

APPENDIX 4

Proposed Modifications to the Oxford Local Plan 2001-2016

This document contains Proposed Modifications to the Oxford Local Plan 2001-2016.

Oxford City Council has carefully considered the recommendations made by an independent Planning Inspector, following a Local Plan Inquiry into all the unresolved objections to the draft Oxford Local Plan 2001-2016. This Inquiry ran from 2nd March to 12th August 2004. The City Council's response to each of the Inspector's recommendations is set out in a separate document, the 'Statement of City Council Decisions'.

As a result of the Inspector's recommendations, and the need to factually update the draft Local Plan in some instances, the City Council is proposing to make Modifications to the Oxford Local Plan 2001-2016.

The Proposed Modifications are publicly available for comment for a six-week period from Friday 3rd June 2005 to Friday 15th July 2005. A number of the changes are Pre-Inquiry changes (PIC) or Further Proposed changes (FPC). While these were discussed at the Local Plan Inquiry, these still need to be formally advertised at this stage. Representations, either supporting or objecting, can only be made on the specific modifications to the policies, text and proposals map. Any other comments are not duly made, and will not be registered. People are also able to object where the City Council has not accepted a recommendation of the Inspector any comments received after the deposit period cannot be taken into account.

The timetable for the adoption of the Oxford Local Plan is set out below. Please note that the dates in bold are indicative only.

First Deposit	28 th June 2002
Second Deposit	21 st February 2003
Pre Inquiry Changes	26 th September 2003
Start of Local Plan Inquiry	2 nd March 2004
End of Local Plan Inquiry	12 th August 2004
Receipt of the Inspectors Report	8 th February 2005
Publication of Inspectors Report	10 th February 2005
Proposed Modifications	3 rd June 2005
Adoption of the Local Plan	October / November 2005

Details about the review of the Oxford Local Plan are regularly updated on the City Council's web site – www.oxford.gov.uk/localplanreview

If you have any further questions, please contact:

The Planning Policy team

Oxford City Council
Ramsay House
10 St. Ebbes Street
Oxford OX1 1PT

Tel: 01865 252847
E-mail: planningpolicy@oxford.gov.uk
Fax: 01865 252144

This is a blank page

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
N/A	Whole Plan	Re-numbering of Policies and paragraphs and consequential changes to contents pages as a result of the proposed modifications set out below.	Clarification.
MOD 1	Through-out Plan	Amend the Plan wherever it refers to 'Supplementary Planning Guidance' to refer to: 'Supplementary Planning <u>Documents</u> Guidance '.	Supplementary Planning Guidance (SPG) is replaced by Supplementary Planning Documents (SPD), under the Planning and Compulsory Purchase Act 2004.
MOD 2	1.1.7 Context	In paragraph 1.1.7, change 'high levels of employment' to ' <u>pockets of high employment</u> '.	In accordance with the Inspector's recommendation, 12.2/1
MOD 3	1.2.3 Role and Purpose of the Plan	Amend first bullet point to read: 'To interpret National, and Regional, <u>and Strategic</u> planning policies and to relate them to Oxford;'	Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1 To recognise the key role of the Structure Plan with regard to this Local Plan (FPC 1).
MOD 4	1.2.4 Role and Purpose of the Plan	Add the following new sentence to the end of paragraph 1.2.4: ' <u>Oxfordshire County Council is the Local Planning Authority for mineral extraction and waste disposal applications.</u> '	Further Proposed Changes (FPCs) are made in accordance with the Inspector's recommendation 1.1/1 To acknowledge the role of Oxfordshire County Council (FPC 2).
MOD 5	1.2.4A Role and Purpose of the Plan	Delete the whole of paragraph 1.2.4A: ' This Second Draft Deposit Oxford Local Plan was approved by the City Council for development control purposes and is a material consideration in its planning decisions. The weight attached to the Plan will increase as it proceeds towards adoption. '	Factual update.
MOD 6	1.2.5 Role and Purpose of the Plan	Amend paragraph 1.2.5 to read: 'This Plan has been prepared under the Town and Country Planning Acts 1990 and 1991, and the Town and Country Planning (Development Plan) (England) Regulations 1999. In preparing this Plan the City Council has also considered the <u>changes to the planning system introduced by the Planning and Compulsory Purchase Act 2004 (P&CPA). Under the P&CPA, local plans are replaced by Local Development Frameworks and thus it will be necessary for the City Council to undertake a review of this Plan in order to meet the requirements of the P&CPA. The City Council has</u>	Factual update; to provide clarification on changes to the planning system.

