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**Oxford City Council's response
to further Inspectors'
questions regarding Heritage
and the City Centre (IC.4)**

OCC.4

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Response to further Inspector questions regarding Heritage and city centre (IC.4)

Question 1: Taking into account paragraph 185 of the NPPF, please can the Council explain whether the plan contains an adequate policy framework for the conservation and enjoyment of the historic environment, including opportunities arising from heritage assets. In particular we are concerned as to whether it says enough about heritage assets at risk and the desirability of putting them to viable uses consistent with their conservation.

1. Chapter 6 of the Local Plan extensively discusses the importance of conserving and enhancing Oxford's heritage and the benefits it brings to the standing of the city and its residents. There is encouragement throughout for development that is respectful and brings enhancements to the character, setting and significance of the city's heritage assets. The chapter contains policies that directly refer to designated and local heritage assets, the appropriate treatment of archaeological remains and the requirement for high quality and appropriate built forms that are in keeping with Oxford's unique city scape. There are also various references to heritage matters throughout the plan, with several policies and site allocations recognising the importance of heritage considerations. Development proposals, including those on allocated sites, are not assessed in isolation but would have to meet the criteria required by the design policies and any others that may be applicable in the circumstances.
2. We have acknowledged concerns raised during the consultation process about the wording in a number of site allocation policies being insufficiently reflective of the NPPF and lacking in strength and consistency in their approach to heritage assets. To ensure consistency we consider the most effective approach is to remove the reference in individual site policies to avoid confusion of the requirements and statutory duty and instead rely on the comprehensive DH policies. The plan must be read as a whole therefore we consider this is a sound approach and avoids any sites inadvertently being missed from having a specific reference. Having said this, we have sought to ensure that the presence of known heritage assets that could potentially be affected by development on allocated sites is flagged up in the background text to the relevant site allocations and cross referred to the DH policies. This results in a series of suggested modifications to the plan set out in Appendix 1. Please note the suggested modifications set out at Appendix 1 only show the changes as they relate to heritage assets based on the policy wording in the submitted draft Oxford Local Plan 2036. They have not picked up all other proposed modifications to other parts of the site policy wording. This will be shown comprehensively in a final modifications schedule as a future date.

3. As part of our monitoring process, the number and current condition of heritage assets at risk in the city are noted and reported as part of the annual monitoring report. The primary information source for grade I, grade II*, all churches and scheduled monuments is the national register maintained by Historic England. For the past several monitoring years only two heritage assets have been identified as being at risk, the Church of St Thomas the Martyr at Thomas Street, and the Swing Bridge near Rewley Road. The council keeps a record of grade II buildings that have been identified as being at risk. We do not have evidence that shows there is a significant issue in Oxford with respect to heritage assets being at risk and because of that there is no specific policy proposed. In addition to this, as the Local Planning Authority, there are various enforcement mechanisms in place to enable us to manage heritage at risk if necessary. Nevertheless the council would encourage any efforts to safeguard all heritage assets including enabling development that would bring about restoration or rehabilitation of assets that are in poor condition. Any such development proposals would be assessed against design policies (particularly DH1 and DH3) that address design quality, heritage impacts, building heights and views, along with other plan policies as deemed relevant. Support for such proposals would be dependent on the developer adequately demonstrating that there would be no harm to the setting of the asset or their significance. To emphasise that the heritage assets would include those deemed to be at risk, additional wording will be proposed to the end of paragraph 6.31 of the supporting text as follows:

... 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.

Question 2: At our instigation the Council have put forward suggested main modifications that convert the sections about Areas of Change into plan policies. Paragraph 9.7 of the plan, which concerns the City Centre, also contains a section which states that “Planning permission will only be granted for”. As with the Areas of Change, this kind of wording should belong in a numbered policy. However, we appreciate that there may be wider issues in the City Centre than those covered by the bullets in paragraph 9.7. We would like the Council to give some thought to whether it is necessary to have a specific City Centre policy to follow the explanatory text, and if so, what matters it ought to contain, bearing in mind that there are already a number of other plan policies that cover activities in the City Centre; or alternatively, whether the explanatory text should be modified. We will be happy to consider the wording of any proposed main modifications.

