

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 69	TR.4 Pedestrian and Cycle Facilities	Delete the second paragraph from Policy TR.4: 'For new commercial development of approximately 500m² or more, the provision of showers with changing facilities will be required. The general level of provision which the City council will expect is given in Appendix 4.' And replace with: <u>'For new non-residential development, the City Council will seek the provision of showers and changing facilities in accordance with the thresholds and minimum standards set out in Appendix 4.'</u>	So that the Policy is consistent with the thresholds in Appendix 4. (FPC 18) Further Proposed Changes (FPCs) are made in accordance with the Inspector's recommendation 1.1/1
N/A	TR.5l Pedestrian and Cycle Routes	<i>Please see the Proposals Map change below (MOD396)</i> Amend the indicative Pedestrian and Cycle Route, West Oxford Cycle Route (Policy TR.5l) as shown on the attached map.	Incorrect route was shown on Proposals Map
N/A	TR.5n Pedestrian and Cycle Routes	<i>Please see the Proposals Map change below (MOD397)</i> Amend the Indicative Pedestrian and Cycle route Boults Lane with Copse Lane so that the route goes along Horseman Close until it reaches the playing field. (Policy TR.5n) as shown on the attached Map.	Incorrect route was shown on Proposals Map
N/A	TR.5t Pedestrian and Cycle Routes	<i>Please see the Proposals Map change below (MOD398)</i> Amend the indicative Pedestrian and Cycle Route Blackbird Leys with Armstrong Road (Policy TR.5t) as shown on the attached Map.	In accordance with the Inspector's recommendation 3.9/1
MOD 70	TR.6 Powered Two Wheelers	Amend the first paragraph of Policy TR.6 to read: 'Planning permission will only be granted for new <u>non-residential</u> development that provides appropriate access, parking and related facilities for powered two-wheelers. Appendix 3 shows the parking standards for powered two-wheelers'	To add clarity to the Policy, and to make sure that it ties in with the justification text. (PIC 20) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

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MOD 71	3.9.4 Guided Bus/Local Rail Service	Amend paragraph 3.9.4 to read: 'The City Council supports the <u>principle of provision for</u> provision of improved public transport based on the route of the existing rail network in Oxford for local passengers. It would support a re-opening of the Cowley branch line for a local passenger rail service, with proposed halts at BMW/Blackbird Leys, Oxford United and the Oxford Science Park/Littlemore. Similarly, the City Council would in principle support the use of the railway and rail corridor linking north Oxford at Pear Tree with south Oxford at Redbridge via the City centre. It would also supports <u>the principle of</u> the use of the railway or its associated corridor for another form of public transport provision. Local halts will be sought at Wolvercote, Merrivale Square (Canal Corridor residential area), the City centre and Oxpens. <u>Any detailed proposal would be progressed under the Transport and Works Act 1992. A final decision would be based, amongst other things, on the outcome of an environmental impact assessment.</u> However, the City Council recognises that the scale of such a development has the potential to cause substantial environmental damage and will therefore require any proposals to be supported by a detailed and independent environmental impact assessment.'	In accordance with the Inspector's recommendation 3.13/1
MOD 72	3.9.4A Guided Bus/Local Rail Service	Delete the third sentence of paragraph 3.9.4A ' GTE will follow the rail corridor and leave the track, potentially at Oxford Station, and/or at Oxpens, where it will switch to the road to serve the City centre.' And replace with: ' <u>GTE could follow the rail corridor and leave the track at Oxford Station and/or at Oxpens, switching to the road to serve the City centre.'</u>	In accordance with the Inspector's recommendation 3.13/2

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

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MOD 73	TR.8 Guided Bus/Local Rail Service	<p>Amend Policy TR.8 as follows: <u>'Land is safeguarded within the area shown on the Proposals Map for the development of a high quality public transport service and halts based on the existing railway route and its associated corridor: The City Council will, subject to its favourable consideration of environmental impact assessment, support proposals for a high quality public transport service along the existing railway route:</u> a. from the City centre north towards Pear Tree; b. from the City centre south towards Redbridge; and c. along the branch line to Cowley.</p> <p><u>In principle, the City Council supports a park and ride function for the service and use of the route by park and ride bus services. The City Council proposes halts at BMW/Blackbird Leys, Oxford United football ground, Oxford Science Park/Littlemore, Oxpens/Osney Mead, and Trap Grounds/Canal Corridor. The City Council will support a park and ride function for the service with possible halts at the Redbridge, Peartree and Water Eaton car parks, and use of the route by the park and ride bus services.</u></p> <p>Planning permission will not be granted for any development that would prejudice implementation of the Guided Transit Express (GTE).</p> <p>Where appropriate, the City Council will seek contributions towards the implementation of a local public transport service along this route which will be secured by a planning obligation.</p> <p><u>'The proposed route of the GTE and the location of the halts are identified on the Proposals Map.'</u></p>	In accordance with the Inspector's recommendation 3.13/3