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
		<u>prepared a Local Development Scheme, which sets out a programme for the review of the Local Plan. Planning Green Paper (December 2001) and the Planning Bill (December 2002).'</u>	
MOD 7	1.3.1 The National, Regional and Strategic Context	Amend the last two sentences of paragraph 1.3.1 to read: 'This Plan takes account of all relevant Government advice in Planning Policy Guidance notes (PPGs), <u>Planning Policy Statements (PPS's)</u> , Circulars and best practice advice. As far as possible, the emerging Plan will takes account of any subsequent review of Government advice.'	To provide clarification and to ensure the Plan is up-to-date. Planning Policy Statement is the new name for Planning Policy Guidance, which was amended under the Planning and Compulsory Purchase Act 2004.
MOD 8	1.3.2 The National, Regional and Strategic Context	Delete paragraph 1.3.2 and replace with: ' <u>In 2001, Regional Planning Guidance for the South East (RPG9) was published. This document is to be superseded by the South East Plan (Regional Spatial Strategy), which has been prepared by the South East England Regional Assembly. The Regional Spatial Strategy sets out the vision and policies for the South East Region to 2026, and also provides the context for the production of the City Council's Local Development Framework.'</u>	This paragraph anticipates the changes that will occur for guidance at the regional level. The draft South East Plan was published in Spring 2005.
MOD 9	1.3.3 The National, Regional and Strategic Context	Amend paragraph 1.3.3, making reference to the "permitted assumption". The City Council has considered the Oxfordshire Structure Plan 2011, which was adopted in 1998, and the emerging Oxfordshire Structure Plan, which will run to 2016. The City Council in drafting this Plan has made the 'permitted assumption' (Town and Country Planning Act 1990) and has interpreted the deposit Structure Plan as though it was the adopted Structure Plan. The Oxford Local Plan 2001-2016 was issued with a certificate of General Conformity with both the adopted and emerging Oxfordshire Structure Plan. The Plan also takes account of the Oxfordshire Local Transport Plan 2001-2006 produced by Oxfordshire County Council.'	In accordance with the Inspector's recommendation 1.5/1
MOD 10	1.5.1 Supplementary Planning	Delete paragraph 1.5.1 and replace with: ' <u>Supplementary Planning Documents (SPDs) provide further advice on matters included in the Plan. SPDs can focus on specific sites,</u>	Supplementary Planning Documents will be replacing Supplementary Planning Guidance. The original paragraph discussed Supplementary Planning Guidance, which will

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
	Documents.	<p><u>and also on citywide issues such as affordable housing. The City Council will prepare SPDs from time to time and will undertake consultation with the public during the development of any SPD. Planning Officers will use SPDs as a material consideration in determining planning applications, and as such applicants should ensure sufficient evidence is supplied in their planning applications to demonstrate that the SPD provisions have been considered and achieved.</u></p> <p><u>The Council has also prepared some Supplementary Planning Guidance (SPGs). Although SPGs will eventually be replaced by SPD's under the new system, during the transitional period some SPGs will still carry weight and be a material consideration in determining planning applications. Further information as to the relevant SPGs/ SPDs will be provided by Council Officers at the time of a planning application. The Oxford Local Development Scheme 2005-2008 sets out the status of existing SPG's and the timetable for the preparation of SPD's.'</u></p>	become less and less relevant as time moves on, as it will be replaced by SPDs. As such, this new paragraph provides clarity on the new system.
MOD 11	1.6.3 Sustainability Appraisal	Delete the whole of paragraph 1.6.3 and replace with the following: <u>'The Local Plan aims to achieve the sustainability objectives of both documents outlined above, in so far as they are to Oxford. It is via the rigorous application of sustainable development principles that the economic, social and environmental well-being of Oxford can be maintained and enhanced.'</u>	Oxford City Council is seeking accreditation for its Local Plan from the Plain Language Commission. One of the recommendations from the Plain Language Commission was to re-write paragraph 1.6.3, to improve its readability.
MOD 12	1.9.1 Monitoring	Amend paragraph 1.9.1 to read: <u>'The Government requires local planning authorities to keep under review matters that may affect the development and planning of their area. Monitoring is critical in developing and implementing a sound policy framework to achieve overall land-use objectives and is key to policy development and review. An Annual Monitoring Report will be produced detailing the results and submitted to the Secretary of State by the end of December each year, starting in 2005.'</u>	To provide further information on the process that the City Council will be undertaking in regard to monitoring.

