



Oxford Local Plan 2036 Main Modifications Consultation Response Form

Please note this form has two parts:

Part A – Your details

Part B – Your consultation response

Please ensure you complete **both** parts of the form. Where possible, we would prefer responses are provided using our online consultation system econsult. To respond in this way, please follow this link: www.oxford.gov.uk/mainmods

Responses should be limited to the Main Modifications and the Sustainability Appraisal of the Main Modifications. Comments will be considered by the independent Planning Inspectors undertaking the examination of both Local Plans

**All responses must be received by 4pm on 27th March
2020 to:**

Planning Policy

Oxford City Council
St Aldate's Chambers
109-113 St Aldate's
Oxford
OX1 1DS

Email: planningpolicy@oxford.gov.uk

PART A – Your details

Please note: we cannot register your representation without your details.

Your Name:	
Organisation (if applicable):	
Address:	<div style="background-color: black; width: 200px; height: 15px; display: inline-block;"></div> <div style="background-color: black; width: 100px; height: 15px; display: inline-block; margin-left: 100px;"></div>
Email:	<div style="background-color: black; width: 200px; height: 15px; display: inline-block;"></div>
Date:	

<p>Do you wish to be notified when the Oxford Local Plan 2036 is adopted by the Council?</p>	<p>YES <input type="checkbox"/></p> <p>NO <input type="checkbox"/></p>
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DATA PROTECTION

Please note that your response will be made available for inspection by the public in paper form at the Council's offices, or other locations as appropriate for the purpose of facilitating public access.

Your personal details will be properly safeguarded and processed in accordance with the requirements of the General Data Protection Regulation (GDPR) 2018. Your information will be used for The Oxford Local Plan 2036 Main Modifications Consultation only, and we will only store your data until the Oxford Local Plan 2036 is adopted. Information you give in this form will be shared with the Independent Examiners.

Please note: Anonymous representations may not be accepted.

If you are happy for us to state your name and the first line of your address and postcode when publishing your response(s), please tick this box:	<input type="checkbox"/>
If you would rather all personal details except your name and a non-specific address (e.g. Oxford) to be obscured, please tick this box:	<input type="checkbox"/>

PART B – Your response

To which Modification(s) or part(s) of the Sustainability Appraisal does this response relate?	
Local Plan Modification Number(s) (Please state)	
Or, if you are commenting on the Sustainability Appraisal of the Main Modifications, please state which part(s):	

Do you Support or Object the proposed modification(s)? (Please tick)	
SUPPORT	<input type="checkbox"/>
OBJECT	<input type="checkbox"/>

If you object, please state why:	
The Examination Inspectors are required to consider whether the Local Plans have been properly prepared against tests set out in the Government’s National Planning Policy Framework (paragraph 182). Please tick any which apply:	
Not positively prepared - i.e. strategy will not meet development needs	<input type="checkbox"/>
Not justified - i.e. there is no evidence to justify the modification	<input type="checkbox"/>
Not effective - i.e. it won’t work	<input type="checkbox"/>
Not consistent with national policy - i.e. doesn’t comply with the law	<input type="checkbox"/>

Reason for SUPPORT or OBJECTION:

Please give details to explain why you support or object to the wording of the Modification(s) or part(s) of the Sustainability Appraisal of the Main Modifications. *(continue on separate A4 sheet(s) if necessary)*

We welcome these proposed modification which reflect changes agreed in the course of examination and agreed by the Inspectors in document IC3.

The proposed modification which omits the term "planning permission will not be granted for any other uses" and instead states "other complementary uses will be considered on their merits" is considered essential for the allocation policy SP17 Harcourt House and Government Buildings Site to be effective, and the Plan to be considered sound.

The deletion of the restriction from the policy as submitted which set out "student accommodation should only be located on the half of the site north of Cuckoo Lane" is necessary and understood to be endorsed by the Inspectors in their document IC3. The associated clarification that planning permission will be granted for the allocated uses at "the Government Buildings and Harcourt House site" is needed and welcomed.

We support the proposed modification which deletes the requirement that 10% open space is provided on site as part of a development. The requirement was unjustified and unnecessary having regard to the setting of the site. We welcome its omission in response to the Inspector's direction.

Summary of Representation:

If your reason for support or objection is longer than 100 words, please summarise the main issues raised.