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 74	3.9.4B Guided Bus Local Rail Service	Delete paragraph 3.9.4B: 'The City Council will support proposals for street-running tram or light rail systems and river taxi services'	Objections raised on environmental impact grounds and trams and light railway being inappropriate. Also, the issues in this paragraph are outside the control of the land use planning system and are inappropriate in a Local Plan. (PIC 21) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
N/A	TR.8 Guided Bus/Local Rail Service	<i>Please see the Proposals Map change below (MOD 399)</i> Amend the 'Guided Bus/Local Rail Service (TR.8) designation as shown on the attached map.	In accordance with the Inspector's recommendation 3.13/4 and advice in paragraph 3.13.8 of his report.
MOD 75	3.9.8 Park and Ride	Amend paragraph 3.9.8, as follows: 'There may be scope for park and ride or other special bus services to serve specific City centre destinations, such as the Science Area, as well as suburban areas or other major travel generators, such as the Oxford Business Park <u>and the Oxford Science Park.</u> '	To include the Science Park as an area where improved bus services could be of benefit in the future. (PIC 22) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 76	3.10.1 Car Usage	Amend paragraph 3.10.1 to read: 'The aim of the City Council's transport policy is to reduce the need to travel, particularly by private car, and to encourage travel by walking, cycling and public transport. As such, it is car-use rather than car ownership with which the City Council is concerned. The City Council's objective is to manage the available resources (or those likely to become available within the Plan period) <u>in furtherance of the above aim, so that the maximum number of people can travel as conveniently as possible.</u> '	In accordance with the Inspector's recommendation 3.17/1
MOD 77	3.10.5 Private Non- Residential Parking	Amend first sentence of paragraph 3.10.5 to read: ' <u>At 2003</u> , there <u>were</u> are around <u>6,600</u> 7,600 private non-residential parking spaces in the <u>Transport</u> Central Area whose demand significantly contributes to peak-hour congestion'	Factual update and clarification. (PIC 23) 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 78	3.12.1 Freight	Amend the last sentence of paragraph 3.12.1 to read: 'However, some goods vehicle operators use the largest permitted vehicles along Oxford's narrow streets, <u>which can cause environmental and access problems.</u> '	To provide further clarification about the impact of lorries in Oxford.
4.0 Natural Environment			
MOD 79	4.2.3 Green Belt	Amend paragraph 4.2.3 to read: 'The Urban Capacity Study for Oxford (discussed in paragraph 6.7 of Section 6.0, Housing Provision) shows that there is no <u>general</u> need for greenfield development in Oxford in order to meet housing requirements.'	In accordance with the Inspector's recommendation 4.2/1
MOD 80	NE.2 Control of Development Within Oxford's Green Belt	Amend first sentence of the second paragraph of Policy NE.2 to read: Planning permission will only be granted for the <u>construction of new buildings for the following purposes</u> developments : a. agriculture and forestry; b. essential facilities for outdoor recreation and other similar uses provided the built element, including floodlighting and car parking, is limited; and c. limited extension, alteration or replacement of existing dwellings;	In accordance with the Inspector's recommendation 4.4/1

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

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MOD 81	4.3.1 Safeguarded Land	Amend paragraph 4.3.1 substituting all but the last sentence to read: <u>'In order to meet possible long-term development needs, yet enable Oxford's Green Belt boundary to remain stable beyond the Plan period, the City Council will keep open some areas of land that do not contribute to Green Belt purposes and that are not covered by other protection policies. These areas are not allocated for development at the present time but no development that would prejudice later comprehensive development will be permitted. To keep Oxford's Green Belt boundary stable beyond the Plan period and to retain a measure of flexibility for future Plans, the City Council will keep open some areas of land, that do not contribute to Green Belt purposes, where there is no need for development, and that are not covered by other protection policies elsewhere in this Plan. In these areas, built development will not be permitted during the Plan period. They comprise areas of land between the built-up area and the inner edge of the Green Belt, and are referred to as Safeguarded Land.'</u>	In accordance with the Inspector's recommendation 4.5/1
MOD 82	NE.3 Safeguarded Land	Add text to the start of Policy NE.3 to read: <u>'Safeguarded land will be kept free to fulfil its purpose of meeting possible longer-term development needs.</u> Planning permission will not be granted for development within Safeguarded Land except for agriculture, forestry, outdoor sport or other uses that will preserve the open character of the land. The area and boundaries of Safeguarded Land are defined on the Proposals Map.'	In accordance with the Inspector's recommendation 4.5/2
MOD 83	NE.4 Landscapes of Key Significance	Delete policy NE.4, and supporting text, paragraphs 4.4.1 and 4.4.2.	In accordance with the Inspector's recommendation 4.6/1
N/A	NE.4 Landscapes of Key Significance	<i>Please see the Proposals Map change below (MOD401)</i> Delete all of the 'Landscapes of Key Significance' designations from the Proposals Map.	In accordance with the Inspector's recommendation 4.6/2