4. Much of the city centre is covered by the Central (City and University) Conservation Area and comprises several uses, including much of the historic fabric of the city and the medieval core of Oxford University. The main opportunity and growth area in the city centre is in the West End, which in the local plan has been proposed as an area of change (AOC). The area is entirely within the city centre boundary, with its own site allocation policy – SP1 (see policies map CSD.8) and subject to the AOC policy as proposed in the modifications. Another key area with development opportunity would be the University Science Area. This is also in the conservation area and is also covered by Policy SP61. Continuous development and reinvention is a key part of the character of the area, with all the buildings being ‘of their time’ and relevant to their specific science use. Management of this area would seek to sustain and reinforce its education and research character by promoting the established high standards of architecture that the university is known for; constraining this by requiring the retention of non-architecturally significant buildings which were no longer fit for scientific research purposes would be contrary to the purpose of designation. The ‘remainder’ of the city centre is compact and highly developed, containing much of the city’s historic fabric and the historical University buildings and associated facilities, along with historic parks and gardens and a wide range of retail, commercial and residential uses.
5. We have not proposed a specific policy for the city centre in the form of a site allocations policy or area of change policy, as we consider that the setting and patterns of use would make such a policy inappropriate. The AOCs in the local plan have been framed around locations that are subject to long term strategic proposals, key regeneration zones or plans for significant intensification of uses. There is a high likelihood that these would involve significant changes in the character of the area or where there is an overarching vision for development that doesn’t lend itself to piecemeal development. These circumstances all apply in some extent in the West End, as well as other areas of change such as Osney Mead, Summertown district

centre, Cowley centre and Blackbird Leys. No such significant interventions that would result in significant change to the character of the area are currently being considered for the remainder of the city centre outside of the West End AOC and given the patterns of use and the historic fabric it is unlikely to be the case for the foreseeable future.

6. Furthermore the plan already contains several policies that would be applicable to development and activities in the city centre. Some of them have provisions specifically tailored for the city centre, e.g. retail areas (policies V1, V2, V3 and V5), the archaeological area (DH4) and the historic core area (DH2). A bespoke city centre policy would in most parts merely cross refer to these existing policies, making it repetitive or redundant. This is reflected in the matters and considerations raised in the section, which broadly coincide with areas that are addressed in other parts of the plan. There are also a number of site allocations within the city centre boundary which concern restricted if not isolated sites and would not lend themselves to the formation of a unified masterplan. It is not considered that a single policy would meaningfully promote the development of these sites or the city centre as a whole.
7. To ensure consistency and avoid confusion with the other AOC and site allocation policies, a modification has been proposed to paragraph 9.7 as follows:

9.7 Vision

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. Development would be supported that sufficiently meet the criteria of policies in the wider plan and which are able to demonstrate that they take ~~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:

- 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 celebrate the characteristics of the city that make it so distinctive and special.

Schedule of suggested modifications relating to site specific references to heritage assets in the Oxford Local Plan 2036

Policy Ref.	Modification of submitted plan policy wording*	Modification of supporting text
SP3 – Cowley Centre	N.A.	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.
SP4 – Blackbird Leys Central Area	N.A.	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.</u> Development must <u>demonstrate compliance with the requirements of Policy DH3.</u>
SP10 – Oxford Science Park (Littlemore & Minchery Farm)	N.A.	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.

Policy Ref.	Modification of submitted plan policy wording*	Modification of supporting text
<p>SP17 – Government Buildings and Harcourt House</p>	<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>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> <p>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 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</p>	<p>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 Clements 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 and DH4.</u></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 the part of the site adjacent to existing student accommodation. It has footpath access 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 site. Any new development should include a footway and a pedestrian crossing to integrate the site with the Islamic Centre opposite.</p>

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	<p>assessment of groundwater and surface water flows. Development proposals 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 it should be demonstrated how harm will be avoided, mitigated or compensated.</p>	
<p>SP18 – Headington Hill Hall and Clive Booth Student Village</p>	<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> <p>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</p>	<p>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 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</p>

