstrate that the proposed uses would not adversely impact the character, function, vitality and viability of the market by satisfying the following criteria:</p> <p>i) it promotes the diversity of and range of uses available to shoppers and visitors to the market, enhancing their experience</p> <p>ii) it promotes an active frontage in terms retaining an active window display;</p> <p><u>All proposals for uses other than A1, A3, A4 or A5 should promote an active frontage in terms retaining an active window display. It is also encouraged that proposals for uses other than A1, A3, A4 or A5 add to the diversity and range of uses</u></p>	Deletions and amendments at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<u>available to shoppers and visitors to the market, enhancing their experience.</u>	
Policy V4: District and Local Centre Shopping Frontages					
Local Plan		120	V4	<p>In exceptional circumstances, planning permission will be granted for changes of use from A class uses to other town centre uses that would lead to a breach of the percentage thresholds, if it is demonstrated that changes in the retail circumstances of the <u>local or</u> district centres means that there is no longer demand for the existing levels of A1 or other A class units, and if sufficiently robust evidence is provided to clearly demonstrate that the uses proposed would not adversely impact the function, vitality and viability of the shopping frontage as a whole. The following criteria must all be satisfied:</p> <p>p) it promotes the diversity of and range of uses available to shoppers and visitors to the centre, enhancing their experience; and</p> <p><u>It is also encouraged that proposals add to the diversity and range of uses available to shoppers and visitors to the local or district centre, enhancing their experience.</u></p>	Deletions and amendments at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
Local Plan		120	V4	<p>Planning permission will only be granted at ground floor level within District and Local Centre Shopping Frontages for the following uses:</p> <p>District Centres:</p> <p>Cowley Centre District Centre:</p> <p>a) Class A1 (retail) uses; or b) Class A2 – A5 (financial and professional services, restaurant, pub and take-away) uses where the proposed development would not result in the proportion of units at ground floor level in Class A1 use falling below 60% of the total number of units within the defined Shopping Frontage; or c) Other town centre uses where the proportion of A1 does not fall below 60% of the total number of units within the defined Shopping Frontage and where the proportion of Class A uses does not fall below 85% of the total number of units defined within the Shopping Frontage.</p> <p>East Oxford Cowley Road, Headington, and Summertown District Centres:</p> <p>d) Class A1 (retail) uses; or</p>	Deletions and amendments at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<p>e) Class A2 – A5 (financial and professional services, restaurant, pub and take-away) uses where the proposed development would not result in the proportion of units at ground floor level in Class A1 use falling below 50% of the total number of units within the defined Shopping Frontage; or</p> <p>f) Other town centre uses where the proportion of A1 does not fall below 50% of the total number of units within the defined Shopping Frontage and the proportion of Class A uses does not fall below 85% of the total number of units within the defined Shopping Frontage.</p> <p><u>East Oxford-Cowley Road District Centre:</u></p> <p><u>g) Class A1 (retail) uses; or</u></p> <p><u>h) Class A2 – A5 (financial and professional services, restaurant, pub and take-away) uses where the proposed development would not result in the proportion of units at ground floor level in Class A1 use falling below 45% of the total number of units within the defined Shopping Frontage; or</u></p> <p><u>i) Other town centre uses where the proportion of A1 does not fall below 45% of the total number of units within the defined Shopping Frontage and the proportion of Class A uses does not fall below 85% of the total number of units within the defined Shopping Frontage.</u></p>	

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<p>Blackbird Leys District Centre:</p> <p><u>j</u>) Class A1 (retail) uses; or</p> <p><u>k</u>) Class A2 – A5 (financial and professional services, restaurant, pub and take-away) uses where the proposed development would not result in the proportion of units at ground floor level in Class A1 use falling below 40% of the total number of units within the defined Shopping frontage; or</p> <p><u>l</u>) Other town centre uses where the proportion of A1 does not fall below 40% of the total number of units within the defined Shopping Frontage and the proportion of Class A uses does not fall below 85% of the total number of units within the defined Shopping Frontage.</p>	
Policy V5: Sustainable Tourism					
Local Plan		122	8.15	<p>The amount and diversity of short-stay accommodation to support this aim will be achieved by permitting new sites in the city centre and on Oxford's main arterial roads, and by protecting and modernising <u>allowing the expansion</u> existing sites to support this use.</p>	Deletions and amendments at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
Local Plan		123	V5	<p>Planning permission will only be granted for <u>the development of new sites and the expansion of existing sites for</u> holiday and other short stay accommodation in the following locations: in the City Centre, in District Centres, on sites allocated for that purpose, and on Oxford's main arterial roads where there is frequent and direct public transport to the city centre.</p> <p>Planning permission will be granted for new tourist attractions where proposals meet all of the following criteria: j) they add to the cultural diversity of Oxford.</p> <p><u>It is also encouraged that proposals add to the cultural diversity of Oxford.</u></p>	Deletions and amendments at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
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Policy V6: Cultural and social activities					
Local Plan		124	V6	<p>Proposals for cultural, entertainment, leisure and tourism (not accommodation) uses will only be permitted where the following criteria are met:</p> <p>a) they are realistically and easily accessible by walking, cycling or public transport for the majority of people expected to travel to and from the site; and</p> <p>b) they will not cause unacceptable environmental or traffic harm or adversely affect residential amenity; and:</p> <p>c) there is no negative cumulative impact resulting from the proposed use in relation to the number, capacity and location of other similar uses (existing or committed) in the area; and</p> <p>d) they add to the cultural diversity of Oxford; and</p> <p>e) d) policies V1 and V2 are complied with.</p> <p><u>It is also encouraged that proposals add to the cultural diversity of Oxford.</u></p>	Deletions and amendments at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
Policy V7: Infrastructure and cultural and community facilities					
Local Plan		126	V7	<p><u>Planning permission will be granted for the alteration and expansion of existing schools, primary healthcare facilities and community centres.</u></p> <p>Planning permission will be granted for new state schools, primary healthcare facilities and community facilities...</p>	The Inspectors agreed that the following amendments should be made to this policy. The relevant Examination Library Documents which set out the agreement of these changes are OCC1.AB and IC.1C
Policy V8: Utilities					
Local Plan		127	8.30	The City Council will seek to ensure that all new development, and wherever possible all residents and businesses, have access to superfast <u>full-fibre</u> speeds of internet connectivity.	Minor change agreed by Inspectors.

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
Local Plan		127	New policy V9	<p><u>Policy V9</u></p> <p><u>Planning permission will be granted for all new major developments where:</u></p> <p><u>a) They are served by full fibre broadband capable of gigabit download speeds; and</u></p> <p><u>b) The full fibre broadband connections are available at the point of releasing for sale where relevant and that the cost of the services are at market rates, preferably offering broadband services from more than one service provider; and</u></p> <p><u>c) Developers work with a recognised network carrier to design appropriate duct infrastructure for the installation of fibre broadband by a range of operators; and</u></p> <p><u>d) Other forms of digital infrastructure, such as facilities supporting mobile phone broadband, are included wherever possible.</u></p> <p><u>Planning permission will be granted for new electronic communications infrastructure where:</u></p> <p><u>i) It is supported by the necessary evidence to justify the proposed development.in accordance with the requirements of national policy; and</u></p> <p><u>ii) Proposed equipment is sympathetically designed and camouflaged where appropriate; and</u></p> <p><u>iii) It can be demonstrated that electronic communications infrastructure is not expected to cause significant and irreversible interference with</u></p>	Modification at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<p><u>other electrical equipment, air traffic services or instrumentation operated in the national interest; and</u> <u>iv) Adverse impacts on the successful functioning of existing digital infrastructure are avoided. Where this is not practicable, appropriate mitigation shall be provided; and</u> <u>v) It does not result in the International Commission guidelines on non-ionising radiation protection being exceeded; and</u> <u>vi) Appropriate pre-application consultation in accordance with national policy has been undertaken.</u></p>	

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
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CHAPTER 9