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

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MOD 84	4.4.2A Areas of Special Character	Provide title for paragraph 4.4.2A: <u>'Areas of Special Character'</u> .	Title required now that preceding section on 'Landscapes of Key Significance' deleted.
MOD 85	NE.5 Loss of Agricultural Land	Re-word Policy NE.5 as follows: <u>'The agricultural value (as determined by the grade) of land will be taken into account in determining relevant applications for planning permission. Where the use of agricultural land is unavoidable, poor quality land should be used in preference to higher quality land, except where this would be inconsistent with sustainability considerations. Planning permission will not be granted for development that would involve the loss of the best and most versatile agricultural land (defined as land in Grades 1, 2 and 3a of the Agricultural Land Classification).'</u>	In accordance with the Inspector's recommendation 4.7/1
MOD 86	4.6.1 Watercourses	Amend the third sentence of paragraph 4.6.1 to read: 'The City Council will seek to conserve and enhance the special character and setting of Oxford's watercourses, <u>as well as including tranquil areas that are to be respected.</u> '	In accordance with the Inspector's recommendation 4.8/1
MOD 87	4.6.7 Undeveloped Flood Plain	Additional text to be added at the end of paragraph 4.6.7: <u>'The City Council has taken a precautionary approach in identifying the undeveloped flood plain, so there might be particular locations within the area designated as undeveloped flood plain where the actual risk of flooding is low. Should there be any instances where a flood risk assessment carried out in accordance with Policy NE.10 indicates that this is the case, this will be taken into account in applying the particular requirements of Policy NE.8.'</u>	This change has been made as a consequence of adding the new extended flood plain boundary, shown on the Environment Agency's flood Map 2005.

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

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N/A	NE.8 Development in the Undeveloped Flood Plain NE.9 Development on Low Lying Land	<i>Please see the Proposals Map change below (MOD402)</i> Amend the Proposals Map to reflect updated information received from the Environment Agency 2005. Showing areas with a risk of flooding. The principle areas are along the Boundary Brook, Northfield, Littlemore Brook and Bayswater Brook. This is shown on Maps Mod	Factual update
MOD 88	4.6.14 Sustainable Drainage.	Additional text to be added at the end of paragraph 4.6.14: 'New developments should incorporate sustainable drainage systems to limit or preferably reduce the existing rate of run-off. Such systems may include surface water storage areas, flow limiting devices, and infiltration areas or soakaways. This will particularly apply to all large-scale residential, commercial or institutional developments, developments such as car parks that would significantly extend the area covered by an impermeable surface and developments close to sensitive wildlife habitats. <u>Sustainable drainage systems may be required for smaller developments where the cumulative effects of run-off would be a material issue.</u> '	In accordance with the Inspector's recommendation 4.14/2
MOD 89	NE.11 Sustainable Drainage	Amend the first sentence of Policy NE.11 to read: 'Planning permission will only be granted for developments that would not significantly increase surface water run-off. <u>Wherever practical, this will be through the use of sustainable drainage systems.</u> '	In accordance with the Inspector's recommendation 4.14/1
MOD 90	4.6.15A Land Drainage and River Engineering Works.	Delete the word 'normally' from paragraph 4.6.15A so that it reads: 'Culverting can be particularly damaging, both visually and ecologically, and can have serious implications for safety, maintenance and flooding. The City Council will not normally grant planning permission for new proposals that would involve the culverting of watercourses'	Consequential amendment to ensure consistency with the Inspector's recommendation 4.15/1

