

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016  
MODIFICATIONS

| Mod Number | Plan Policy / paragraph                   | Description of Change   | Reasons for the modification            |
|------------|---|---|---|
|            |   | <del>256 dwellings a year.</del>  |   |
| MOD 127    | 6.4A.1<br>Oxford's<br>Housing<br>Capacity | <p>Amend first bullet point in paragraph 6.4A.1 to read:</p> <ul style="list-style-type: none"> <li>• 'commitments - dwellings yet to be built on sites which have which have at least outline planning permission at <u>31<sup>st</sup> December 2004</u> <del>1<sup>st</sup> April 2001</del>, and which are not counted in another category;</li> </ul> <p>Add a fifth bullet point to paragraph 6.4.1 to read:</p> <ul style="list-style-type: none"> <li>• <u>allocated sites – dwellings on the sites identified on the Proposals Map and described in Section 14.0, Development Sites.</u></li> </ul>                            | Factual change.                         |
| MOD 128    | 6.4A3<br>Commitments                      | <p>Amend paragraph 6.4.A.3 to read:</p> <p>At <del>31<sup>st</sup> December 2004</del> <del>1<sup>st</sup> April 2001</del>, planning permission (either outline or full) existed for <del>1,012</del> <b>1,676</b> dwellings that had not been built. <del>About half of these were on small sites or on allocated sites and will be counted under those categories. There was an outstanding commitment for 527 dwellings not accounted for under other categories. Most of these were on sites where development had begun by 1st April 2001, and it is assumed that these sites will be completed within the Plan period.</del></p> | Factual update. (Figures to be updated) |

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| MOD 129    | 6.4A.4<br>Small Sites   | <p>Amend paragraph 6.4A.4 as follows:<br/>'Small <u>Windfall Sites</u></p> <p>6.4A.4 A significant proportion of residential development will be met by the development of small windfall sites (less than 0.4 ha). Past completion rates on the different types of small windfall sites are, in themselves, too erratic to form a reliable basis for estimating the number of dwellings these sites are likely to yield over the Plan period. However, the total figure for all types of small site can be used to forecast future yield. Taken together, small sites contributed an average of 150 dwellings a year from 1991 to 2001. <del>It is considered appropriate to discount this figure by 15% to allow for slightly fewer sites. This source is therefore expected to yield an average of 128 dwellings a year, and a total of 1,920 dwellings over the Plan period.</del> <u>Due to the continued demand and the high prices achieved for housing in Oxford, the number of dwellings completed between 2001 and 2005 averaged almost 200 dwellings per year on small sites. By taking both rates into account this source is assessed to yield an average of 175 dwellings a year, and a total of 2,625 dwellings over the Plan period.</u> The number of dwellings built on small sites will be closely monitored to test the accuracy of these assumptions.</p> | <p>GOSE considers that it is inappropriate to discount the small site windfall figure by 15%. This discount has therefore been removed, which is explained further in the text, and reflects what is written in the Urban Potential Study.</p> <p>To provide further information on housing growth on small sites in Oxford. (PIC 40) was further amended by (FPC 19)</p> <p>Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1</p> |