Introductory Paragraphs

Local Plan		129	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. 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. 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 and this is to be achieved by the AOC policies. Within most of the areas of change are also individual site allocation policies.</u></p>	Modification to put policies in context and aid the effectiveness of the plan to ensure a sound plan
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Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
Oxford City Centre					
Local Plan		131	9.7 – Vision	<p>9.7 Vision</p> <p>The Central (City & University) Conservation Area Appraisal identifies opportunities to enhance the heritage significance of the conservation area in ways that would sustain the city’s cultural, economic and social prosperity. <u>Development would be supported that sufficiently meet the criteria of policies in the wider plan and which are able to demonstrate that they take</u> Development proposals should Planning permission will only be granted for new development within the area where it can be demonstrated that it takes opportunities to deliver the following, where relevant:</p> <ul style="list-style-type: none"> • Rebalance the pace within streets from vehicles to pedestrians • Identify sites for a new network of ‘micro parks’ where people can stop and dwell in streets • Increase public access to existing green spaces • Promote development of opportunity sites in ways which contribute to and 	Amendment and deletion at request of Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
Area of Change: West End and Osney Mead					
Local Plan		132	9.14 - To be deleted and renamed Policy AOC1	<u>Policy AOC1: West End and Osney Mead Planning permission will be granted for new development within the area of change where it would take opportunities to deliver the following, where relevant:</u> Planning permission will only be granted for new development within the area where it can be demonstrated that it takes opportunities to deliver the following, where relevant: ...	Modification at request of the Inspectors to ensure a sound plan
Area of Change: Cowley Centre District Centre					
Local Plan		136	9.34 - To be deleted and renamed Policy AOC2	<u>Policy AOC2: Cowley Centre District Centre Planning permission will be granted for new development within the area of change where it would take opportunities to deliver the following, where relevant:</u> Planning permission will only be granted for new development within the district centre where it can be demonstrated that it takes opportunities to deliver the following, where relevant: ...	Modification at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
Area of Change: Blackbird Leys Area of Change					
Local Plan		140	9.42 - To be deleted and renamed Policy AOC3	Policy AOC3: Blackbird Leys Area of Change <u>Planning permission will be granted for new development within the area of change where it would take opportunities to deliver the following, where relevant:</u> Planning permission will only be granted for new development within the district centre where it can be demonstrated that it takes opportunities to deliver the following, where relevant: ...	Modification at request of the Inspectors to ensure a sound plan
Area of Change: East Oxford-Cowley Road District Centre					
Local Plan		140	9.51 - To be deleted and renamed Policy AOC4	Policy AOC4: East Oxford-Cowley Road District Centre <u>Planning permission will be granted for new development within the area of change where it would take opportunities to deliver the following, where relevant:</u> Planning permission will only be granted for new development within the district centre where it can be demonstrated that it takes opportunities to deliver the following, where relevant: ...	Modification at request of the Inspectors to ensure a sound plan
Area of Change : Summertown District Centre					
Local Plan		141	9.58 - To be deleted and renamed Policy AOC5	Policy AOC5: Summertown District Centre <u>Planning permission will be granted for new development within the area of change where it would take opportunities to deliver the following, where relevant:</u> Planning permission will only be granted for new development within the district	Modification at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				centre where it can be demonstrated that it takes opportunities to deliver the following, where relevant: ...	
Area of Change: Headington District Centre					
Local Plan		145	9.72 - To be deleted and renamed Policy AOC6	Policy AOC6: Headington District Centre <u>Planning permission will be granted for new development within the area of change where it would take opportunities to deliver the following, where relevant:</u> Planning permission will only be granted for new development within the district centre where it can be demonstrated that it takes opportunities to deliver the following, where relevant: ...	Modification at request of the Inspectors to ensure a sound plan
Area of Change: Cowley Branch Line					
Local Plan		146	9.78 - To be deleted and renamed Policy AOC7	Policy AOC7: Cowley Branch Line <u>Planning permission will be granted for new development within the area of change where it would take opportunities to deliver the following, where relevant:</u> Planning permission will only be granted for new development within the district centre where it can be demonstrated that it takes opportunities to deliver the following, where relevant: ...	Modification at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
Area of Change: Marston Road					
Local Plan		155	9.109 - To be deleted and renamed Policy AOC8	Policy AOC8: Marston Road <u>Planning permission will be granted for new development within the area of change where it would take opportunities to deliver the following, where relevant:</u> Planning permission will only be granted for new development within the district centre where it can be demonstrated that it takes opportunities to deliver the following, where relevant: ...	Modification at request of the Inspectors to ensure a sound plan
Area of Change: Old Road					
Local Plan		160	9.126 - To be deleted and renamed AOC9	Policy AOC9: Old Road <u>Planning permission will be granted for new development within the area of change where it would take opportunities to deliver the following, where relevant:</u> Planning permission will only be granted for new development within the district centre where it can be demonstrated that it takes opportunities to deliver the following, where relevant: ...	Modification at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
Policy SP1: West End Sites					
Local Plan		135	9.17	Delete entire paragraph: Sewerage network capacity in the 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 an upgrade to the sewerage network is required. Up to three years lead in time could be required to undertake such works.	Deletion at request of the Inspectors to ensure a sound plan
Local Plan		134	SP1	Planning permission will only be granted for new developments that <u>have regard to</u> follow the framework set out in the West End Design Code.	Amendment at request of the Inspectors to ensure a sound plan
Policy SP2: Osney Mead					
Local Plan		135	SP2	New high-quality public open space should be created on the site with a reduction in car parking spaces.	Deletion at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
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Policy SP3: Cowley Centre					
Local Plan		137	9.35	The design of development should consider the special character of the Beauchamp Lane Conservation Area and should significantly improve the design of the public realm, <u>demonstrating compliance with the requirements of Policy DH3.</u> Development should take opportunities to improve bus stopping areas, signage and facilities.	Amendment at request of Inspectors to ensure a sound plan
Local Plan		137	9.36	Delete entire paragraph: Sewerage network capacity in the 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 an upgrade to the sewerage network is required. Up to three years lead in time could be required to undertake such works.	Deletion at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
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Policy SP4: Blackbird Leys Central Area					
Local Plan		139	9.44	To ensure that the development makes the best use of the site, delivers the policy requirements and is well designed, it is expected that the site will be developed as part of a comprehensive regeneration plan for the area. With a number of different landowners within the site this would help delivery and ensure that piecemeal development does not prejudice the overall aim of a comprehensive regeneration of the site. The site includes the tower block sites where there may be potential to develop residential on the land around the base of the towers. <u>Consideration should be given to potential impacts on the Oxford Stadium Conservation Area and views out from St Mary's Tower. Development must demonstrate compliance with the requirements of Policy DH3.b</u>	Amendment at request of Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
Local Plan		139	9.45	Delete entire paragraph: Sewerage network capacity in the 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 an upgrade to the sewerage network is required. Up to three years lead in time could be required to undertake such works.	Deletion at request of the Inspectors to ensure a sound plan
Local Plan		139	SP4	Applicants will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.	Deletion at request of the Inspectors to ensure a sound plan
Policy SP8: Unipart					
Local Plan		146	SP8	A reduction in car parking provision on site will be required and Opportunities should be sought to enhance and promote more sustainable travel modes to the Unipart site.	Deletion at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
Policy SP9: Oxford BMW Mini Plant					
Local Plan		147	SP9	A reduction in car parking provision on site will be required and Opportunities should be sought to enhance and promote more sustainable travel modes to BMW Oxford Mini Plant.	Deletion at request of the Inspectors to ensure a sound plan
Policy SP10: The Oxford Science Park (Littlemore & Minchery Farm)					
Local Plan		147	9.82	<u>Development proposals should take into consideration the potential presence of Saxon and Roman archaeological remains and the nearby listed building. Proposals would be required to demonstrate that they comply with the requirements of Policies DH3 and DH4.</u> There is potential for archaeological remains from the Saxon and Roman periods which will need to be considered. The site lies in close proximity to a listed building.	Amendment and deletion at request of Inspectors to ensure a sound plan
Local Plan		148	9.84	Access to the site is heavily dependent upon the private car. Opportunities to enhance transport links to the site to provide an alternative from the private car will be encouraged. This will include ensuring that any opportunities to re-open the Cowley Branch Line are pursued and supporting the County Council's <u>appropriate measures, as agreed by the Local Planning Authority</u> in consultation with the Highways Authority to improve bus services to the Eastern Arc. These alternative transport opportunities will increase sustainability and reduce	Deletions and amendments at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				need for cars. This is very much a place driven by the motor car.	
Local Plan		148	SP10	A reduction in car parking provision on site will be required and Opportunities should be sought to enhance and promote more sustainable travel modes to and from the park.	Deletion at request of the Inspectors to ensure a sound plan
Policy SP11: Oxford Business Park					
Local Plan		149	SP11	A reduction in car parking provision on site will be required and Opportunities should be sought to enhance and promote more sustainable travel modes to the business park.	Deletion at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
Policy SP15: Kassam Stadium Sites					
Local Plan		152	SP15	Delete the entire paragraph: Water supply network capacity in the area is unlikely to be able to support the demand anticipated by this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water capacity network are required. Up to three years lead in time could be required to undertake such works	Deletion at request of the Inspectors to ensure a sound plan
Policy SP17: Government Buildings and Harcourt House					
Local Plan		155	9.110-9.111	9.110 - The site is adjacent to student accommodation in John Garne Way and opposite academic uses of the Oxford Centre for Islamic Studies (OCIS) a Recognised Independent Centre of the University of Oxford. The pedestrian and cycle way of Cuckoo Lane runs through the middle of the site and is rural in character enclosed by mature vegetation. In terms of its ecological features the site is within a wildlife corridor and in the vicinity of a SLINC and within 600m of the New Marston Meadows SSSI. It should be retained as a green route as well as being enhanced for cycling and walking. The site is adjacent to the Headington Hill and the St Clement's and Iffley Road Conservation Areas. There is a high potential for archaeological interest as the site is near identified Civil War defences and the Fairfax siege line. <u>Any new development would be required to demonstrate compliance with the requirements of Policies DH3</u>	Amendment made in response to the comments by Inspectors in IC2.A.