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

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MOD 91	NE.12 Land Drainage and River Engineering Works.	Delete the word 'normally' from the second paragraph of Policy NE.12, so that it reads: 'Planning permission will not normally be granted for proposals to culvert watercourses or ditches. As part of new development proposals the City Council will, in suitable locations, seek opportunities to remove existing culverts and restore the watercourse to a more natural state.'	In accordance with the Inspector's recommendation 4.15/1
MOD 92	4.6.17 Water and Sewerage Infrastructure	Delete the third and fourth sentence from paragraph 4.6.17: Where capacity is inadequate and no improvements are programmed by Thames Water (or any successor), the City Council will require the developer either to carry out or to fund appropriate improvements that must be completed before the development is occupied. The improvements may be secured by a Grampian condition or a planning obligation.	Inspector's recommendation 4.17/1, to be accepted in part. It is accepted that the third and fourth sentence of paragraph 4.6.17, which refers to seeking contributions to fund improvements, should be deleted from the paragraph. However, retention of the rest of the paragraph would help to ensure that proper consideration is given to this issue at the planning application stage.
MOD 93	NE.14 Water and Sewerage Infrastructure	Delete the second paragraph from Policy NE.14: When there is a capacity problem and improvements in infrastructure are not programmed, planning permission will only be granted subject to a planning condition that the developer carries out appropriate improvements before the development is occupied. Where necessary, the City Council will seek a contribution to fund appropriate improvements off site, which will be secured by a planning obligation.	Inspector's recommendation 4.17/1, to be accepted in part. It is accepted that the second paragraph of NE.14, which refers to seeking contributions to fund improvements, should be deleted from the policy. However, retention of the first part of the policy would help to ensure that proper consideration is given to this issue at the planning application stage. The Inspector recognised that there would be no actual harm in retaining the policy (minus the final paragraph).
MOD 94	NE.15 Loss of Trees and Hedgerows	Amend the first paragraph of Policy NE.15 to read: 'Planning permission will not be granted for development proposals which include the removal of trees, <u>hedgerows</u> and other valuable landscape features that form part of a development site, where this would have a significant adverse impact upon public amenity or ecological interest.'	In accordance with the Inspector's recommendation 4.19/1

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

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MOD 95	4.8.1 Biodiversity	Amend the second sentence of paragraph 4.8.1 to read: 'It is especially important for its agriculturally unimproved wet meadows in the flood plains of the Rivers Isis and Cherwell, and the nationally rare fen habitat in the Lye Valley, <u>which are important not only nationally, but also at a European level.</u> '	To recognise that the agriculturally unimproved meadow and the rare fen habitat in the Lye Valley are important not only nationally but also on a European level (FPC 10) Further Proposed Changes (FPCs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 96	NE.17 Biodiversity	Amend the first sentence of Policy NE.17 to read: ' <u>Planning permission</u> The City Council will not be granted for development that fails <u>seek</u> to safeguard, maintain <u>or</u> and enhance features of ecological and geological importance, in particular priority habitats/ species and species of conservation concern. In exceptional circumstances where this is not possible and the proposed development would have a significant adverse impact on local biodiversity, planning permission will only be granted subject to the creation of a new replacement habitat on site or the creation/enhancement of a similar ecological feature of an appropriate scale and kind on a nearby site.	In accordance with the Inspector's recommendation 4.20/1
MOD 97	4.9.1 Special Areas of Conservation (SAC) and Sites of Special Scientific Interest (SSSI)	Amend paragraph 4.9.1 to read as follows: 'Port Meadow, Wolvercote Common, Wolvercote Meadows, and Pixey Mead, have been <u>designated by</u> proposed to the European Commission for designation as part of the Oxford Meadows Special Area of Conservation (SAC) under the European <u>Community</u> Habitats Directive 1992. Although no decision on this proposed designation has yet been made (February 2003), it is Government policy that, for planning purposes, all candidate SACs should be treated as though they had been designated. This overrides permitted development rights and any proposed development in or close to <u>this area</u> such sites will be subjected to rigorous examination. Development that is likely to have a significant negative effect on the area will only be allowed if there are imperative reasons of overriding public interest.'	Factual update, the area has been designated as a 'Special Area of Conservation' (SAC), by the European Commission.