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 13	1.9.3 Monitoring	Delete the last sentence in paragraph 1.9.3 (has moved to paragraph 1.9.1 – see above): 'An Annual Monitoring Report will be produced detailing the results.'	This sentence has been moved to paragraph 1.9.1 where it has been amended and expanded to provide more information on the Annual Monitoring Report.
MOD 14	1.9.3A Monitoring	Amend paragraph 1.9.3A to read as follows: 'Monitoring may indicate that a particular part of the Plan requires some more detailed guidance. This <u>would be identified in the Local Development Scheme (LDS) and</u> will be addressed through the publication of SPDs. SPG , development guidelines or an <u>Area</u> Action Plan.'	Factual update
2.0 Core Policies			
MOD 15	2.2.3 Future Development of Oxford	Add the following bullet point to paragraph 2.2.3, ' <u>minimise the opportunities for crime and anti-social behaviour.</u> '	In accordance with the Inspector's recommendation 2.18/1
MOD 16	2.3.1 Use of Planning Policies	Amend paragraph 2.3.1 as follows: ' <u>All planning applications will be determined in accordance with the relevant policies in the development plan unless other material considerations indicate that there should be an exception to these policies.</u> To avoid repetition, individual policies do not duplicate the contents of other policies in this Plan, or other policies in the Development Plan. Therefore, individual policies cannot be read in isolation.'	In accordance with the Inspector's recommendation 2.3/2
MOD 17	CP.1 The Use of Planning Policies	Delete Policy CP.1	In accordance with the Inspector's recommendation 2.3/1
MOD 18	CP.1A Quality of Applications	Delete Policy CP.1A and paragraph 2.3.1A	In accordance with the Inspector's recommendation 2.4/1

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 19	CP.2 Development Proposals	Amend CP.2 (d) as follows: 'provides buildings and spaces with suitable access arrangements and facilities for use by <u>all members of the community with special access needs</u> people with disabilities. '	To remove the emphasis to the access needs of people with disabilities over other groups with similar needs (FPC 3) Further Proposed Changes (FPCs) are made in accordance with the Inspector's recommendation 1.1/1.
MOD 20	2.5.1 Planning Obligations	Amend paragraph 2.5.1 as follows: 'The City Council will seek planning obligations where they are necessary to secure planning permission, relevant to planning and directly related to the proposed development. The obligation should also be fair and reasonably related in scale and kind to the proposed development, <u>and reasonable in all other respects.</u> '	In accordance with the Inspector's recommendation 2.6/1
MOD 21	2.5.2 Planning Obligations	Amend paragraph 2.5.2 as follows: 'The Government believes an effective planning obligation system should enhance the quality of the development and the wider environment, and ensure that the proposal makes a positive contribution to sustainable development, providing social, economic and environmental benefits to the community as a whole. Planning obligations should help to ensure an increased supply of affordable housing, provision of public space, and the facilities and infrastructure, <u>including schools and libraries</u> , needed to accommodate growth'	In accordance with the Inspector's recommendation 17.1/1
MOD 22	2.5.4A Planning Obligations	Amend paragraph 2.5.4A as follows: ' <u>The City Council will produce a Supplementary Planning Document on the use of planning obligations, which will take account of Government advice and also the County Council's guidance note "Infrastructure and Service Needs for New Development".</u> 'The City Council will monitor Government advice and will, from time to time, publish Supplementary Planning Guidance (SPG) on the use of planning obligations.'	In accordance with the Inspector's recommendations 2.6/3 and 2.6/4