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<p>and DH4.</p> <p>9.111 - OCIS is keen to use this site as an expansion to their existing site on the opposite side of the road for student accommodation, visiting lecturers, staff and their families with some ancillary teaching and social space. This type of allocation would enable OCIS to focus their development around their existing site. This site is on the Marston Road with good public transport links to the city centre and hospitals. Student accommodation would be suitable on this part of this part of the site adjacent to existing student accommodation. It has There is footpath access from the site along Cuckoo Lane to the Oxford Brookes University Headington campus. Consideration must be had of the impact of proposals on the Headington Hill Conservation Area. There is no footway along Marston Road for part of the 16 site. Any new development should include a footway and a pedestrian crossing to integrate the site with the Islamic Centre opposite.</p>	
Local Plan		156	SP17	<p>Planning permission will be granted for residential, student accommodation and academic institutional uses at the Government Buildings site. Student accommodation should only be located on the half of the site north of Cuckoo Lane. Planning permission will not be granted for any other uses.</p> <p>This site would only be suitable for academic institutional uses provided that it can be demonstrated that it can be demonstrated that</p>	Deletions and amendments in response to Inspectors comments in IC.2A.

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<p>there are no more than the threshold number of students of the relevant university living outside of university provided accommodation (in accordance with Policy H9).</p> <p>Development should not have an adverse impact upon the setting of Headington Hill and the St Clement's and Iffley Road conservation areas. Development should include a footway along the site frontage and a pedestrian crossing to connect with the existing footway network on the western side of Marston Road. Cuckoo Lane should be enhanced as a pedestrian and cycle route whilst retaining its green character. Green features and landscaping should be included in the site, including 10% public open space, which should be designed with consideration of how to link to Headington Hill Park.</p> <p>Planning permission will only be granted if it can be proven that there would be no adverse impact on the New Marston Meadows SSSI.</p> <p>Development proposals should reduce surface water runoff in the area and should be accompanied by an assessment of groundwater and surface water flows. Development must incorporate sustainable drainage with an acceptable management plan.</p> <p>A biodiversity survey may be required to assess the biodiversity value of the site and where appropriate</p>	

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				it should be demonstrated how harm will be avoided, mitigated or compensated.	
Policy SP18: Headington Hill Hall and Clive Booth Student Village					
Local Plan		157	9.114	Headington Hill Hall and Lodge House are both listed buildings and much of the site falls within the Headington Hill Conservation Area. The conservation area has a highly sensitive relationship with its setting. The well-treed slopes of the hill are important to the setting of the City Centre Conservation Area in views from the west, making an important contribution as the green backdrop in the famous views of the city of 'dreaming spires' and providing a number of features of historic or architectural interest in these views. Furthermore, the special historic interest of the conservation area includes the ability to look out from a number of viewpoints over the city of Oxford and towards the 'dreaming spires'. The character of views over the city and from the historic core must be conserved. The grounds of Headington Hill Hall create an attractive parkland landscape setting. The site is steeply sloping in parts. Design must, <u>in accordance with Policy DH3</u> , respond appropriately to the characteristics of the site, ensure it has a positive impact on the setting of the listed buildings and	Amendment and deletion at request of Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<p>conservation area and the impact on views, particularly from the historic core. Enhancing the landscape setting of the site will be particularly important. There are a large number of significant mature trees and some important tree groups, many of which will need to be preserved. Overall, there must be no loss of tree canopy in the long term. Development should have a positive impact on the relationship between buildings and the parkland setting. Development that rises above the treeline will need to be very carefully considered and justified.</p>	
Local Plan		158	SP18	<p>Planning permission will be granted for additional academic and teaching facilities and associated sport, social and leisure facilities, student accommodation and employer-linked housing at Headington Hill Hall and Clive Booth Student Village. Planning permission will not be granted for any other uses.</p> <p>The site would only be suitable for academic institutional uses provided that it can be demonstrated that there are no more than the threshold number of students of the relevant university living outside of university provided student accommodation (in accordance with Policy H9).</p> <p>Development should not have an adverse impact upon the setting of Headington Hill and the St Clement's and Iffley Road Conservation Areas.</p>	Deletion at request of Inspectors to ensure a sound plan.

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				The development will be expected to minimise car parking spaces on site, and there should be no increase. Applicants will be expected to demonstrate how the development mitigates against traffic impacts and maximises access by alternative means of transport. Pedestrian and cycle access should be enhanced across the whole site, following desire lines from the Gipsy Lane campus and between different parts of the site.	
Policy SP19: Land Surrounding St Clements Church					
Local Plan		159	9.117	Careful design development would be required to accommodate development whilst conserving and enhancing the Conservation Area and the setting of the Church. The Conservation Area appraisal identifies the open character of this part of Marston Road and the way in which St Clement's church is set within a green enclave as key features. To conserve this character, development should be set back from Marston Road, and kept relatively low. New development must respond to the setting, framing, and response to the Grade II* listed church. <u>Due to the heritage interest of the site, development should demonstrate compliance with Policy DH3.</u> A new vehicular access from Marston Road should be made at the northern part of the site to ensure the more sensitive area to the south is protected.	Amendment at request of Inspectors to ensure a sound plan.

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
Local Plan		159	SP19	<p>Planning permission will be granted for residential dwellings <u>and/or student accommodation</u> at the Land surrounding St. Clement's Church site. <u>Planning permission may also be granted for a children's nursery as an ancillary use.</u> Planning permission will not be granted for any other uses.</p> <p>Development should be set back from the Marston Road to maintain the open character of this part of Marston Road and the green setting of the Church. Trees along the frontage and surrounding the church should be retained. Development should be of a height and density appropriate to the site's situation in a Conservation Area, in the setting of the Grade II* listed church partially within a view cone and fronting open river valley to the west.</p> <p>A new access will be required from the Marston Road to serve the northern part of the site.</p> <p>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. Development proposals must incorporate sustainable drainage with an acceptable management plan.</p> <p>All proposals should minimise impact on air quality</p>	Modification following a joint statement of common ground with Magdalen College (COM.9) and at request of the Inspectors to ensure a sound plan.