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PART A – Your details

Please note: we cannot register your representation without your details.	
Your Name:	Oxford Centre for Islamic Studies
Organisation (if applicable):	c/o JPPC Chartered Town Planners
Address:	[REDACTED] [REDACTED]
Email:	[REDACTED]
Date:	27/02/2020

Do you wish to be notified when the Oxford Local Plan 2036 is adopted by the Council?	YES <input type="checkbox"/> NO <input type="checkbox"/>
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PART B – Your response

To which Modification(s) or part(s) of the Sustainability Appraisal does this response relate?	
Local Plan Modification Number(s) (Please state)	MM72
Or, if you are commenting on the Sustainability Appraisal of the Main Modifications, please state which part(s):	

Do you Support or Object the proposed modification(s)? (Please tick)	
SUPPORT	<input type="checkbox"/>
OBJECT	<input type="checkbox"/>

If you object, please state why:	
The Examination Inspectors are required to consider whether the Local Plans have been properly prepared against tests set out in the Government’s National Planning Policy Framework (paragraph 182). Please tick any which apply:	
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Reason for SUPPORT or OBJECTION:

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We do not consider proposed modification MM72 to reflect the change discussed in the course of the Local Plan examination, we consider it requires modification to be considered sound.

For the avoidance of doubt, we confirm this comment relates to the site allocation policy for the Government Buildings and Harcourt House site. The policy is reference SP17 in the submitted plan, updated to SP16 in the strikethrough version of the plan published as part of the current consultation.

We do not object to the inclusion of minimum housing figures in site allocation policies in principle and understand the Inspectors' rationale for requesting their inclusion. We also accept the insertion of a minimum housing figure for the allocated Harcourt House and Government Buildings site, however we consider it essential the figure is modified to reflect the uses permitted under the policy.

The suggested modification MM72 states: "the minimum number of homes to be delivered is 70", however the policy does not allocate the site exclusively for residential

The allocation policy allows for development of the site to provide student accommodation and other academic uses as an alternative, or mixed use development. The site is owned by the Oxford Centre for Islamic Studies who intend to develop the land for their own purposes. The likelihood is that the land will be developed as an academic campus, and not for market housing.

The development of accommodation for students is acknowledged to contribute to addressing housing need in the City we therefore consider it appropriate that the minimum housing figure expressed in the policy should reflect all forms of accommodation which are allowed. We suggest the policy should be modified to state: "the minimum number of homes to be delivered is 70, or the equivalent number of student accommodation". Our suggested change is considered necessary to avoid any doubt that student accommodation is encouraged to be developed on the site as a beneficial alternative (or indeed companion) to conventional housing.

The proposed inclusion of a minimum housing figure for the site was discussed during the hearing session for Matter 6K. It was understood that all parties were in agreement that provision for "the equivalent number of student accommodation" was a necessary provision to facilitate development of the allocated site

Summary of Representation:

If your reason for support or objection is longer than 100 words, please summarise the main issues raised.



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Your Name:	Oxford Centre for Islamic Studies
Organisation (if applicable):	c/o JPPC Chartered Town Planners
Address:	████████████████████ Oxford, ██████████
Email:	████████████████████
Date:	27/02/2020

Do you wish to be notified when the Oxford Local Plan 2036 is adopted by the Council?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
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PART B – Your response

To which Modification(s) or part(s) of the Sustainability Appraisal does this response relate?	
Local Plan Modification Number(s) (Please state)	MM7
Or, if you are commenting on the Sustainability Appraisal of the Main Modifications, please state which part(s):	

Do you Support or Object the proposed modification(s)? (Please tick)	
SUPPORT	<input checked="" type="checkbox"/>
OBJECT	<input type="checkbox"/>

If you object, please state why:	
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Reason for SUPPORT or OBJECTION:

Please give details to explain why you support or object to the wording of the Modification(s) or part(s) of the Sustainability Appraisal of the Main Modifications. *(continue on separate A4 sheet(s) if necessary)*

We welcome the proposed main modifications to policy H2 exempting the development of student accommodation on campuses (existing and proposed) from affordable housing contributions.

As submitted in our examination statements, and discussed more broadly in hearing sessions, the exemption is essential if student accommodation is to be provided as required under the Plan. Were it not included vital student accommodation would not be provided impeding housing supply and undermining the economic vision for the City.

We consider the proposed modification MM7 to address the issues of soundness regarding contributions to affordable housing from certain forms of student accommodation raised during examination. The proposed modification reflects the approach discussed and agreed by Oxford City Council and the universities as encouraged by the Examination Inspectors.

We do not merely support the proposed main modification MM7, we consider it essential for the Plan to be considered sound.

Summary of Representation:

If your reason for support or objection is longer than 100 words, please summarise the main issues raised.