



Oxford Local Plan 2036

Joint Statement of Common Ground: Thomas White Oxford Ltd. and Oxford City Council

Parties:

- Oxford City Council
- Thomas White Oxford Ltd.

Date: 3 December 2019

Introduction

1. This Statement of Common Ground (SoCG) outlines the matters on which Thomas White Oxford Ltd. (TWO) and Oxford City Council (the Parties) have co-operated on and provides a written record of the progress made between the two organisations. Its purpose is to reflect and confirm the current position agreed by the Parties with specific regard to the Northern Gateway site and the relationship of the Northern Gateway Area Action Plan and the Oxford Local Plan 2036.
2. Paragraph 1.23 of the Local Plan sets out that the Northern gateway AAP will remain part of the development plan alongside the new Local Plan once adopted. This sets out the mix of uses for which the site remains allocated. The Barton AAP will also remain part of the development plan.
3. The Parties agree that the only specific alteration in land use to the area covered by the Northern Gateway AAP in the draft Local Plan is the land at Pear Tree Farm. This was not removed from the green belt previously and so within the AAP it was shown as retained green belt. The new Local Plan, once adopted, removes this site from the green belt and has a specific site allocation in Policy SP29. Policy SP29 would supersede the AAP in relation to this parcel of land. This is shown on the draft policies map submitted alongside the draft Oxford Local Plan 2036.
4. The Parties agree that the employment element of the scheme has been included as a commitment in the employment evidence supporting the draft Oxford Local Plan 2036. The Parties agree therefore that once the employment element of the scheme is built it would form a new category 1 employment site under Policy E1. However the non-employment elements of the completed scheme would not.
5. In order to clarify this relationship the Parties propose the following modification to ensure that this is clear in the Oxford Local Plan 2036. This includes some additional text in Paragraph 1.23 and the inclusion of the two remaining AAPs as saved development plan documents in Appendix 1.

Conclusion

6. For clarity, the Parties agree that the following modifications set out in below would address the concern raised in TWO's Matter 2 Hearing Statement and ensure it is clear following the adoption of the Local plan the relationship of it to the existing Northern Gateway Area Action Plan.

Suggested modifications associated with Paragraph 1.23

Paragraph 1.23

Northern Gateway/Oxford North

1.23 This site has already been allocated and is the subject of the Northern Gateway Area Action Plan which ~~forms~~ remains part of the Oxford Development Plan alongside the Oxford Local Plan 2036. The AAP makes provision for 90,000m² of employment land (restricted to the science, research and development fields) and 500 new homes. This site will come forward for development during the Local Plan period and will have a significant impact on the supply of specialised employment floorspace and deliver one of the largest housing sites in the city. Therefore whilst it is not subject to an allocation in this Local Plan it will nonetheless constitute an area of change in the context of the vision for the city. Once built only the employment floorspace part of the scheme would be considered a category 1 employment site under Policy E1 of this Local Plan. The Local Plan alters one element of the area covered by the AAP in relation to land at Pear Tree Farm. The allocation of Policy SP29 supersedes the AAP land use requirements for this specific element of the site. This relationship is shown on the policies map.

Suggested modifications associated with Appendix 1

Appendix 1

1.1 - List of strategic policies

- E1: Employment sites
- E2: Teaching and research
- E3: New academic or administrative floor space for private colleges/language schools
- E4: Securing opportunities for local employment, training and business
- H1: The scale of new housing provision
- H2: Delivering affordable homes
- H3: Employer linked affordable housing
- H6: Houses in Multiple Occupation
- H8 Provision of new student accommodation
- H9: Linking the delivery of new/redeveloped and refurbished university academic facilities to the delivery of university provided residential accommodation
- H15: Internal space standards
- H16: Outdoor amenity space standards
- RE1: Sustainable design and construction
- RE2: Efficient use of land
- RE3: Flood risk management
- RE5: Health, well-being, and Health Impact Assessments
- RE6: Air quality
- G1: Protection of Green and Blue Infrastructure Network
- G2: Protection of biodiversity and geodiversity
- G3: Green Belt
- G4: Allotments and community food growing
- G5: Outdoor sports

G6: Residential garden land
G7: Other green and open spaces
G8: Protection of existing Green Infrastructure features
G9: New and enhanced Green Infrastructure features
DH1: High quality design and placemaking
DH2: Views and building heights
DH3: Designated heritage assets
DH4: Archaeological remains
T1: Prioritising walking, cycling, and public transport
T2: Assessing and managing development
T3: Car parking
V1: Ensuring the vitality of centres
V2: City Centre Shopping Frontages
V3: The Covered Market
V4: District and Local Centre Shopping Frontages
V5: Sustainable tourism
V6: Cultural and social activities
V7: Infrastructure and cultural and community facilities
V8: Utilities

[1.2 List of saved development plan documents](#)

Northern Gateway Area Action Plan

Barton Area Action Plan

Signed on behalf of Oxford City Council

Name: Carolyn Ploszynski



Position: Planning Policy and Place Manager, Oxford City Council

Date: 2 December 2019

Signed on behalf of Thomas White Oxford Ltd.



Name: Robert Linnell

Position: Director, Savills (UK) Ltd

Date: 3 December 2019