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				during construction phase.	
Policy SP20: Churchill Hospital Site					
Local Plan		162	SP20	The development will be expected to minimise car parking spaces on site.	Deletion at request of the Inspectors to ensure a sound plan
Policy SP21: Nuffield Orthopaedic Centre					
Local Plan		164	SP21	The development will be expected to consolidate parking and minimise car parking spaces on site.	Deletion at request of the Inspectors to ensure a sound plan
Local Plan		164	SP22	Delete final paragraph of policy: 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	Deletion at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
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Policy SP23: Warneford Hospital					
Local Plan		167	SP23	The development will be expected to minimise car parking spaces on site.	Deletion at request of the Inspectors to ensure a sound plan
Local Plan		167	SP23	<p>Planning permission will be granted for healthcare related facilities at Warneford Hospital and, provided adequate accommodation is provided for healthcare facilities, any of the following uses:</p> <ul style="list-style-type: none"> • residential, including employer-linked housing; • student accommodation; • hospital and medical research; • B1(a) and B1(b) provided that they have an operational link to hospital uses; • academic institutional; • education <p>Planning permission will not be granted for any other uses. Development must retain and enhance the listed buildings. The site would only be suitable for academic institutional uses provided that it can be demonstrated that there are no more than the threshold number of students of the relevant university living outside of university provided student accommodation (in accordance with Policy H9).</p> <p>The development will be expected to minimise car</p>	Deletion at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<p>parking spaces on site. Applicants will be expected to demonstrate how the development mitigates against traffic impacts and maximises access by alternative means of transport. The playing fields should be re-provided or a contribution made to another facility. To minimise impact upon the very sensitive Lye Valley SSSI, 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 Lye Valley SSSI. Development proposals should reduce surface water run off in the area and should be accompanied by an assessment of groundwater and surface water. Development proposals must incorporate sustainable drainage with an acceptable management plan. 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.</p> <p>Development should not have an adverse impact upon the setting of the Headington Hill conservation area.</p>	
Local Plan		166	9.143	Development should be designed to enhance the listed buildings and their setting, Warneford Meadow and the mature trees and parkland setting. Views across and through the site of the historic buildings and of mature trees towards South Park, Old Road and the Churchill Hospital should be retained. Because of the character of the historic buildings and parkland and the semi-rural setting,	Amendment at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				development of 3-4 storeys is likely to be appropriate, subject to careful massing. Lower buildings heights to transition with the meadow to the south would help to retain the tranquil feel of the orchard and meadow. <u>Due to the heritage interest of the site, development should demonstrate compliance with Policy DH3.</u> Opportunity to draw a green link from Warneford Meadow into the site should also be considered to assist with biodiversity and legibility.	
Local Plan		166	9.144	Delete the entire paragraph: 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 network are required. Up to three years lead in time could be required to undertake such works.	Deletion at request of the Inspectors to ensure a sound plan
Local Plan		167	SP23	Delete fourth paragraph of the policy in its entirety: 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.	Deletion at request of the Inspectors to ensure a sound plan
Sites Released from Green Belt					
Local Plan		167	9.145	9.145 - <u>The City Council considers that exceptional circumstances existed to justify alterations to the Green Belt boundary, due to the need to support Oxford's economic success and its dependence on</u>	Amendment in response to the comments made by Inspectors.

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<p><u>the delivery of additional housing to meet housing need. The Green Belt Study (LUC, 2017) assessed the potential release of sites SP24-SP31 from the Green Belt. These sites have been released from the Green Belt because their impact on it ranges from between a low to a moderate impact rating on the overall purposes of the Green Belt.</u> The following sites <u>have therefore been released from the</u> are in Green Belt <u>and are allocated for development.</u> currently, although the Green Belt Review as part of the Local Plan proposes their removal (as well as the removal of the land at St. Catherine's College, which is shown on the Policies Map as site SP66, but which does not have a detailed site allocation policy because development of the site has largely happened as only minor elements are proposed. Furthermore, the site is small and separated from the rest of the Green Belt by a wall and the removal from the Green Belt is intended to formalize the existing situation.</p>	
Policy SP27: Land West of Mill Lane					
Local Plan		171		<p>The site is in close proximity to the Conservation Area. Consideration should be given to the setting of the village. The development of sites along the northern edge will coalesce with A40 and create a new urban edge to the city and village. An access road from A40 already exists and there may be opportunities to create a cluster of sites around this if adequate separation from the village can be achieved to protect its character and setting.</p> <p><u>Development proposals should have consideration in</u></p>	Amendment and deletion in response to the comments made by Inspectors.

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<u>their design of the setting of the village in accordance with the requirements of Policy DH3.</u>	
Policy SP29: Pear Tree Farm					
Local Plan		174	9.176	Delete entire paragraph: The sewerage network capacity in the 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 an upgrade to the sewerage network is required. Up to three years lead in time could be required to undertake such works.	Deletion at request of the Inspectors to ensure a sound plan
Local Plan		175	SP29	Delete second half of last sentence of policy as set out below: Development proposals should be accompanied by an assessment of groundwater and surface water, and should show that agreement has been gained with Thames Water about foul drainage discharges.	Deletion at request of the Inspectors to ensure a sound plan
Policy SP31: St Catherine's College Land					
Local Plan		177	9.183	The site is visually separated for the wider Green Belt by a wall. Some of the Green Belt area has already been developed and there is a small remaining parcel of undeveloped land. Development could take place without harm to the integrity and purpose of the Green Belt. The site is within the central conservation area and in close proximity to listed buildings, and <u>the design of development proposals</u> development must be designed carefully to preserve and enhance their character in <u>accordance with the requirements of Policy DH3.</u>	Deletions and amendments at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
Local Plan		177	SP31	<p>Planning permission will be granted for student accommodation and other university-related development at the St Catherine's College site.</p> <p>Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.</p> <p>A biodiversity survey will be expected to assess the biodiversity value of the site and it should be demonstrated how harm will be avoided, mitigated or compensated.</p>	Deletion at request of the Inspectors to ensure a sound plan
Policy SP32: Banbury Road University Sites					
Local Plan		178	9.185	<p>Many of the buildings contribute to the character of the North Oxford Victorian Suburb conservation area or are listed. The two areas to the north are historically part of the late C19/early C20 development of North Oxford by St John's College and retain evidence of the planned "setting out" of this part of the city at that time with large detached or semi-detached villas set back from the street behind boundary walls and the remains of front gardens. The area to the south sits immediately to the north of the grade II* listed The Old Parsonage. The pair of late C19 villas that front Banbury Road are listed and form an important group up to and including No 21 Banbury Road. They would need to be retained in any future development proposal, <u>and any new designs would be expected to comply with</u></p>	Amendment at request of the Inspectors to ensure a sound plan.

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				Policy DH3.	
Local Plan		178	SP32	<p>Planning permission will be granted for academic institutional uses, student accommodation and/or employer-linked housing at the Banbury Road University Sites. Planning permission will not be granted for any other uses.</p> <p>The site would only be suitable for redevelopment or addition of academic institutional uses provided that it can be demonstrated that there are no more than the threshold number of students of the relevant university living outside of university provided student accommodation (in accordance with Policy H9).</p> <p>Development must retain and enhance the listed buildings. Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.</p> <p>Pedestrian and cycle links should be enhanced through Plots A and C and to the University Science Area and Radcliffe Observatory Quarter.</p> <p>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</p>	Deletion at request of the Inspectors to ensure a sound plan.