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| MOD 130    | 6.4A.5<br>Allocated Sites        | <p>Move paragraph to go after 'Large Windfall Sites (6.4A.6)<br/>Amend paragraph 6.4A.5, and insert additional text, to read as follows:<br/>'Section 14.0, Development Sites, allocates many sites for residential development or for mixed-use development including residential. They are all expected to be developed within the Plan period. The number of dwellings that each site is forecast to yield has been taken from either the latest planning permission relating to the site, or from a design-based assessment. In total, these allocated sites are assessed as having a capacity of <del>1,3841,649 2,873 2,733</del> dwellings. Because the actual number of dwellings to be built on each site may vary, this total will also be discounted by 15% for forecasting purposes. Thus, the sites shown on the Proposals Map are expected to produce <del>1,1761,402 2,442 2,323</del> dwellings over the Plan period. <u>Where dwellings have been completed on allocated sites, they have been counted under 'Completions'. Similarly, where an allocated site has full or reserved matters permission for dwellings, these have been counted under 'commitments'. This is because it is necessary to discount completions, as they are certainties, or full or reserved matters permissions as they are highly likely to yield the number of dwellings in the permission.'</u></p> | Factual update and clarification of the City Council's approach towards allocated sites. (Figures to be updated)   |
| MOD 131    | 6.5A.1<br>Planned Housing Growth | Amend paragraph 6.5A.1 and add new paragraph 6.5A.1A (see Annex 1 of this Report).   | Update and clarification. The Local Plan is now in accordance with the emerging Structure Plan housing figure. (PIC 43)<br>In accordance with the Inspector's recommendations 1.1/1 and 6.6/3, (accepted in part). |

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| MOD 132                     | HS.1<br>Provision of Sites for Housing   | Amend Policy HS.1 to read:<br>'The City Council will, provided that the necessary affordable housing is secured, grant planning permission on sufficient sites that involve residential development to achieve an average annual completion rate of about <del>433 338</del> dwellings throughout the Plan period, to achieve a total of <u>6,500</u> <del>5,070</del> dwellings. These sites will comprise of the sites identified for residential development, or mixed-use development including residential, in Section 14.0 Development Sites and <del>an</del> other acceptable previously developed sites.' | In accordance with the Inspector's recommendations 6.6/1 and 6.6/2<br>Updated to reflect the requirements of the Oxfordshire Structure Plan 2016.   |
| MOD 133                     | HS.2<br>Monitoring and Management Policy | Delete Policy HS.2 and supporting text, in paragraphs 6.6A.1 to 6.6A.2.  | In accordance with the Inspector's recommendation 6.7/1   |
| MOD 134                     | 6.7.2<br>Previously Developed Land       | Amend paragraph 6.7.2 to read:<br>'The assessment of Oxford's housing <u>potential capacity</u> shows that there is no need to allow building on any previously undeveloped land for residential development (except any sites specifically allocated in Section 14.0, Development Sites). <del>In terms of PMM,</del> This situation will need to be reviewed before 2011, taking into account any changes in regional guidance and updates to Oxford's <u>UPGS</u> .'  | Factual update, to reflect that the City Council has now published the Urban Potential Study 2005, which supersedes the Urban Capacity Study Update 2003.                                   |
| MOD 135                     | 6.7.4<br>Previously Developed Land       | Amend paragraph 6.7.4 to read:<br>In <del>2004-05, 100% 2001-02, 100%</del> of all <u>new dwellings complete housing completions</u> in Oxford were on previously developed land. The City Council expects this figure to be between 95% and 100% over the Plan period.  | Factual update (figures to be updated)  |
| <b>7.0 Housing Policies</b> |  |  |   |
| MOD 136                     | 7.1<br>Introduction and Definitions      | At the end of the definition of Affordable Housing add the words:<br>' <u>Student accommodation does not count as affordable housing as there are other bodies with responsibility for their accommodation.</u><br>Delete the words 'For the purposes of this plan, affordable housing excludes key worker housing'  | This addition is to add clarity and is based upon paragraph 3.64 in the adopted Oxford Local Plan 1991-2001. (PIC 45)<br>In accordance with the Inspector's recommendations 1.1/1 and 7.2/1 |