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	<p>from the Gipsy Lane campus and between different parts of the site.</p>	<p>relationship between buildings and the parkland setting. Development that rises above the treeline will need to be very carefully considered and justified.</p>
<p>SP19 – Land surrounding St Clement’s Church</p>	<p>Planning permission will be granted for residential dwellings at the Land surrounding St Clement’s church site. 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 during construction phase.</p>	<p>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.</p>

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<p>SP23 – Warneford Hospital</p>	<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 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</p>	<p>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, 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.</p>

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	<p>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>	
SP27 – Land west of Mill Lane	N.A.	<p>9.161 - 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. <u>Development proposals should have consideration in their design of the setting of the village in accordance with the requirements of Policy DH3.</u></p>
SP31 – St Catherine’s College Land	<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>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 development must be designed carefully to preserve and enhance their character in accordance with the requirements</u></p>

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	<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>	<p><u>of Policy DH3.</u></p>
<p>SP32 – Banbury Road University Sites</p>	<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 water runoff in the area and should be accompanied by an assessment of groundwater and surface water.</p>	<p>9.185 - 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 Policy DH3.</u></p>

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	<p>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.</p>	
<p>SP34 – Canalside Land</p>	<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>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></p>

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	<p>All proposals should minimise impact on air quality 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>	
<p>SP35 – Court Place Gardens</p>	<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>	<p>9.200 - 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>
<p>SP37 – Faculty of Music, St Aldates</p>	<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</p>	<p>9.203 - 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</p>

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	<p>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>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 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></p>
<p>SP41 – Jesus College Sports Ground</p>	<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 Valley SSSI.</p>	<p>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 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>

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<p>SP42 – John Radcliffe Hospital Site</p>	<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 ancillary to the hospital. <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>.</p> <p>A drainage strategy will need to be produced by the developer in liaison with the City Council, Thames</p>	<p>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></p>

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	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.	
SP43 – Land at Meadow Lane	N.A.	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.
SP44 – Lincoln College Sports Ground	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.	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

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SP45 – Littlemore Park	N.A	<p>hedgerow along the southern side of the lane.</p> <p>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 to be suitable.</p>
SP46 – Manor Place	<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 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>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></p>

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	<p>A planning application must be accompanied by a site-specific flood risk assessment and development should incorporate any necessary mitigation measures.</p>	
<p>SP49 – Old Power Station</p>	<p>Planning permission will be granted for academic institutional use, 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 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>	<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 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>
<p>SP50 - Oriel College Land at King Edward Street and High Street</p>	<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</p>	<p>9.253 - 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</p>

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	<p>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 and its setting.</p>	<p>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>
<p>SP51 – Oxford Brookes University Marston Road Campus</p>	<p>N.A</p>	<p>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></p>
<p>SP54 – No.1 Pullens Lane</p>	<p>N.A</p>	<p>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.</p>
<p>SP55 – Radcliffe Observatory Quarter</p>	<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>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</p>

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	<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>	<p>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.</p>
<p>SP56 – Ruskin College Campus</p>	<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>Pedestrian and cycle links through and to the site should be enhanced.</p>	<p>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></p> <p>9.278 – The site is suitable for further academic uses, student accommodation, public open space and sports facilities. In</p>

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		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>
SP57 – Ruskin Field	<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>	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>
SP59 – Summertown House, Apsley Road	<p>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.</p> <p>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.</p>	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 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.
SP61 – University of Oxford Science Area and Keble Road	...Development must retain and enhance the listed buildings. Careful design must ensure that	9.289 - This site is in the scientific core of the University of Oxford and includes four plots each containing a number of

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Triangle	<p>development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting. 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>	<p>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.</p>
SP63 – West Wellington Square	<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>9.293 - 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>

*N.B. These modifications only show the changes as they relate to heritage assets based on the policy wording in the submitted draft Oxford Local Plan 2036. They have not picked up all other proposed modifications to other parts of the site policy wording. This will be shown comprehensively in a final modifications schedule as a future date.