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				water runoff in the area and should be accompanied by an assessment of groundwater and surface water. Development proposals must incorporate sustainable drainage with an acceptable management plan. All proposals should minimise impact on air quality during construction phase and after implementation, particularly if they comprise of employment uses.	
Policy SP34: Canalside Land					
Local Plan		181	9.196	Building heights should reflect the form and scale of surrounding development, particularly surrounding the area of public open space and should not exceed 3 storeys. Finished design should respect the waterfront heritage of the site, the conservation area and Grade 1 Listed Building. Potentially the wall separating the Church and the proposed new square can be demolished to open up the square and views of the Grade 1 listed building. <u>Designs would be expected to be in compliance with the requirements of Policy DH3.</u>	Modification at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
Local Plan		182	SP34	<p>Planning permission will be granted for a mixed use development at the Canalside Land site that includes all of the following uses:</p> <ul style="list-style-type: none"> a). residential b). a sustainably-sized community centre c). public open space/square d). replacement operating boatyard and winding yard e). a new bridge over the Oxford Canal for pedestrians and cyclists <p>Planning permission will not be granted for any other uses.</p> <p>Careful design must ensure that development proposals contribute towards the character of the conservation area and enhances St Barnabas Church and its setting.</p> <p>A planning application must be accompanied by a site-specific assessment for flood risks, groundwater and surface water impacts. Proposals must also incorporate any necessary mitigation measures. Development proposals should be accompanied by an assessment of potential recreational pressure on the immediate setting and the Oxford Meadows SAC that may arise from increased numbers of visitors, along with plans to mitigate this impact as necessary.</p> <p>All proposals should minimise impact on air quality</p>	Deletion at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<p>during construction phase.</p> <p>The on-site boatyard may need some sealed storage areas if fuels, paints and chemicals are being used.</p> <p>A planning application must be accompanied by a site-specific flood risk assessment and development should incorporate any mitigation measures.</p>	
Policy SP35: Court Place Gardens					
Local Plan		183	9.200	<p>There is potential to make better use of the site whilst respecting and improving the setting of the listed building. <u>Development designs would be expected to comply with the requirements of Policy DH3.</u> The existing graduate student accommodation should be replaced with new graduate accommodation or with residential or a mix of both uses. The site is not within an area that satisfies the student accommodation Policy HP4 so there should be no net increase in students living on the site. Opportunities should be explored to open up footpaths for pedestrians through the site. More vulnerable development will be expected to be directed away from the portion of the site within Flood Zone 3b. The site is almost directly adjacent to the Iffley Meadows SSSI, which is sensitive to changes in water quality and surface water flows due to its location within a floodplain.</p>	Modification at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
Local Plan		183	SP35	<p>Planning permission will be granted for graduate student accommodation or employer-linked housing or a mix of both uses at Court Place Gardens. There should be no net increase in student accommodation units. Planning permission will not be granted for any other uses.</p> <p>Through the redevelopment of the site it must be demonstrated that the new design will have a positive effect on the setting of the listed building compared to the existing development.</p> <p>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.</p>	Deletion at request of the Inspectors to ensure a sound plan
Policy SP37: Faculty of Music, St Aldates					
Local Plan		184	9.203	<p>The site is currently occupied by the University of Oxford's Faculty of Music which is due to be relocated to the Radcliffe Observatory Quarter site. The current Faculty of Music site is a sensitive location as it backs onto Christ Church meadow, is in a Conservation area and is close to the listed buildings of Christ Church College. Care will be needed in design in order to demonstrate that the setting of the listed buildings and Conservation Area are conserved and enhanced. There is a high</p>	Deletion and modification at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				potential for archaeological interest such as the site of the Crutched Friars. <u>Careful design will be needed to conserve and enhance the setting, and proposals would be required to demonstrate compliance with Policies DH3 and DH4.</u>	
Local Plan		185	SP37	<p>Planning permission will be granted for academic uses, residential including employer linked housing and student accommodation at the Faculty of Music. Planning permission will not be granted for any other uses.</p> <p>The site would only be suitable for redeveloped or additional academic institutional uses provided that it can be demonstrated that there are no more than the threshold number of students of the relevant university living outside of university provided student accommodation (in accordance with Policy H9).</p> <p>Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.</p>	Deletion at request of the Inspectors to ensure a sound plan
Policy SP41: Jesus College Sports Ground					
Local Plan		188	9.214	Views of and from Bartlemas are restricted due to vegetation and buildings; however development of the site would inevitably have some impact on the sense of rural isolation that the current undeveloped playing fields reinforce. Therefore, any development would need to be designed with buildings of form, massing (roof profiles) height and façade materials	Modification at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<p>that allow the built forms to recede in the backdrop to views from and across Bartlemas. In addition, landscape design would need to be a fundamental consideration at the earliest design stage, to enhance the contribution that existing trees and hedgerows make to the rural setting of the Bartlemas settlement, listed buildings and the conservation area. <u>All elements of the design would be assessed for compliance with the requirements of Policies DH2, DH3 and DH4.</u> Development should result in enhancement of the hedgerow along the southern side of the lane.</p>	
Local Plan		188	SP41	<p>Planning permission will be granted for residential development and new public open space at Jesus College Sports Ground. Planning permission will not be granted for any other uses.</p> <p>The public open space should cover at least 25% of the gross site area and should be located on the Barracks Lane frontage. Public sports facilities should be provided on the open space or a contribution made to improve other local sports facilities.</p> <p>Careful design must ensure that development proposals contribute towards the character of the Bartlemas Conservation Area and preserve and enhance nearby listed buildings and their setting. Development proposals should encourage active frontages onto Barracks Lane and the new public open space. Development should be designed to ensure that there is no adverse impact on the Lye</p>	Deletion at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				Valley SSSI.	
Policy SP42: John Radcliffe Hospital Site					
Local Plan		189	9.217	The Oxford University Hospitals NHS Trust is confident that their future operational requirements can be met on the site through redevelopment and by making more efficient use of land. Some areas of the site will no longer be required by the Trust for hospital uses and will become available for alternative uses. Proposals must consider their impact upon the Old Headington Conservation Area, <u>ensuring that their design complies with the requirements of Policy DH3.</u>	Modification at request of the Inspectors to ensure a sound plan
Local Plan		190	SP42	<p>Planning permission will be granted for further hospital related uses, including the redevelopment of existing buildings to provide improved facilities on the John Radcliffe Hospital Site. Other suitable uses must have an operational link to the hospital and are:</p> <ul style="list-style-type: none"> • employment B1(b), B1(c) and B2; • patient hotel; • primary health care; • employer-linked housing; • education; • academic institutional <p>Complementary acceptable uses are:</p> <ul style="list-style-type: none"> • student accommodation; • small scale retail units provided that they are 	Deletions at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<p>ancillary to the hospital.</p> <p>Planning permission will not be granted for any other uses.</p> <p>Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.</p> <p>Development proposals must not prejudice bus access through the site. Improvements to public transport access and the reduction in car parking provision on site will be required, in accordance with Oxfordshire County Council's Local Transport Plan.</p> <p>A drainage strategy will need to be produced by the developer in liaison with the City Council, Thames Water and the Environment Agency, to establish the appropriate drainage mitigation measures for any development. Planning permission will only be granted if sufficient drainage mitigation measures are incorporated into the design of proposals.</p>	
Policy SP43: Land at Meadow Lane					

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
Local Plan		191	9.221	The site comprises of land used for horse grazing, with some trees and shrubs. The site sits within the Iffley village envelope and has potential for some sensitive housing infill. <u>Any development proposals would be expected to conserve and enhance the unique characteristics of the Iffley conservation area in order to comply with the requirements of Policies DH2 and DH3.</u> This should conserve and enhance the unique characteristics and appearance of the Iffley conservation area. The building line should be followed on the frontage and the semi-rural frontage on Church Way should be retained, as well as the stone wall boundary and trees, particularly at Church Way. Development should be relatively low density and two-storey with front and rear gardens and stone-walled boundaries. The impact of development on views through the riverside edge landscape of the Cherwell meadows to the west, and views back to Iffley from the west should be considered.	Deletion and modification at request of the Inspectors to ensure a sound plan
Policy SP44: Lincoln College Sports Ground					

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
Local Plan		192	9.227	Any development should be designed with buildings of form, massing (roof profiles) height and façade materials that allow the built forms to recede in the backdrop to views from and across Bartlemas. In addition, landscape design would need to be a fundamental consideration at the earliest design stage, to enhance the contribution that existing trees and hedgerows make to the rural setting of the Bartlemas settlement, listed buildings and the conservation area, and as a result <u>development should demonstrate compliance with Policy DH3.</u> Development should result in enhancement of the hedgerow along the southern side of the lane.	Modification at request of the Inspectors to ensure a sound plan
Local Plan		192	9.230	Delete entire paragraph: Sewerage 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 an upgrade to the sewerage network is required. Up to three years lead in time could be required to undertake any such works	Deletion at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
Local Plan		193	SP44	Careful design must ensure that development proposals contribute towards the character of the Bartlemas Conservation Area and preserve and enhance nearby listed buildings and their setting. Development proposals should encourage active frontages onto Barracks Lane and the new public open space. Development should be designed to ensure that there is no adverse impact on the Lye Valley SSSI.	Deletion at request of the Inspectors to ensure a sound plan
Policy SP45: Littlemore Park					
Local Plan		193	9.233	The site is adjacent to listed hospital buildings so the impact on these buildings and their setting must be considered. <u>As a result, development should also demonstrate compliance with Policy DH3.</u> The existing ecological provision on the site must be understood and enhanced. Landscaping should consider the brook to the south of the site. The former playing field should be relocated or facilities improved elsewhere. Because of the listed buildings and importance of landscape to their setting, development of medium density and height is likely	Modification at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				to be suitable.	
Local Plan		194	9.238	Delete entire paragraph: Sewerage 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 an upgrade to the sewerage network is required. Up to three years lead in time could be required to undertake any such works	Deletion at request of the Inspectors to ensure a sound plan
Policy SP46: Manor Place					