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 23	CP.3 Planning Obligations	Delete the final sentence of Policy CP.3: 'Planning permission will only be granted when the City Council is satisfied that the direct physical, social and economic infrastructure, or other measures necessary to mitigate the adverse impact of developments (including a proportional contribution to address the cumulative impact of the proposed development) and the relevant policy aims of the Development Plan will be provided. The City Council, where appropriate, will seek to secure such measures through planning obligations. The failure to show that suitable measures are in place, or will be secured, will result in refusal of planning permission.'	In accordance with the Inspector's recommendation 2.6/2
MOD 24	2.6.4 Limiting the Need to Travel and the Sequential Test	Replace the bullet points at the end of paragraph 2.6.4 with the following: <ul style="list-style-type: none"> • <u>"first, locations in existing centres, taking account of the appropriate scale of development in relation to the centre; and then</u> • <u>edge-of-centre locations.</u> 	In accordance with the Inspector's recommendation 2.7/1
MOD 25	2.6.5A Limiting the Need to Travel and the Sequential Test	Amend paragraph 2.6.5A to read: 'The City centre <u>and then edge of City centre sites</u> should be the main location for developments which attract a large number of people, and serve a wider area that just one district council (i.e. the Country Towns and the sub-regional area). The District centres <u>and then edge of District centres</u> should be the location for smaller-scale facilities serving district and local neighbourhood needs.'	In accordance with the Inspector's recommendation 2.7/2
MOD 26	2.6.5B Limiting the Need to Travel and the Sequential Test	Amend paragraph 2.6.5B to read: 'It is considered there is <u>unlikely to be a need</u> no need to permit any new out-of-centre sites for developments that would require a large number of people to travel by private car'.	In accordance with the Inspector's recommendation 2.7/3

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 27	2.7.1 Limiting the Need for Greenfield Development and the Sequential Approach	Delete the first sentence of paragraph 2.7.1, to read: ' Greenfield development (on previously undeveloped land) should take place only where the development is required for the benefit of the wider community, and there are no brownfield (previously developed) sites available. The City Council has undertaken several studies to assess the various land use needs within Oxford. These include...'	In accordance with the Inspector's recommendation 2.8/1
MOD 28	2.8.1 Mixed-Use Developments	Amend paragraph 2.8.1 to read: ' Maintaining or increasing the mix of uses in an area can Mixed-use developments help create vitality and diversity in an area, and at the same time reduce the need to travel. The City Council seeks to promote and retain a mix of uses, particularly in areas which are realistically accessible by walking, cycling or public transport, are close to local facilities, and contribute positively to the surrounding physical and social infrastructure.'	In accordance with the Inspector's recommendation 2.9/1
MOD 29	CP.6 Mixed-Use Developments	Amend Policy CP.6 to read: 'Planning permission will only be granted for development <u>which proposals that would maintains or enhances improve</u> the mix of uses <u>which are appropriate to that in a particular area.</u> '	In accordance with the Inspector's recommendation 2.9/2
MOD 30	2.9.1D Efficient Use of Land and Density	Delete paragraph 2.9.1D and replace with: ' <u>Density may not always be a useful measure, particularly on small sites or mixed-use developments. However, where this measure is appropriate, residential developments should generally be above 40 dwellings per hectare. The City Council considers that many sites can be developed at much higher densities than this minimum, and where appropriate the City Council will expect this.</u> '	For consistency between Paragraph 2.9.1D and the final sentence of Policy CP.7A (Efficient Use of Land & Density). (FPC 4) Further Proposed Changes (FPCs) are made in accordance with the Inspector's recommendation 1.1/1

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 31	CP.7A Efficient Use of Land & Density	Amend the first and second sentences of Policy CP.7A to read: 'Planning permission will only be granted where development proposals which make maximum and appropriate use of land. Development proposals must make best use of site capacity, in a manner compatible with <u>both the site itself its setting</u> and the surrounding area, <u>as well as</u> and addressing the following criteria: '	In accordance with the Inspector's recommendation 2.11/1
MOD 32	2.11.6 Designing Development to Relate to its Context	Amend paragraph 2.11.6 as follows: "Some areas have a strongly defined townscape character or possess a very consistent pattern of development that needs to be respected, while other areas rely on new development to improve their physical form or bring out their character. <u>Detailed information on the townscape character of the different parts of Oxford is contained in a report entitled "A Character Assessment of Oxford in its Landscape Setting."</u> Further guidance on these matters will be produced from time to time as a Supplementary Planning Document."	Factual update, to add clarity to the Plan to specifically refer to the document 'A Character Assessment of Oxford in its Landscape Setting.'
MOD 33	2.11.7 Designing Development to Relate to its Context	Amend paragraph 2.11.7 to read: 'The City Council will require high standards of <u>design architecture</u> , and <u>where appropriate</u> will ask for details of materials and large-scale drawings of architectural detail to ensure an appropriate appearance.'	In accordance with the Inspector's recommendation 2.15/2
MOD 34	CP.9 Designing Development to Relate to its Context	Amend the final sentence in Policy CP.9 to read: 'In addition, in <u>and adjacent to a conservation areas</u> , new development needs to <u>have special regard for the</u> consider the special character and appearance of the area'.	In accordance with the Inspector's recommendation 2.15/1