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

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MOD 98	4.9.6A Sites of Local Importance for Nature Conservation and Local Nature Reserves.	Amend paragraph 4.9.6A to read as follows: 'Local Nature Reserves are designated by local authorities under Section 21 of the National Parks and Access to the Countryside Act 1949. The sites should be of at least local importance for nature conservation and should provide opportunities for education and research or for the informal enjoyment of nature by the public. There are currently three designated Local Nature Reserves in Oxford at Magdalen Quarry, Rock Edge and Lye Valley. <u>The City Council will encourage the declaration of additional Local Nature Reserves.</u> '	In accordance with the Inspector's recommendation 4.23/1
MOD 99	4.9.8 Wildlife Corridors	Amend paragraph 4.9.8 to read: 'Isolated sites tend to support fewer species of plants and animals than sites that are connected to other areas that are important for wildlife. To encourage viable populations of wild plants and animals, it is important to protect corridors to enable species to spread or move between areas of suitable habitat. These corridors include features such as water courses (including ditches) and adjacent banks, untreated roadside verges, railway embankments, linear areas of unimproved meadow, and hedgerows. <u>This may include areas of land designated under other policies, such as SACs, SSSIs, SLINCs and LNRs.</u> Other areas of open space, including parks and domestic gardens, can also play their part.'	To make it clear that SACs, SSSIs and SLINCs and other areas can serve corridor functions. To make Paragraph 4.9.8 consistent with NE.19 which makes reference to Local Nature Reserves (FPC 11) Further Proposed Changes (FPCs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 100	4.11.1 Independent Assessment	Amend paragraph 4.11.1 as follows: 4.11.1 'The City Council will require an independent biodiversity survey and an appraisal of the likely impact of development, together with details of mitigation measures, before determining a planning application relating to a SAC, SSSI, or SLINC <u>or LNR</u> or likely to affect one indirectly. This requirement will also apply to undesignated sites which contain or are likely to contain protected species, or <u>UK</u> Biodiversity Action Plan priority habitats/species and species of conservation concern. The biodiversity survey should be carried out using recognised methodology for the types of organism likely to be found on the site.'	Local Nature Reserves (LNRs) was accidentally omitted from the sentence. As a result of the Inspector's recommendation 4.26/1

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

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MOD 101	NE.22 Independent Assessment	Amend the first sentence of Policy NE.22, to read: 'Where a planning application relates to a SAC, SSSI, SLINC or <u>LNR</u> or could have an adverse impact on such a site, or relates to a site that contains or is likely to contain a protected species or a <u>UK</u> Biodiversity Action Plan priority habitat/ species or species of conservation concern, the City Council will require the submission of.'	To make Policy NE.22 consistent with NE.19 which makes reference to Local Nature Reserves (FPC 12) In accordance with the Inspector's recommendations 1.1/1 and 4.26/1
MOD 102	4.12.1 Habitat Creation in New Developments	Amend the first two sentences of paragraph 4.12.1, to read: 'Developers should seek opportunities to create <u>or improve new</u> habitats or improve existing habitats as part of new developments. <u>The provision of hedgerows, the use particularly through using native species derived from local stock in landscaping schemes of native species derived from local stock and the minimisation of stress caused by noise and lighting will be particularly important. In certain cases, the creation of</u> and sometimes through creating more substantial areas of open space <u>would be appropriate</u> . The provision of bird and bat boxes can be <u>an additional way of</u> useful in attracting wildlife to newly created areas.'	In accordance with the Inspector's recommendation 4.27/1
5.0 Historic	Environment		
MOD 103	5.1.1 Introduction	Amend the second sentence in paragraph 5.1.1 to read: ' <u>At 2003</u> Oxford had 16 conservation areas, over 1,500 listed buildings, and <u>eleven</u> nine scheduled monuments.'	English Heritage asked for the text to clarify that the Plan is referring to the current number of listed buildings, conservation areas and scheduled monuments. (PIC 24) In accordance with the Inspector's recommendation 1.1/1
MOD 104	5.2.1A Archaeology	Amend the first sentence in paragraph 5.2.1A to read: ' <u>Eleven</u> Nine Scheduled monuments are physical evidence of Oxford's significance in the historical environment of the <u>British Isles</u> English nation ' Amend the last sentence to read: 'A <u>current</u> complete list of scheduled monuments in Oxford is listed in Appendix 4A.'	English Heritage asked for the text to clarify that the Plan is referring to the current number of listed buildings, conservation areas and scheduled monuments. (PIC 25) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

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MOD 105	5.2.2 Archaeology	<p>Amend the first three sentences of paragraph 5.2.2 to read: ‘The Proposals Map identifies the City centre Archaeological Area. <u>The City Council will require an archaeological assessment, which may include field evaluation, as part of any planning application that involves significant breaking of the ground in the City centre Archaeological Area, regardless of previous archaeological information on the application site.</u> In addition, there are known concentrations of past human activity elsewhere in Oxford and the City Council <u>is also likely to will</u> require an archaeological assessment <u>in these areas.</u> which may include field evaluation, as part of any planning application that involves significant breaking of the ground in one of these areas.</p> <p>Amend the last sentence of paragraph 5.2.2 to read: ‘In areas where there is evidence that archaeological deposits or remains may exist, but where the extent and importance of these remains or deposits is unknown, applicants will be requested to arrange an archaeological field assessment prior to the determination of a planning application <u>and where appropriate, secure the archiving of the results.</u>’</p>	<p>To clarify that an archaeological assessment may be required anywhere in Oxford. (FPC 13)</p> <p>To include the requirement to archive results where appropriate. (PIC 26) Pre-Inquiry Changes (PICs) and Further Proposed Changes (FPCs) are made in accordance with the Inspector’s recommendation 1.1/1</p>

