

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



Proposed additional  
modification to Policy V2 and  
V4

PSD.21

## Proposed additional modification to Policy V2 and V4

1. During discussion at the hearing relating to Matter 2 it was suggested that the Plan should be more positive in its encouragement of development for other uses of upper storeys in the shopping frontages. The following modifications are proposed to Policy V2 and Policy V4 to address this. These are highlighted in yellow below.

### Policy V2: Shopping Frontages in the city centre

Planning permission will only be granted at ground floor level within the city centre for the following uses:

- 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 Primary Shopping Frontage or 40% of units in the rest of the Shopping Frontage; or
- 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 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:~~
  - ~~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.~~

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.

Planning permission will be granted for development of upper storeys for housing, student accommodation and other uses appropriate to a town centre as long as the functioning of the ground floor unit(s) in the shopping frontage is not undermined.

In exceptional circumstances, planning permission will be granted for changes of use from A1 or other A class uses to other town centre uses that would lead to a breach of the ground floor percentage thresholds, if it is demonstrated that changes in the retail circumstances of Oxford city centre mean 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 particular street frontage itself or the shopping frontage as a whole. The following criteria must all be satisfied:

- d) marketing of the property for its existing use for at least a year, at a realistic price, and evidence of lack of interest clearly shown to demonstrate a lack of viability; and e) evidence of changing retail needs in Oxford city centre; and
- f) it would not result in such a concentration of a particular Class A use, other than Class A1 (retail), that it would lead to a significant interruption of the shopping frontage, reducing its character, attractiveness and function (considered to be if there are more than 4 adjoining units within the same use class (other than A1)); and
- ~~g) it promotes the diversity of and range of uses available to shoppers and visitors to the centre, enhancing their experience; and~~
- h) it would make better and more efficient use of the upper floors where relevant, introducing new uses, such as residential and or office space for start ups and incubator / innovation uses; and

g) it promotes an active street frontage both in terms of increasing footfall and retaining an active window display.

Planning permission will not be granted within the Westgate Shopping Centre where it would result in a change to the established and approved mix of uses<sup>32</sup>, which are as follows:

h) Class A1 (retail) uses: no less than 60%

i) Class A2 – A5 (financial and professional services, restaurant, pub and take-away) uses: no less than 20%

j) Class D2 (assembly and leisure) uses: the existing library floorspace should be maintained  
The Shopping Frontages are defined on the Policies Map.

Policy V4: District and Local Centre Shopping Frontages Planning permission will only be granted at ground floor level within District and Local Centre Shopping Frontages for the following uses:

District Centres:

Cowley Centre District Centre:

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.

~~East Oxford-Cowley Road~~, Headington, and Summertown District Centres:

d) Class A1 (retail) uses; or

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

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.

East Oxford - Cowley Road District Centre:

g) Class A1 (retail) uses; or

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

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.

Blackbird Leys District Centre:

j) Class A1 (retail) uses; or

k) 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

l) 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 Proposed Submission Document 121 fall below 85% of the total number of units within the defined Shopping Frontage.

Local Centres:

m j) Class A1 (retail) uses; or

n k) 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

o l) 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.

In all centres, planning permission will be granted for development of upper storeys for housing, student accommodation and other uses appropriate to a town centre as long as the functioning of the ground floor unit(s) in the shopping frontage is not undermined.

In exceptional circumstances, in all centres, 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 ground floor percentage thresholds, if it is demonstrated that changes in the retail circumstances of the 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 m) marketing of the property for its existing use for at least a year, at a realistic price, and evidence of lack of interest clearly shown to demonstrate a lack of viability; and n) evidence of changing retail needs in the district centre; and

q o) the proposal would not result in such a concentration of a particular Class A use, other than Class A1 (retail), that it would lead to a significant interruption of the shopping frontage, reducing its character, attractiveness and function (considered to be if there are more than 4 adjoining units within the same use class (other than A1)); and

r p) it promotes the diversity of and range of uses available to shoppers and visitors to the centre, enhancing their experience; and

q) it would make better and more efficient use of the upper floors where relevant, introducing new uses, such as residential and or office space for start-ups and incubator / innovation uses; and

s r) it promotes an active street frontage both in terms of increasing footfall and retaining an active window display. The Shopping Frontages in each District Centre and Local Centre are defined on the Policies Map