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 35	CP.10 Creating Successful New Places	After CP.10 (d), add the following new bullet point. <u>'street and building layouts are such that slow traffic movement is encouraged;'</u> After CP.10 (f), add the following new bullet point: 'shared road surfaces, where the carriageway may be safely shared with pedestrians, are included in the design;'. Amend bullet point CP.10 (j) as follows: 'adverse micro-climate effects (e.g. pockets of cold, heat, dazzle, <u>wind</u> or shade) are avoided;'	To encourage new development to reflect home zone principles.(PIC 2) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1 To make it clear that micro climate effects includes the effect of wind (PIC 3).
MOD 36	CP.11 Siting of Development to Meet Functional Needs	Amend CP.11 (c) to read: 'outdoor needs are properly accommodated, including private amenity space, <u>screened</u> refuse and recycling storage, servicing and parking;' Amend CP.11(d) to read: 'street frontage and streetscape are maintained <u>or</u> enhanced or created;'	In accordance with the Inspector's recommendations 2.16/1 and 2.16/2
MOD 37	Section 2.12 Designing Out Crime	Add the following paragraph after paragraph 2.12.2: <u>'The need to avoid unacceptable criminal activity and anti-social behaviour, including matters relating to safety and the fear of crime, will be important considerations in determining applications for changes of use and in respect of related planning conditions.'</u>	In accordance with the Inspector's recommendation 2.18/2
MOD 38	CP.13 Designing Out Crime	Amend first paragraph of Policy CP.13 to read: <u>'Planning permission will not be granted for development proposals, including changed of use, which would be likely to give rise to unacceptable criminal activity or anti-social behaviour. All development schemes should be designed to reduce the potential for criminal activity and anti-social behaviour. Planning permission will only be granted for new development which is designed to...'</u>	In accordance with the Inspector's recommendation 2.18/3

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 39	2.18.4 Recycling Facilities and Use of Recycled Materials	Amend paragraph 2.18.4 as follows: 'The City Council will encourage the re-use of reclaimed building materials and the use of secondary aggregates, screened soil and other re-cycled materials in all developments. Large scale Developments of 10 or more dwellings, or more than 2,000m ² of floorspace, must demonstrate how the design...'	In accordance with the Inspector's recommendation 2.24/1
MOD 40	2.18.5 Recycling Facilities and Use of Recycled Materials	Amend paragraph 2.18.5 as follows: ' Large scale Developments, where the design does not incorporate the use of recycled or reclaimed materials, will be refused planning permission, as they would not help the City Council in achieving the Government's targets on minimising waste. Policy CP.19A requires large scale developments <u>above certain thresholds</u> to submit a Natural Resource Impact Analysis (NRIA) which would include recycled materials.'	Consequential amendment to ensure consistency with the Inspector's recommendation 2.24/1
MOD 41	CP.19 Recycled Materials	Amend Policy CP.19 as follows: 'Planning permission will only be granted for large scale developments of 10 or more dwellings, or non-residential development of 2,000m ² or greater, where the design included the use of recycled or reclaimed materials. This may form part of the Natural Resource Impact Analysis (NRIA).'	In accordance with the Inspector's recommendation 2.24/1
MOD 42	2.18.1C Natural Resource Impact Analysis	Amend paragraph 2.18.1c as follows: ' Large scale Developments of 10 or more dwellings or non-residential developments of 2,000m ² or greater must submit a Natural Resource Impact Analysis (NRIA).'	In accordance with the Inspector's recommendation 2.25/2
MOD 43	CP.19A Natural Resource Impact Analysis	Amend the first paragraph of Policy CP.19A as follows: 'Developments of 10 or more dwellings or non-residential developments of 2,000m ² or more will be expected to submit a Natural Resource Impact Analysis (NRIA) <u>as detailed in a Supplementary Planning Document</u> . Planning permission will only be granted for developments, if through the NRIA, the proposal demonstrates careful attention to, and exploitation of...'	In accordance with the Inspector's recommendation 2.25/1