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
Local Plan		195	9.239	This site consists of a mix of disused hard and grass tennis courts, abandoned private allotments and an orchard. It is a sensitive site as it is close to a number of listed buildings, the Holywell Cemetery and within the Central Conservation Area with a number of large trees on site. Any development would need to ensure that there was no adverse impact upon the setting of the listed buildings and the Central conservation area. There is high potential for archaeological interest on the site with Civil War defences having been excavated previously. <u>Due to the heritage and archaeological significance of the site, development will need to demonstrate compliance with Policy DH3 and Policy DH4.</u>	Modification at request of the Inspectors to ensure a sound plan
Local Plan		196	SP46	<p>Planning permission will be granted for student accommodation or car free residential development or a mix of both uses at St Cross College Annex. Planning permission will not be granted for any other uses.</p> <p>Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.</p> <p>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</p>	Deletion at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<p>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.</p> <p>A planning application must be accompanied by a site-specific flood risk assessment and development should incorporate any necessary mitigation measures.</p>	
Policy SP48: Nielsen, London Road					
Local Plan		197	9.247	<p>Delete entire paragraph: Sewerage 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 an upgrade to the sewerage network is required. Up to three years lead in time could be required to undertake any such works</p>	Deletion at request of the Inspectors to ensure a sound plan
Local Plan		198	SP48	<p>Delete fifth paragraph of policy SP48: Applicants will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing new users</p>	Deletion at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
Local Plan		198	SP48	<p>Policy SP48: Nielsen, <u>Thornhill Park London Road</u></p> <p>Planning permission will be granted for a residential led development at the Nielsen <u>Thornhill Park</u> site which must <u>include</u> retain employment-generating development.</p> <p><u>Planning permission will be granted for a residential led mixed use redevelopment of the site. This should include some employment use, given the strategic location of the site. The quantum and location of non-residential uses to be provided on the site shall be determined through market evidence and a masterplan led approach.</u></p> <p>As a Category 2 employment site, the existing level of employment should be retained on site. Replacement employment could be in the form of:</p> <ul style="list-style-type: none"> – An employment generating use; and/or – Healthcare development provided that the employee level was sufficient; and/or – Small scale employment units. <p>Planning permission will not be granted for any other uses.</p> <p>Opportunities should be taken to improve connectivity to and within the site for pedestrians and cyclists.</p> <p>The playing field should be re-provided or a contribution made to another facility.</p>	Modification as a result of a Statement of Common Ground (COM.10).

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<p>Applicants will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.</p>	
Policy SP49: Old Power Station					
Local Plan		198	9.248-9	<p>9.248 - This site consists of an old power station which is owned and occupied by the University of Oxford, used currently mainly for storage. The site is suitable for student accommodation and housing, including employer-linked housing, or for intensification of its current academic use. The site is</p>	Modification at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<p>on the Oxford Heritage Asset Register. The power station was built at Cannon Wharf in 1892 for the Oxford Electric Company Ltd, with coal and cooling water supplied by the river. It continued in operation as the city's main source of electricity until 1969. The building illustrates the development of West Oxford as an industrial suburb with large industrial building set amongst the narrow streets of housing that continued to be built up to the end of the 19th century. Development should reflect the heritage interest of the site.</p> <p>9.249 - The site is directly adjacent to the boundary of the Osney Island Conservation area, which derives its unique character from the well preserved Victorian buildings that have had limited 20th Century intervention. Any proposals should have regard to this setting and to the visual impact development this site would have on the character of the area. <u>Due to the heritage interest of the site, development should demonstrate compliance with Policies DH3 and DH5.</u></p>	
Local Plan		199	SP49	<p>Planning permission will be granted for <u>academic institutional use</u>, student accommodation and/ or residential dwellings, including employer-linked housing on the Old Power Station site. Development of the site may include replacement of existing use of the site. Planning permission will not be granted for any other uses.</p> <p>Careful design must ensure that development</p>	Modification and deletion at request of Inspectors to ensure a sound plan.

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<p>proposals contribute towards the character of the conservation area and reflect the heritage significance of the building and its setting.</p> <p>A planning application must be accompanied by a site-specific flood risk assessment and development should incorporate any mitigation measures.</p>	
Policy SP50: Oriel College Land at King Edward Street and High Street					
Local Plan		200	9.253	<p>This site consists of a number of properties including a listed building. As a city centre location, the site is suitable for a number of uses although with the ground floor designated as a mix of primary, secondary and street specific frontages, Class A uses should be maintained here subject to Local Plan policies. Any development would need to ensure that there was no adverse impact upon the setting of the listed building and conservation area, <u>and therefore should demonstrate compliance with Policy DH3.</u></p>	Modification at request of the Inspectors to ensure a sound plan
Local Plan		200	SP50	<p>Planning permission will be granted for student accommodation and or residential dwellings and town centre uses at Oriel College Land at King Edward Street and High Street. Active frontages should be maintained on the ground floor. Planning permission will not be granted for any other uses.</p> <p>Careful design must ensure that development proposals contribute towards the character of the conservation area and enhance the listed building</p>	Deletion at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				and its setting.	
Policy SP51: Oxford Brookes University Marston Road Campus					
Local Plan		201	9.256	The former school building, built in the late 30s, early 40s is an imposing building, built in a neo Georgian style with a triangular stone portico containing a carved Oxford crest. Four tall elegant Cotswold limestone Ionic columns surround the front door. All the red brickwork of the original 1939 building has the attractive chevron or diamond pattern, adding to the striking symmetry of the frontage. The site lies within the setting of the Headington Hill Conservation Area and it has an important relationship to the conservation area. <u>Therefore, development should demonstrate compliance with Policy DH3.</u>	Modification at request of the Inspectors to ensure a sound plan
Policy SP53: Oxford University Sports Ground					
Local Plan		205	9.269	Delete entire paragraph: Sewerage 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 an upgrade to the sewerage network is required. Up to three years lead in time could be required to undertake any such works	Deletion at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
Policy SP54: No.1 Pullens Lane					
Local Plan		205	9.271	The site is within the Headington Hill Conservation Area, <u>and as a result development should demonstrate compliance with Policy DH3.</u> Any proposals should have regard to the quiet and rural character and appearance of the Conservation Area. Inappropriate levels of traffic generation must be avoided. Important soft landscaping features should be retained.	Modification at request of the Inspectors to ensure a sound plan
Policy SP55: Radcliffe Observatory Quarter					
		206	9.274	This site is within an area of predominantly attractive University and residential buildings. The site excludes the listed building of the former St Paul's church but any development would need to ensure that there was no adverse impact upon the setting of any listed buildings or conservation area, <u>and should demonstrate compliance with Policy DH3.</u> Whilst there has already been considerable academic development on the site, further applications are expected. Being an existing university campus site, the site is suitable for further academic uses including student accommodation and employer-linked housing. Development will be considered against the endorsed masterplan for the site.	Modification at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
Local Plan		206	9.276	<p>Delete entire paragraph: Sewerage 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 an upgrade to the sewerage network is required. Up to three years lead in time could be required to undertake any such works</p>	Deletion at request of the Inspectors to ensure a sound plan
Local Plan		206	SP55	<p>Planning permission will be granted for academic institutional, student accommodation and employer-linked housing at the Radcliffe Observatory Quarter site. Planning permission will not be granted for any other uses.</p> <p>The site would only be suitable for redeveloped or additional academic institutional uses provided that it can be demonstrated that there are no more than the threshold number of students of the relevant university living outside of university provided student accommodation (in accordance with Policy H9).</p> <p>Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.</p> <p>Pedestrian and cycle links through and to the site, including to the University Science Area, should be maintained and enhanced...</p>	Deletion at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
Local Plan		206	SP55	Delete fifth paragraph of SP55: Applicants will be required to demonstrate that there is adequate waste water capacity both on and off site to serve the development and that it would not lead to problems for existing or new users.	Deletion at request of the Inspectors to ensure a sound plan
Local Plan		206	SP55	A reduction in car parking provision on site will be required.	Deletion at request of the Inspectors to ensure a sound plan
Policy SP56: Ruskin College Campus					
Local Plan		207	9.277-9.278	9.277 - Ruskin College is an adult residential college providing educational opportunities for adults with little or no qualifications. There are nine buildings on site including the listed Rookery and wall, set within landscaped grounds with some large trees. The buildings are used for academic purposes, student accommodation, student facilities, administration and tennis courts as well as three buildings which are currently vacant. The site has a masterplan which was endorsed by the North East Area Committee in 2008 but with some issues that required further attention. Evidence for Iron Age activity and Roman pottery production has been recorded from this site so it has significant archaeological potential. <u>Due to this potential, development should demonstrate compliance with Policy DH4.</u>	Modifications at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<p>9.278 – The site is suitable for further academic uses, student accommodation, public open space and sports facilities. In accordance with Policy E3 only academic facilities of Ruskin College or the universities would be considered suitable. Any development would need to ensure that there was no adverse impact upon the setting of the listed buildings, <u>wall</u> and Old Headington conservation area, <u>and therefore should demonstrate compliance with Policy DH3.</u></p>	
Local Plan		208	SP56	<p>Planning permission will be granted for academic institutional uses, student accommodation and employer-linked housing at Ruskin College Campus. Development could include open space, sports facilities and allotments. Planning permission will not be granted for any other uses.</p> <p>Development must retain and enhance the setting of the listed building and wall. Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.</p> <p>A reduction in car parking provision on site will be required and Pedestrian and cycle links through and to the site should be enhanced.</p>	Deletions at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
Policy SP57: Ruskin Field					
Local Plan		208	9.280	Development of the allocated part of the site would need to be carefully and sensitively designed to preserve and enhance the setting of the listed building and the character and appearance of the conservation area. <u>Therefore, development should demonstrate compliance with Policy DH3.</u>	Modification at request of the Inspectors to ensure a sound plan
Local Plan		209	SP57	<p>Planning permission will be granted for expansion of the adjoining academic institution or residential use only, which may include employer-linked housing. Planning permission will not be granted for any other uses.</p> <p>New development should be informed by the landscape character and potential impact on views from the north in terms of choice of siting, height, form and appearance. Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.</p>	Deletion at request of the Inspectors to ensure a sound plan
Policy SP59: Summertown House, Apsley Road					
Local Plan		210	9.285	This site is currently graduate accommodation and an associated nursery. There is some potential to make more efficient use of the site by developing further graduate accommodation on open areas. There is a listed building in the centre of the site and any development would be expected to preserve and enhance the house and its setting, <u>and would</u>	Modification at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<u>need to demonstrate compliance with Policy DH3.</u> Given that the site is a university campus site it would be suitable for employer-linked housing.	
Local Plan		211	SP59	Planning permission will be granted for student accommodation and employer-linked housing at Summertown House. Planning permission will not be granted for any other uses. Through further development on the site it must be demonstrated that the new design will have a positive effect on the setting of the listed building compared to the existing development.	Deletion at request of the Inspectors to ensure a sound plan
Policy SP61: University of Oxford Science Area and Keble Road Triangle					
Local Plan		212	9.289	This site is in the scientific core of the University of Oxford and includes four plots each containing a number of buildings in academic use. Some of the buildings are listed and development would be expected to have regard to these and the Conservation Area. There is high potential for archaeological interest on the site as it is in an area with Bronze Age. <u>Due to both the archaeological and heritage interest of the site, development should demonstrate compliance with Policies DH3 and DH4.</u> The site is adjacent to designated Green Belt land and is within 600m from the New Marston Meadows SSSI.	Modification at request of the Inspectors to ensure a sound plan
Local Plan		213	SP61	...Development must retain and enhance the listed buildings. Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and	Deletion at request of the Inspectors to ensure a sound