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| MOD 137    | 7.1.1<br>Introduction and Definitions                       | Amend paragraph 7.1.1 to read:<br>'In addition to providing for the right number of dwellings in each authority's area, the planning system seeks to ensure that the dwellings which are provided will meet the housing needs of local people. This is done through establishing what these needs are in terms of the type, affordability, and tenure of dwellings. <u>These matters are dealt with in Oxford 's Housing Requirements Study; published in April 2004.</u> The City Council will monitor housing needs in Oxford to ensure they are being addressed.'   | In accordance with the Inspector's recommendation 7.2/2  |
| MOD 138    | 7.2.1<br>General Requirement to Provide Affordable Housing  | Amend the first sentence of paragraph 7.2.1 as follows:<br>'The Housing <u>Requirements Study 2004</u> <del>needs surveys</del> shows that <u>there is a huge need for between 1,700 and 1,800 new affordable dwellings per annum in Oxford, amount of affordable housing across the whole of Oxford.</u> '  | This is a factual update to provide the most up-to-date information on the affordable housing needs in Oxford. Reflects Inspector's recommendation 7.2/2   |
| MOD 139    | 7.2.1B<br>General Requirement to Provide Affordable Housing | Amend the second and third sentences in paragraph 7.2.1B to read:<br>'Given the scale of need, the City Council is obliged to seek affordable housing from small developments. Sites that can accommodate <del>ten two</del> or more dwellings are likely to be able to contribute in some way towards affordable housing. A threshold of <del>ten two</del> or more dwellings will be used to trigger the affordable housing policy...'   | In accordance with the Inspector's recommendation 7.3/1  |
| MOD 140    | 7.2.1C<br>General Requirement to provide Affordable Housing | Amend paragraph 7.2.1C as follows:<br>'Across Oxford, affordable housing is required for various groups. It is particularly important to address the needs of people accepted as homeless and housed in temporary accommodation by the City Council. <u>At 2003, in Oxford there were about 1,100 households in temporary accommodation, and the City Council accepts around 450 households (around 70% of which are families) as homeless each year. At 1<sup>st</sup> April 2002, there were 1,066 households in this position.</u> <del>Additionally, there were 3,217 households on the housing register.'</del> | The sentence added to this paragraph is a factual update to accord with the homelessness strategy. (PIC 46)<br><br>The last sentence in this paragraph was deleted as the figure regarding the number of households fluctuates too much, and for this reason it is not appropriate to include in the Plan. (PIC 47)<br><br>Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1 |

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| MOD 141    | 7.2.1D<br>General Requirement to Provide Affordable Housing          | Delete paragraph 7.2.1D<br><del>'The City Council will, from time to time, publish information as Supplementary Planning Guidance to help the implementation of its affordable housing policies.</del><br>And replace with:<br><u>'To accompany the implementation of its affordable housing policies, the City Council will publish, and keep up to date, supplementary planning documents on all appropriate related matters.</u>  | In accordance with the Inspector's recommendation 7.3/2 |
| MOD 142    | HS.5<br>General Requirement to Provide Affordable Housing            | Amend the first sentence, of Policy HS.5 to read:<br><del>'The City Council will expect affordable housing (as defined) from any development for of at least <u>ten two</u> dwellings; or that includes residential development on a site having the capacity of <u>for</u> at least <u>ten two</u> dwellings; that includes residential development on a site having a capacity for at least ten dwellings; or on a residential site of 0.25 ha or more in area'</del>  | In accordance with the Inspector's recommendation 7.3/3 |
| MOD 143    | 7.2.4<br>The Proportion and Mix of Affordable Housing to be Provided | Substitute the following for the second sentence of paragraph 7.2.4, to read:<br><del>'The City Council will consider a site to be capable of providing generally a minimum of 50% affordable housing. This level of provision will be sought on all relevant sites unless the applicant can demonstrate that an alternative percentage of provision should be made in order to make the development viable. The City Council will consider a site to be capable of providing generally a minimum of 50% affordable housing unless detailed financial information is provided, which is open to public scrutiny, to support a claim that a lower proportion should be agreed.'</del> | In accordance with the Inspector's recommendation 7.3/4 |