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 44	2.19.3A Nuisance	Add the following new paragraph after 2.19.3: <u>'Where residential development is proposed next to a source of potential nuisance, such as a noisy road or hazardous materials, the City Council will need to be satisfied that measures will be implemented to minimise or eradicate the problem, either by works to the dwelling or by controlling the nuisance at source, if this is within the applicant's control.'</u>	Policy CP.20 and justification text, as originally written, deal only with the development likely to cause nuisance, and there needs to be an addition to deal with the new development near to developments which are already causing nuisance. This addition is based upon paragraph 2.117 and Policy EN64 in the adopted Oxford Local Plan 1991-2001. (PIC 4) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 45	CP.20 Nuisance	Amend Policy CP.20 as follows: 'Planning permission will be refused for development proposals that cause unacceptable nuisance. Where such nuisance is controllable, <u>appropriate easily enforceable</u> planning conditions will be imposed. <u>Planning permission will not be granted for residential development where the future occupiers would be likely to suffer from substantial nuisance by reason of noise, dust, fumes, vibration, light or proximity to hazardous materials, unless adequate protective measures can be implemented before the development is occupied.'</u>	In accordance with the Inspector's recommendations 2.27/1 and 1.1/1 Policy CP.20 and justification text, as currently written, deals only with the development likely to cause nuisance, and there needs to be an addition to deal with the new development near to developments which are already causing nuisance. This addition is based upon paragraph 2.117 and Policy EN64 in the adopted Oxford Local Plan 1991-2001. (PIC 5)
MOD 46	2.19.3B Lighting	Add the following paragraph after Policy CP.20: <u>'The inappropriate use of lighting, including floodlighting, can cause an unacceptable nuisance and a loss of public amenity. There can also be negative impacts on some types of wildlife. The City Council will consider the impact of lighting in terms of 'light spill', the impact it will have on the night-time sky, the loss of amenity to residential properties and any impact on local wildlife. In some circumstances the use of floodlights can lead to longer use of playing fields, which can create noise and nuisance in addition to light pollution and spillage. In these circumstances easily enforceable planning conditions may be imposed to control the hours of operation. The cause of Architectural lighting is dealt with in Policy HE.14.'</u>	A new paragraph was introduced at the Pre-Inquiry stage (PIC 6). This was amended by the Further Proposed Change (FPC 5). Pre-Inquiry Changes (PICs) and Further Proposed Changes (FPCs) are made in accordance with the Inspector's recommendation 1.1/1

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 47	CP.20A Lighting	Insert a new policy after paragraph 2.19.3B. 'CP.20A – LIGHTING <u>Planning permission will not be granted for any development which would result in unacceptable levels of light pollution and light spillage.'</u>	A new Policy was introduced at the Pre-Inquiry stage (PIC 7). Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 48	2.19.4 Noise	Amend paragraph 2.19.4 to read: 'Noise can significantly affect the environment, health and quality of life enjoyed by individuals and communities. The City Council will seek to ensure that noise sensitive developments are separated from major sources of noise. We regard residential, education and health care uses as noise sensitive developments, but may include others, depending on local circumstances and priorities. <u>In some circumstances noise can also have an adverse impact on local wildlife and this will also be taken into consideration. . In determining planning applications, the City Council will have regard to the advice in PPG 24, Planning and Noise.'</u>	Agreed at Inquiry to remedy omission of reference to the potential adverse ecological impact of noise. (FPC 6) In accordance with the Inspector's recommendations 2.28/1 and 1.1/1
MOD 49	2.21.1 Air Quality Management Areas	Amend paragraph 2.21.1 as follows: 'Local authorities are required to establish Air Quality Management Areas (AQMAS) to improve air quality where they do not <u>expect</u> accept air quality objectives to be met.'	In accordance with the Inspector's recommendation 2.30/1