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<p>enhance nearby listed buildings and their setting. The development will be expected to minimise car parking spaces on site and to take opportunities to rationalise car parking arrangements to enhance the public realm.</p> <p>Applicants will be expected to demonstrate how the development mitigates against traffic impacts and maximises access by alternative means of transport. Pedestrian and cycle links through and to the site, including to the Radcliffe Observatory Quarter, should be enhanced....</p>	plan
Policy SP63: West Wellington Square					
Local Plan		214	9.293	<p>This site is within the conservation area, to which many of the buildings make a positive contribution. There is a high potential for archaeological interest as it is the site of the Wellington Workhouse and a line of Civil War defences. <u>As a result of the heritage and archaeological interest of the site, development should demonstrate compliance with Policies DH3 and DH4.</u> Access is limited to a single width carriageway between two buildings off Walton Street and is not suitable for any material increase in traffic movements.</p>	Modification at request of the Inspectors to ensure a sound plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
Local Plan		215	SP63	<p>Planning permission will be granted for academic institutional, student accommodation and employer-linked housing at West Wellington Square. Planning permission will not be granted for any other uses.</p> <p>Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.</p> <p>Car parking on site should be reduced.</p>	Deletion at request of the Inspectors to ensure a sound plan
Policy SP64: Wolvercote Paper Mill					

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
Local Plan		215-217	SP64 and supporting text (9.296-9.302)	<p>Deletion of full policy and supporting text (SP64 and 9.296-9.302)</p> <p>Wolvercote Paper Mill, Mill Road</p> <p>Site area: 4.95 hectares/12.23 acres (Plot A) 1.77 hectares/4.37 acres (Plot B)</p> <p>Ward: Wolvercote</p> <p>Landowner: University of Oxford</p> <p>Current use: Vacant former paper mill</p> <p>Flood Zone: FZ2 but FZ1 for sequential test (for whole site)</p> <p>9.296 The main site (Plot A) is a former paper mill located between the residential area of Lower Wolvercote village and the A34, and partly within the Wolvercote with Godstow Conservation Area. The site boundary includes part of Duke's Meadow to the north of the site (Plot B). Any proposals will be expected to preserve and enhance the character and setting of the conservation area. Part of the site may be noisy as it is adjacent to the A34.</p> <p>9.297 Plot A is suitable for residential development. Complementary small scale employment units, employing a maximum of 50 people in total to reflect the previous level of employment on site, and community facilities would also be suitable. Residential development would increase the pressure on primary school places which the County Council are able to address by the expansion of</p>	Deletion with the agreement of Inspectors as policy no longer necessary due to development having commenced on site.

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<p>existing schools. Small areas of Plot A are within the Green Belt so built development will not be permitted in these areas.</p> <p>9.298 The site is within 200m of the Oxford Meadows Special Area of Conservation (SAC). Plans which could affect a SAC must be assessed under the European Habitats Directive³⁵. The allocation of the site has been assessed by a Habitats Regulation Assessment (HRA)³⁶ which concluded that development of the Wolvercote Paper Mill site is unlikely to significantly affect surface water runoff to the SAC or significantly increase recreational pressure on the SAC.</p> <p>9.299 It also concluded that with safeguards included within the policy wording, there will be no adverse effects on the air quality and water quality of the SAC. Such effects can only be properly assessed and mitigated through the design process at the planning application stage. Historically the site operated as a paper mill and any development that leads to a reduction in lorry traffic compared to the previous use is likely to result in no worsening of air quality but this must be supported by an air quality assessment. Groundwater flow from the North Oxford gravel terrace may have an important role in maintaining water levels in the Wolvercote Common and Port Meadow areas of the SAC. It is important that development proposals are accompanied by a hydrological survey and include provision for sustainable drainage. Hydrocarbon</p>	

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<p>contaminants must not spread to the SAC.</p> <p>9.300 Plot B is within the Green Belt and will not be granted permission for any inappropriate development as defined in national planning guidance. Proposals will be expected to create extensive new public open space for the site and the local community on Plot B. This will reduce recreational pressure on the SAC. The site includes part of Duke's Meadow which is a SLINC so opportunities should be taken to improve the biodiversity of the site. The public open space must include dog waste bins so as to provide a suitable alternative to walking dogs on the SAC.</p> <p>9.301 Sewerage 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 an upgrade to the sewerage network is required. Up to three years lead in time could be required to undertake any such works.</p> <p>9.302 Residential use on Plot A in Flood Zone 3a has been justified through the sequential test although policies in the Core Strategy relating to development in the floodplain will also need to be complied with. More vulnerable development will be expected to be directed away from Flood Zone 3b.</p>	