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

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MOD 106	HE.2 Archaeology	<p>Amend Policy HE.2 to read as follows: 'Where archaeological deposits that are potentially significant to the historic environment of Oxford are known or suspected to exist <u>anywhere in Oxford but in particular the City centre Archaeological Area</u>, planning applications should incorporate sufficient information to define the character and extent of such deposits as far as reasonably practicable, including, where appropriate:</p> <ul style="list-style-type: none"> a. the results of an evaluation by fieldwork; and b. an assessment of the effect of the proposals on the deposits or their setting. <p>If the existence and significance of deposits is confirmed, but the City Council is satisfied that the development is acceptable for other reasons, planning permission will only be granted if <u>where</u> the proposal <u>includes</u>:</p> <ul style="list-style-type: none"> c. <u>provision to preserve the archaeological remains in situ, so far as reasonably practicable, by sensitive layout and design (particularly foundations, drainage and hard landscaping); and</u> d. <u>provision for the investigation and recording of any archaeological remains that cannot be preserved, including the publication of results, in accordance with a detailed scheme approved prior to the start of the development.</u> e. avoids significant impact on the deposits through layout and design in order to preserve the archaeological remains in situ; and/or d. where physical preservation of the deposits in situ is not possible, applicants must make provision for the professional excavation, if appropriate, and recording of the archaeology, in accordance with a detailed scheme approved prior to the start of the development. <p>The City Centre Archaeological Area is defined on the Proposals Map.'</p>	<p>The amendment in the first sentence is to clarify that an archaeological assessment may be required anywhere in Oxford. (FPC 14) There were objections to the deletion of the requirement to 'publish' the results in the SDOLP. This requirement has been re-introduced. (PIC 27) In accordance with the Inspector's recommendations 1.1/1 and 5.5/1</p>