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| MOD 144    | 7.2.4A<br>The Proportion and Mix of Affordable Housing to be Provided | Substitute paragraph 7.2.4A, to read:<br><u>'7.2.4A Supplementary Planning Documents will set out the matters to be taken in account in the economics of provision including any physical, environmental or financial constraints. The mix of affordable housing to be secured through the planning system will also be indicated in Supplementary Planning Documents.'</u><br><del>7.2.4A The mix of affordable housing secured through the planning system should address the various needs reflected in the City Council's Housing Strategy and Supplementary Planning Guidance.'</del>  | In accordance with the Inspector's recommendation 7.3/5 |
| MOD 145    | HS.6<br>Proportion and Mix of Affordable Housing to be Provided       | Substitute the second paragraph of Policy HS.6, to read:<br><u>'In assessing the mix of affordable dwelling types and sizes, the City Council will have regard to the characteristics of the site and to its Supplementary Planning Documents.'</u><br><del>In assessing the mix of affordable dwelling types and sizes being proposed, the City Council will have regard to the most recent information it has published about the groups in priority need of affordable housing, and to the characteristics of the site.'</del>   | In accordance with the Inspector's recommendation 7.3/6 |
| MOD 146    | 7.2.8<br>On-site Provision of Affordable Housing                      | Delete final sentence of paragraph 7.2.8.<br><del>'Affordable housing should usually be provided on-site as an integral part of the whole development. This will promote balanced communities and minimise the delay in making the affordable housing available. However, in exceptional circumstances affordable housing within the development may not be desirable. The City Council expects all sites involving ten or more dwellings to provide affordable housing on-site, but will be prepared to consider another approach according to the circumstances of a development involving two to nine dwellings in total.'</del> | In accordance with the Inspector's recommendation 7.3/7 |

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| MOD 147    | 7.2.8A<br>On-site<br>Provision of<br>Affordable<br>Housing        | Amend the first two sentences of paragraph 7.2.8A, to read:<br>'Where affordable housing is required, but the City Council is satisfied that on-site provision is inappropriate, the developer will be expected to make a financial, <u>or other</u> , contribution to the City Council instead. The amount of <u>any</u> <del>this</del> payment will have to be negotiated, but it should reflect the cost of providing the number, type and size of affordable dwellings that would otherwise have been created on-site.'  | In accordance with the Inspector's recommendations 7.3/8 and 7.3/9 |
| MOD 148    | HS.8<br>On-site<br>Provision of<br>Affordable<br>Housing          | Substitute the following for Policy HS.8:<br><u>'Affordable housing should be provided as part of the proposed development unless the City Council and the developer both consider that it is nonetheless preferable for a financial or other contribution to be made towards the provision of an element of affordable housing on another site.</u><br><del>Affordable housing should be provided on-site (other than in exceptional circumstances when the developer will be expected to make a financial contribution to the City Council instead, which will be spent on additional affordable housing).'</del> | In accordance with the Inspector's recommendation 7.3/10           |
| MOD 149    | HS.10, HS.11,<br>and supporting<br>text, Key<br>Worker<br>Housing | Delete Section 7.3 on 'Key Worker Housing', including Policy HS.10 and paragraphs 7.3.1 – 7.3.1D (General Requirement to Provide Key Worker Housing) and Policy HS.11 and paragraphs 7.3.2 (The Preparation and Mix of Key Worker Housing to be Provided).  | In accordance with the Inspector's recommendation 7.3/11           |
| MOD 150    | 7.3A<br>Affordable<br>Housing from<br>Commercial<br>Development   | Delete "and Key Workers" from the sub-heading 7.3A, to read:<br>'7.3A Affordable <del>and Key Worker</del> Housing from Commercial Development'   | In accordance with the Inspector's recommendation 7.3/12           |
| MOD 151    | 7.3A.1<br>Affordable<br>Housing from                              | Substitute the following for paragraph 7.3A.1 to read:<br>' <u>Certain commercial developments could worsen the existing housing situation by encouraging workers in housing need to move to Oxford.</u>  | In accordance with the Inspector's recommendation 7.3/13           |