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<p>Policy SP64: Wolvercote Paper Mill</p> <p>Planning permission will be granted for residential development and public open space at Wolvercote Paper Mill. Complementary small scale employment units and community facilities would also be suitable. Planning permission will not be granted for any other uses.</p> <p>Residential development and any employment and community uses must be located on Plot A. Public open space must be provided on Plot B. No inappropriate built development will be permitted in the Green Belt which includes small areas of Plot A and the entire Plot B.</p> <p>Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.</p> <p>Applicants will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.</p> <p>The City Council's Appropriate Assessment has shown that development on this site must incorporate sustainable drainage to avoid an impact on groundwater flows to the SAC. A hydrological</p>	

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<p>survey must accompany a planning application to show that the development has been designed to avoid adverse impacts on groundwater flows.</p> <p>Development should be designed to ensure that there is no adverse impact on the Port Meadow SSSI. A biodiversity survey will be expected to assess the biodiversity value of the site and it should be demonstrated how harm will be avoided, mitigated or compensated.</p> <p>Development proposals should be accompanied by an assessment of potential recreational pressure on the SSSI that may arise from increased numbers of visitors, along with plans to mitigate this impact as necessary.</p> <p>All proposals should minimise impact on air quality during the construction phase and after implementation, particularly if they comprise of employment uses. A planning application must be accompanied by a site specific assessment of the impact of development proposals on air quality, which must also show that the development proposals will not create an adverse impact on the SAC.</p>	

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
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GLOSSARY

New additions to Glossary

Local Plan		220-228	Indoor sport and recreation facilities	<u>Indoor sport and recreation facilities: This may include, for example, swimming baths, skating rinks, gyms, dance halls, indoor courts and leisure centres as well as facilities linked to outdoor sports such as pavilions and changing rooms.</u>	Modification necessary to ensure clarity and support Policy G5.
Local Plan		220-228	Open space	<u>Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.</u>	Modification necessary to ensure clarity and support Policy G5.

APPENDICES

Appendix 2.3: Marketing Evidence

Local Plan		236	2.3 – Marketing evidence	<p>A site should be marketed for its existing use for a minimum period of at least 6 months.</p> <ul style="list-style-type: none"> • The applicant should then submit a supporting statement to accompany a planning application for a change of use. • It should contain evidence to confirm the length of time the site has been marketed for; details of the agent used; information to show where this marketing has taken place for example in the local press, through signs on site, on the internet and/or 	Deletion at the request of the Inspectors as set out in PSD.22.
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Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<p>in journals or publications used by the trade.</p> <ul style="list-style-type: none"> • The statement needs to confirm the price the site was advertised for to show that it has been pitched at a 'reasonable' rate to generate interest from potential operators. • Finally there needs to be a summary of the interest received and the reasons why offers have not been accepted. 	
Appendix 6.1: Design checklist					
Local Plan		247	6.1 – Design checklist	<ul style="list-style-type: none"> • Design of external areas • Are all spaces clearly defined and have a purpose? This should include well defined private and public spaces, including a choice of open space. • Are all external public spaces such as streets and parks overlooked by windows serving habitable rooms in buildings and adjacent activity. • Has left over space and awkward corners been avoided? • Does the landscaping provide opportunities for sensory richness? • What type of street furniture, floorscaping, lighting and public art is proposed (where appropriate)? (public art which contributes to local distinctiveness should be provided on all schemes of 20 dwellings or more (gross) or over 2000m². Details of the public art should be submitted with a planning application). 	Deletion and amendment made in response to the comments by Inspectors in IC2.A.

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment	
				<ul style="list-style-type: none"> • How is car parking integrated into the development so that it doesn't have a negative impact on the experience of using outside spaces? How has landscaping been used to help integrate parking into the street scene? • How will lighting impact on the surrounding area? • Have Secure by Design principles been incorporated? 		
Appendix 7.3: Vehicular Parking Standards						
Local Plan		256	Appendix 7.3 – Vehicular Parking Standards	<u>Dwellings of any size*</u>	<u>1 space per dwellings (to be provided within the development site, where feasible) and car club parking up to 0.2 per dwellings</u>	Deletions and amendments at request of the Inspectors to ensure a sound plan
				<u>Houses in Multiple Occupation (HMOs)</u>	<u>Parking standards to be decided case by case on their merit.</u>	
				Houses (of any sizes) including HMOs	1 space per house (may be allocated or unallocated)	
				Flats (of any size)	Car free, plus operational, disabled, and car parking club parking up to 0.2 spaces per dwelling	
				Wheelchair accessible or adaptable houses	1 space per dwelling, to be provided on plot	

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<p>and flats</p> <p><u>within the curtilage of the dwelling</u> (must be designed <u>in accordance with Part M of Building Regulations</u> for wheelchair users).</p> <p>Retirement homes 1 space per 2 homes plus 1 space per 2 staff</p> <p>Sheltered/extra care homes 1 space per 2 homes plus 1 space per 2 staff</p> <p>Nursing homes 1 space per 3 residents' rooms plus 1 space per 2 staff</p> <p><u>Student Accommodation</u> <u>0 spaces per resident room. Operational parking and disabled parking to be considered on a case by case basis in accordance with Policy H8.</u></p> <p><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></p>	
Local Plan		257	Appendix 7.3 – Disabled Parking	<p>Disabled Parking: On developments of 4 or more homes, wheelchair accessible or adaptable homes should provide allocated disabled parking, irrespective of location. On sites of 20 or more homes disabled parking should be provided for at</p>	Deletions and amendments at request of the Inspectors to ensure a sound

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment
				<p>least 5% of dwellings. <u>Provision for disabled parking will be considered on a case by case basis and be determined through pre-application meetings/planning applications in the light of their Transport Assessment and Travel Plan. Where disabled parking is provided it</u> should have level access to, and be within 50 metres of, the building entrance which it is intended to serve.</p>	plan

Document	Reference	Page Number	Policy/Paragraph	Description of Issue or Change Required	Reason for Amendment						
Local Plan		257	Appendix 7.3 – Non-residential development	<table border="1"> <tr> <td>Existing employment uses</td> <td>No additional increase in parking spaces</td> </tr> <tr> <td>All other uses</td> <td>All other uses to be determined through pre-application.</td> </tr> </table>	Existing employment uses	No additional increase in parking spaces	All other uses	All other uses to be determined through pre-application.	Deletions and amendments at request of the Inspectors to ensure a sound plan		
Existing employment uses	No additional increase in parking spaces										
All other uses	All other uses to be determined through pre-application.										
Appendix 7.4: Cycle Parking Standards											
Local Plan		257	Appendix 7.4 – Cycle Parking Standards	<p>7.4 <u>Minimum Bic</u>Cycle Parking Standards</p> <p>Amended rows:</p> <table border="1"> <tr> <td>Houses and flats up to 2 bedrooms</td> <td>At least 4 <u>2</u> spaces per dwelling</td> </tr> <tr> <td>Student Accommodation</td> <td>At least 4 spaces for every 4 study bedrooms <u>unless site specific evidence indicates otherwise in accordance with Policy M5.</u></td> </tr> <tr> <td>Primary/junior schools</td> <td>1 space per 10 <u>5</u> pupils. Plus 1 space per 3 staff (or other people).</td> </tr> </table>	Houses and flats up to 2 bedrooms	At least 4 <u>2</u> spaces per dwelling	Student Accommodation	At least 4 spaces for every 4 study bedrooms <u>unless site specific evidence indicates otherwise in accordance with Policy M5.</u>	Primary/junior schools	1 space per 10 <u>5</u> pupils. Plus 1 space per 3 staff (or other people).	Deletions and amendments at request of the Inspectors to ensure a sound plan
Houses and flats up to 2 bedrooms	At least 4 <u>2</u> spaces per dwelling										
Student Accommodation	At least 4 spaces for every 4 study bedrooms <u>unless site specific evidence indicates otherwise in accordance with Policy M5.</u>										
Primary/junior schools	1 space per 10 <u>5</u> pupils. Plus 1 space per 3 staff (or other people).										