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
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MOD 107	Section 5.3 Listed Buildings	<p>Insert new paragraph after 5.3.2: <u>'The setting of listed buildings is important and can be extensive, depending on the views in and out. As well as their intrinsic value, listed buildings can have value as a group of buildings or as part of a townscape, village street or college. This setting and contribution to the wider environment needs to be fully considered and respected when proposing extensions, alterations or new buildings. Setting should not be interpreted too narrowly and may involve long-distance views of a building, structure or open space.'</u></p>	<p>Moved from Policy HE.11, Setting, as a result of Inspector's recommendation 5.16/2</p>
MOD 108	HE.3 and HE.4 Listed Buildings	<p>Policy HE.3 and HE.4 have been merged, with additional text on the setting of a listed building added so as to read: 'POLICY HE.3 --LISTED BUILDINGS AND THEIR SETTINGRE-USE AND DEMOLITION OF LISTED BUILDINGS 'Planning permission will be granted for the re-use of redundant or unused listed buildings for new purposes compatible with their character, architectural integrity and setting. Planning permission will not be granted for proposals involving demolition of a statutory listed building. unless there is convincing evidence that on balance the public benefits of the development would justify demolition. <u>Planning permission will only be granted for works involving an alteration or extension to a listed building that is sympathetic to and respects its history, character and setting.</u> <u>Planning permission will only be granted for development which is appropriate in terms of its scale and location and which uses materials and colours that respect the character of their surroundings, and have due regard to the setting of any listed building'.</u></p>	<p>Move from Policy HE.11, Setting, as a result of Inspector's recommendation 5.16/2</p> <p>The change to the second paragraph of the Policy strengthens the level of protection to listed buildings. (PIC 28)</p> <p>The change to the third paragraph ensures that the Policy relates to extensions to listed buildings as well as other alterations (PIC 29).</p> <p>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 109	5.4.1 Buildings of Local Interest	Amend the last sentence of paragraph 5.4.1 as follows: 'Some buildings in Oxford are not statutorily listed but are of historic interest and contribute to the area's character and local distinctiveness. While these buildings may not merit listing, they have a local interest that is valued by the local community. These buildings are included on a 'local list' that the City Council will compile, review <u>and make available to the public.'</u>	To clarify that the 'local list' will be available for public inspection. (PIC 30) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 110	HE.7 Buildings of Local Interest	Amend Policy HE.7 to read: 'Planning permission will only be granted for development that involves the demolition of a Building of Local Interest, or that would have an adverse impact on <u>the building or its setting</u> , if: a. the applicant can justify why the existing building cannot be retained or altered to form part of the redevelopment; and b. the development will make a more positive contribution to the character and appearance of the area. c. the development will bring other substantial benefits to the community that outweigh the harm caused by the loss of, or impact on, the existing building.	Delete criterion (c) from the Policy in accordance with the Inspector's recommendation 5.11/1 The change to the first paragraph of the Policy refers to the effect of development affecting a building on the local list and not just its setting, (FPC 15) Further Proposed Changes (FPCs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 111	5.5.1 Conservation Areas	At the end of paragraph 5.5.1 add the following sentence: 'Conservation areas are designated by the City Council where there is a valued distinctive character which the City Council consider deserves special protection. Key elements of a conservation area that the City Council may include are the architectural design or historic interest of buildings; the materials, in terms of colour and texture; the contribution of green and open spaces; street patterns and spaces between buildings; and views in and out of the area. The City Council will use its planning powers to preserve and enhance the special character, appearance and setting of each conservation area. <u>Design issues in, or affecting, a conservation area are dealt with by Policy CP.9 in Section 2.0, Core Policies.'</u>	Whilst the policy has not been re-instated, the cross reference in the text is more consistent and achieves the same objective. (PIC 31) 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 112	5.5.3 Conservation Areas	Amend the last sentence of paragraph 5.5.3 to read: 'The City Council will review the boundaries of existing conservation areas and will consider the designation of new conservation areas as necessary and as resources allow. Appendix 4A provides the <u>current complete</u> list of conservation areas in Oxford.'	English Heritage asked for the text to clarify that the Plan is referring to the current number of listed buildings, conservation areas and scheduled monuments. (PIC 32) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 113	HE.8 Conservation Areas - Demolition	Amend Policy HE.8 as follows: 'POLICY HE.8 – CONSERVATION AREAS – DEMOLITION <u>Planning permission will only be granted for development that preserves or enhances the special character and appearance of the conservation area or its setting.</u> Planning permission will not be granted for proposals involving the substantial demolition of a building or structure that contributes to the special interest of the conservation area. The boundaries of the conservation areas are shown on the Proposals Map.'	The Policy did not deal with issues relating to preserving and enhancing the special character and appearance of conservation areas. The revised words also conform better with Policy CP.2, (PIC 33) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 114	5.6.1 Important Parks and Gardens	Amend the last sentence of paragraph 5.6.1 as follows: Oxford contains many important parks and gardens. Parks and gardens of particular historical importance are listed by English Heritage in a Register of Historic Parks and Gardens. <u>At 2003 Oxford had fifteen</u> contains fourteen historic parks and gardens, and these are listed in Appendix 4A.	In accordance with the Inspector's recommendation 5.15/2 and factual update.
MOD 115	HE.10 Important Parks and Gardens	Amend the first sentence of the Policy HE.10, to read: 'Planning permission will not be granted for any development that will adversely affect the visual, historical or horticultural character of an historic park or garden <u>or its setting</u> , whether or not it is included on the statutory register, or its setting .	In accordance with the Inspector's recommendation 5.15/2
MOD 116	HE.11 Setting	Delete Policy HS.11, Setting, and its supporting text, paragraphs 5.7.1 and 5.7.1A	In accordance with the Inspector's recommendation 5.16/1

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 117	5.8.7A View Cones of Oxford	Amend paragraph 5.8.7A as follows: 'The effect of high buildings on the townscape needs to be considered not only from points at street level but also in relation to the silhouette of Oxford as seen from high points in Oxford and from the surrounding hills. The City Council's View Cones' Policy seeks to protect ten views across Oxford, six of which are from high points that are accessible to the general public (although not all are accessible for people with disabilities). A complete list of the ten views that the City Council will seek to protect is shown in <u>see Appendix 4A.</u> '	Concern was raised that the explanatory text seemed to suggest that there were two different classes of view cones. The text has been simplified to eliminate this misconception. (PIC 35) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 118	HE.13 View Cones of Oxford	Amend Policy HE.13 as follows: 'The City Council will seek to retain significant views both within Oxford and from outside, and protect the green backcloth from any <u>adverse impact material alteration</u> . Planning permission will not be granted for buildings <u>or structures</u> proposed within or close to the areas that <u>are</u> of special importance for the preservation of views of Oxford (the view cones) or buildings that are of a height which would detract from these views.'	The amendment to the first sentence is to allow for potential improvements to views, whilst still protecting against degradation of views of the green backcloth. (FPC 16) The amendment to the second sentence has been made as the term 'building' is quite specific and it is considered important to ensure that <i>any structure</i> is caught by this Policy. The other alterations are to improve the readability of the Policy. (PIC 36) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
N/A	HE.13 View Cones of Oxford	<i>Please see the Proposals Map change below (MOD404)</i> Modify the Proposals Map to differentiate between the Policy areas of Policy HE.12 and HE.13.	In accordance with the Inspector's recommendation 5.19/1
6.0 Housing Provision			
N/A	<i>Whole Section</i>	<i>Note to members: Housing figures are up to date; as of 31st December 2004 these will need to be updated.</i>	