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 50	2.21.2 Air Quality Management Areas	Amend paragraph 2.21.2 to read: 'The City Council has declared an AQMA based on the areas in central Oxford where the annual mean nitrogen dioxide objective, i.e. above 40 microgrammes per cubic metre, is unlikely to be met. <u>At March 2004</u> , the AQMA covered: Beaumont Street; Bonn Square; Botley Road east of the railway bridge; Castle Street; George Street; Gloucester Green bus station; High Street; Hollybush Row north of St Thomas Street; Hythe Bridge Street; Longwall Street; Magdalen Street; New Road; Old Greyfriars Street; Park End Street; St Aldate's north of Thames Street; St Clements Street west of the public car park; St Giles south of Pusey Street; Speedwell Street; and Worcester Street. <u>This area will need to be kept under review.</u> '	To reflect the fact that the boundaries of the AQMA may change as a result of regular monitoring and review during the period of the Oxford Local Plan 2001-2016. (FPC 7) In accordance with the Inspector's recommendations 1.1/1, 2.30/3 and 2.30/2
MOD 51	2.21.3 Air Quality Management Areas	Amend paragraph 2.21.3 as follows: 'The planning system has a role to play in the protection of fair quality by ensuring that land use decisions do not adversely affect the air quality in the AQMA, <u>or in other areas where air quality objectives are unlikely to be met.</u> A development will be assessed against its direct effect on air quality, and also the effect of the traffic it generates...'	In accordance with the Inspector's recommendation 2.30/3
MOD 52	CP.23 Air Quality Management Areas	Amend Policy CP.23 to read: 'Planning permission will not be granted for development which would have a net adverse impact upon the air quality in the Air Quality Management Area, <u>or in other areas where air quality objectives are unlikely to be met.</u> '	In accordance with the Inspector's recommendation 2.30/4
MOD 53	2.22.1 Telecoms	Delete the last sentence in paragraph 2.22.1 that reads: ' Where permission is granted, they must show that they have allowed for future demands. ' And replace with: <u>'When seeking permission for new sites for telecommunication development, applicants must demonstrate that they have made provision for future demands and site sharing.'</u>	To add clarity the text. (PIC 8) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 54	2.22.2 Telecoms	<p>Amend paragraph 2.22.2 as follows: 'Where planning permission is required, the City Council will take account of technical constraints on locating such equipment, the operational requirements, and the legal obligations of telecommunications operators. However, this must be balanced against <u>the need to avoid, as far as possible, the use of unsightly equipment.</u> environmental impact. The planning system should provide for such development, including new forms of broadcasting. but the appearance of the built environment needs to be protected as far as possible from unsightly equipment. The City Council recognises the importance of always ensuring the best outcome in environmental terms, particularly when considering the suitability of mast and site sharing. In addition, developers <u>should minimise any visual impact</u> must avoid spoiling the view through careful siting location and sensitive use of materials, colour and design of telecommunication equipment. They should also look for ways to disguise or camouflage proposed facilities. Visual impact is of particular concern in listed buildings, conservation areas, green belt, and areas of safeguarded land. and landscapes of key significance</p>	<p>These two sentences were amended to improve the readability, as recommended by the Plain Language Commission. (PIC 9) In accordance with the Inspector's recommendations 1.1/1, 2.31/3 and 2.31/4</p>
MOD 55	2.22.5 Telecoms	<p>Add the following sentence at the beginning of paragraph 2.22.5, to read: <u>'There is significant public concern about health considerations in relation to telecommunication development.</u> The siting of telecommunications equipment raises environmental concerns regarding health and noise issues. However, scientific research on the health implications of telecommunications development is currently inconclusive. Health considerations and public concern can in principle be a material consideration in determining applications for planning permission and prior approval.'</p>	<p>This sentence is moved from the following paragraph as it adds clarity here. (PIC 10) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1</p>