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|            | Commercial Development                               | <p><u>The City Council considers that such developments should contribute towards meeting the need for affordable housing by way of financial or other contributions. The amount of any payment would have to be negotiated. However, it should reflect the cost of providing the numbers, types and sizes of affordable dwellings for which an additional demand is created. The City Council will need to be satisfied that financial contributions will result in the provision of affordable housing.</u></p> <p><del>Large commercial development (over 2,000 m<sup>2</sup>) may worsen the existing housing situation by encouraging new workers to move to Oxford. The City Council considers that such developments should contribute towards meeting the need for affordable housing and key worker housing. The City Council will take into account the current level of housing needs when negotiating the amount of affordable housing and key worker housing to be funded from each development over the threshold in Policy HS.11 and may, from time to time, prepare Supplementary Planning Guidance to assist in the application of this policy. This policy will be applied to developments in Class B (business, general industry and storage or distribution) and to developments that do not fall within a use class and that generate a significant amount of employment. It will not be applied to retail developments.'</del></p> |  |
| MOD 152    | 7.3A.1 Affordable Housing and Commercial Development | <p>Add the following paragraph after the replacement paragraph 7.3A.1: <u>'This Policy will be applied to all commercial developments that generate a significant demand for affordable housing. However, it will not be applied to retail developments or to non-profit making public sector projects, such as those in the education and health sectors.'</u></p>  | In accordance with the Inspector's recommendation 7.3/14 |

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| MOD 153    | HS.11A<br>Affordable<br>Housing and<br>Commercial<br>Development | Substitute the following for Policy HS.11A – Affordable Housing and Commercial Development:<br><u>‘Where a need for affordable housing is directly related to a commercial development, the City Council will seek a financial or other contribution appropriate to the scale and kind of the development. New commercial development over 2,000 m<sup>2</sup> will be expected to contribute to the provision of affordable housing and key worker housing (as defined).’</u>  | In accordance with the Inspector’s recommendation 7.3/15  |
| MOD 154    | 7.4.1<br>Balance of<br>Dwelling Type<br>and Size                 | Add sentence at the end of paragraph 7.4.1, to read:<br>‘A predominance of one form of housing type in a locality may have unwelcome social effects. The City Council considers that a mix of dwelling types will help achieve social inclusion and cohesion. It believes that housing policy should cater for the whole community and that there should be no policy barrier against any size, tenure or specialist occupation of a dwelling in any locality. Furthermore, residents who wish to remain in their locality, but whose housing needs change over their lifetime, should be able to do so. The City Council may refuse permission for residential development that does not help achieve an appropriate mix of dwelling types. In addition, there should be a reasonable mix of dwelling sizes within each new development. <u>The City Council will publish Supplementary Planning Documents and development guidelines to highlight sites, sizes of sites and localities where Policy HS.12 is likely to be critical.</u> ’ | In accordance with the Inspector’s recommendation 7.14/1  |
| MOD 155    | HS.12<br>Balance of<br>Dwellings                                 | Amend Policy HS.12 to read:<br>‘In determining planning applications for residential development, the City Council will have regard to the local distribution of dwelling types (including size of unit, tenure, and specialist occupation) with a view to achieving a balanced and suitable distribution of dwelling types; <u>both within the site and within each locality.</u> ’  | To add clarity to the Policy. (PIC 49)<br>Pre-Inquiry Changes (PICs) are made in accordance with the Inspector’s recommendation 1.1/1 |