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 119	6.1.1 Introduction	Amend the last sentence of paragraph 6.1.1 to read: 'This is contained within Regional Planning Guidance for the South East (RPG9), which was published in March 2001 <u>and covers the period up to 2016. RPG9 will be superseded by the South East Plan (Regional Spatial Strategy), a draft of which was published in January 2005.'</u>	To take account of the emerging South East Plan (Regional Spatial Study) which provides guidance on the distribution of housing in Oxford.
MOD 120	6.3.1 Structure Plan and Regional Planning Guidance Numbers	Amend paragraph 6.3.1 as follows: ' <u>The Oxfordshire Structure Plan 2011 set a target for Oxford, of 3,750 dwellings between 1996-2011, which was achieved during 2002-3. The Oxfordshire Structure Plan 2016 proposes that a total of 6,500 dwellings should be built in Oxford between 2001-2016. Policy H1 of the Oxfordshire Structure Plan which deals with the distribution of housing within Oxfordshire, was altered and formally re-adopted in April 2001 (though the housing figure for Oxford was not changed). It states that 3,750 dwellings should be built in Oxford over the 15-year period between 1996 and 2011.'</u>	Factual update to make reference to the emerging Structure Plan housing figures.
MOD 121	6.3.2 Structure Plan and Regional Planning Guidance Numbers	Delete paragraph 6.3.2: ' This forms part of Oxfordshire's requirement to build 35,000 dwellings in the same 15 year period, which means an average of 2,367 dwellings a year.'	This paragraph is no longer required as a result of other changes made to this sub-section of the Plan. (PIC 39) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 122	6.3.2A Structure Plan and Regional Planning Guidance Numbers	Delete paragraph 6.3.2A: ' 6.3.2A A total of 3,199 dwellings were built in Oxford from April 1996 to March 2001. 439 were completed in 2001-02. The Structure Plan figure for 1996 to 2011 (3,750 dwellings) was achieved during 2002-03.'	This information has been superseded, and this paragraph is now redundant.

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 123	6.3.3 Structure Plan and Regional Planning Guidance Numbers	Delete paragraph 6.3.3: 'Policy H2 of RPG9 states that Oxfordshire should have an annual average 'build rate' of 2,430 dwellings per year. If this new rate were distributed across the county in the same proportions as the Structure Plan (1998) figures, Oxford would have a strategic average housing provision 'target' of 256 dwellings a year.'	This information has been superseded, and this paragraph is now redundant. (FPC 18) Further Proposed Changes (FPCs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 124	6.3.4 Structure Plan and Regional Planning Guidance Numbers	Amend paragraph 6.3.4 to read: 'The South East Plan (Regional Spatial Strategy) will set out build rates for Oxfordshire for the period to 2026. This level applies to the period 2001 to 2006. However, Policy H1 of RPG9 states that the annual build rates are likely to be reviewed before 2006 in the light of monitoring and the findings of urban capacity studies, and the studies of potential growth areas. Until then, RPG9 suggests in Policy H2 that the current rates should continue to apply.'	This information has been superseded and is now redundant.
MOD 125	6.3.4A Structure Plan and Regional Planning Guidance Numbers	Add a new paragraph (6.3.4A) after paragraph 6.3.4: <u>'In the first three years of the Plan period, from 1st April 2001 to 31st December 2004, a total of 1,284 dwellings were completed.'</u>	Factual update (figures to be updated)
MOD 126	6.3A and 6.3A.1 Urban Capacity	Amend title, and paragraph 6.3A.1 as follows: <u>Urban Potential Capacity</u> 6.3A.1 The City Council has undertaken a housing <u>Urban Potential Capacity Study (UPCS) (2005) which updated the Urban Capacity Study Update (2003), and has updated it regularly.</u> This sets out the systematic approach taken in assessing the development potential for sites and buildings and the search sequence by which the sites have been assessed. <u>The groundwork for the UPS considered it further considers</u> various options in relation to density of development, amount of parking space, different residential layouts and mix of housing types. The UCS shows that there is sufficient land to achieve the rolled forward RPG9 and Structure Plan housing target of	Factual Update to refer to the latest Urban Potential Study