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 56	2.22.6 Telecoms	Amend paragraph 2.22.6 as follows: <u>'Developers can reduce concerns over the health impact of telecommunications development by submitting information on this matter alongside proposals for new equipment. This should be in the form of a Health and Radiation Impact Analysis (HRIA) which provides details on the expected microwave and other radiation from the proposed equipment and how this relates to the EU ICNIRP guidelines. There is great public concern about health considerations in relation to telecommunications. Developers can reduce this concern by submitting a Health and Radiation Impact Analysis (HRIA), which would provide full information on the expected microwave or other radiation from the proposed equipment. Where appropriate the City Council will impose planning conditions to require regular monitoring of telecommunication equipment following installation. The City Council will issue further information on the content of an HRIA, from time to time, as a Supplementary Planning Document.'</u>	This sentence is now in the previous paragraph (PIC11) In accordance with the Inspector's recommendations 1.1/1, 2.31/1 and 2.31/2
MOD 57	CP.24 Telecoms	Delete the last paragraph of Policy CP.24: 'Where appropriate, planning conditions will be imposed requiring regular monitoring of the microwave or other radiation from the equipment.'	In accordance with the Inspector's recommendation 2.31/2
3.0 Transport			
MOD 58	3.1.3 Introduction	Amend paragraph 3.1.3 as follow: <u>'The Oxfordshire Local Transport Plan (LTP), produced by the Oxfordshire County Council, sets out a five-year strategy for co-ordinating and improving transport, and a programme for investment and implementation of measures'</u>	The County Council have objected to the lack of references to them as the Highway Authority. (PIC 12) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 59	3.2.3 / 3.2.4 / 3.2.5 Integrated Transport Strategy	Merge paragraphs 3.2.3, 3.2.4 & 3.2.5 into one paragraph as follows: 'The principles behind the OTS have been extended to address specific traffic problems in Headington and Marston. <u>The Headington and Marston Area Transport Strategy (HAMATS) aims to address the existing traffic problems of Headington and Marston, and anticipate new development proposals, mainly from the hospitals and Oxford Brookes University. HAMATS also looks at improving the opportunities for walking, cycling and travel by public transport to reduce, in particular, non-essential car travel at peak periods.</u> '	To clarify and make the text more precise. (PIC 13) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 60	3.2.6 Integrated Transport Strategy	Amend paragraph 3.2.6 to read: 'HAMATS encompasses a vision for the future of the area, including objectives for transport provision. The Strategy will help both <u>City and County</u> Councils to judge whether the traffic implications of new development can be overcome. Transport-related measures implemented in the Headington and Marston area as a result of new development will be in <u>line with the principles of</u> keeping with HAMATS.'	To make it clear that the text is referring to the City and County Councils, (PIC 14) and to make it clear how HAMATS will be used. Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 61	TR.1 Transport Assessment	Amend the second sentence of Policy TR.1 to read: 'Planning permission will be granted only if the City Council is satisfied that adequate and appropriate transport-related measures will be put in place.'	In accordance with the Inspector's recommendation 3.4/1
MOD 62	3.4.2 Travel Plans	Amend first sentence of paragraph 3.4.2 to read: 'TPs should be worked up in consultation with the City Council <u>where appropriate the County Council as highway authority</u> , and local transport providers.'	In accordance with the Inspector's recommendation 3.5/2
MOD 63	TR.2 Travel Plans	Amend the first sentence of Policy TR.2 to read: 'A travel plan (TP), which has clear objectives, targets and a monitoring and review procedure, and which is easily enforceable , must be submitted for development that the City Council considers is likely to have significant transport implications (as defined in Appendix 2).'	In accordance with the Inspector's recommendation 3.5/1

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 64	3.5.1 Transport Related Planning Obligations	Move paragraph 3.5.1 to the Introduction after paragraph, 3.1.2, and rename 3.1.2A. Delete title ' 3.5 Transport Related Planning Obligations ' Amend the second sentence to read: 'In accordance with Core Policy CP.3, proposals that are likely to create significant <u>insoluble unresolvable</u> transport-related problems will be refused planning permission.'	Re-ordering the Transport Section to make it clearer. (PIC 15) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 65	3.6.3 Car Parking Standards	Swap last two sentences in paragraph 3.6.3, to read: '...In the TDAs, the City Council will seek low levels of parking provision. For commercial uses, the maximum provision will be reduced to 25% of the standards specified in Appendix 3. For residential development, car-free proposals may be considered favourably. <u>For commercial uses, the maximum provision will be reduced to 25% of the standards specified in Appendix 3.</u>	Re-ordering to make it clearer. (PIC 16) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 66	3.6.4 Car Parking Standards	Amend paragraph 3.6.4 as follows: ' <u>The City Council will seek advice from the County Council acting as Highway Authority on suitable locations for home zones. The City Council will, from time to time, publish Supplementary Planning Documents on home zones in association with the County Council. The requirement of Appendix 3, paragraph 1B, must also be complied with.</u>	To add clarity to the text. (PIC 17) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 67	3.6.4A Car Parking Standards	Amend the last sentence in paragraph 3.6.4A to read: 'In <u>reduced parking and</u> car-free proposals, parking for visitors and servicing vehicles must be considered and provision may be required by the City Council.'	To add clarity to the text. (PIC 18) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 68	3.7.4 Pedestrians and Cyclists	Amend the first sentence in paragraph 3.7.4 to read: 'Secure, <u>and preferably sheltered</u> , cycle parking should be integrated in the design of residential development. If external access to a secure space such as a rear garden is not available, cycles can be difficult to store.'	To add clarity to the text. (PIC 19) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1