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| MOD 156    | HS.13<br>Protection of<br>Housing                        | Amend Policy HS.13 as follows:<br>'In every case of a partial change of use, the need for the proposed use will have to be demonstrated, and a self-contained residential unit of at least <del>25m<sup>2</sup></del> 50m <sup>2</sup> will have to be retained in the building. | In accordance with the Inspector's recommendation 7.15/1   |
| MOD 157    | HS.13<br>Protection of<br>Housing                        | Delete title of Policy HS.13, to read:<br><br>'POLICY HS.13 - <u>CHANGE OF USE OF HOUSING PROTECTION OF HOUSING</u> '  | Policy HS.13A went beyond what was written in the supporting text as that only detailed loss of dwellings by their amalgamation, and thus it was considered that a change in the layout of the whole of Section 7.5 could overcome this. The changes would place policies HS.13 and HS.13A under the general 'protection of housing' heading as opposed to a restrictive 'dwelling conversions' heading and therefore give protection to the loss of housing in general (e.g. to the demolition and redevelopment of housing to become an office block). (PIC 50)<br>Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1 |
| MOD 158    | 7.6<br>Dwelling<br>Conversions                           | Delete subheading: ' <del>7.6 Dwelling Conversions</del> '.  | Policy HS.13A went beyond what was written in the supporting text as that only detailed loss of dwellings by their amalgamation so it was felt that a change in the layout of the whole of Section 7.5 could overcome this. The changes would place policies HS.13 and HS.13A under the general 'protection of housing' heading as opposed to a restrictive 'dwelling conversions' heading and therefore give protection to the loss of housing in general (e.g. to the demolition and redevelopment of housing to become an office block). (PIC 51)<br>Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1              |
| MOD 159    | 7.6.1 & 7.10.1<br>Dwelling<br>Conversions /<br>Houses in | Delete paragraph 7.6.1 from its current location and insert the last sentence of 7.6.1 into paragraph 7.10.1 as follows:<br>'The City Council wishes to see the highest quality residential accommodation in Oxford. However, as discussed earlier, there is a                   | The paragraph was not in context in its previous location, and is more in context as written in paragraph 7.10.1. The first sentence of 7.6.1 regarding 'the overall standard of accommodation in Oxford' has not been included, as the first  |

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|            | Multiple Occupation         | great need for <del>more</del> cheaper accommodation. The private sector can sometimes address this need by offering non-self-contained accommodation with the sharing of a bathroom, a toilet, or cooking facilities. This standard of accommodation is often lower than would otherwise be acceptable for new development. A characteristic of this type of accommodation is the often transient nature of the occupants. In Oxford, many houses are let to individual students, and public agencies have used such accommodation to house vulnerable people who might otherwise be homeless. <u>Developments that involve shared facilities for two or more households are unlikely to be suitable for permanent accommodation.</u> | sentence of 7.10.1 already covers this issue.  |
| MOD 160    | 7.6.2 Dwelling Conversions  | Amend the first sentence of paragraph 7.6.2 as follows: 'In addition to the general need to retain dwellings, it is recognised that changes in society lead to a need for smaller dwellings.'  | To clarify that it is the loss of all types of dwellings that would be resisted, not just smaller dwellings. (PIC 52)<br>Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1 |
| MOD 161    | HS.13A Loss of Dwellings    | Amend Policy HS.13A as follows: 'Planning permission will not be granted for any development which results in the net loss of <u>one or more</u> self-contained dwellings'   | Correction (PIC 53)<br>Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1   |
| MOD 162    | 7.6.2A Dwelling Conversions | Add the subheading: ' <u>Subdivision of Dwellings</u> ' above paragraph 7.6.2A   | Correction to give Policy HS.14A its own subheading. (PIC 54)<br>Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1   |
| MOD 163    | 7.9.1 Student Accom         | Amend the second sentence of paragraph 7.9.1 as follows: 'Oxford has a high proportion of students relative to the non-student population. Students have specialist housing needs because they live in Oxford on a temporary basis ( <del>three to five years</del> ); often only need accommodation during term time, have low incomes, and have particular lifestyles.'  | Unnecessary phrase as this definition does not add anything, and is not necessarily correct. (PIC 55)<br>Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1                 |

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| MOD 164    | 7.9.2A<br>Student Accom                       | Add a new paragraph, after 7.9.2, which will read:<br><u>'Generally student accommodation should be on land not suited to ordinary housing. The overall number of students at both the University of Oxford and Oxford Brookes University is controlled by Policies in Section 10.0, Education.'</u>   | To add clarity to the text. This addition is based upon paragraph 3.65 in the adopted Oxford Local Plan 1991-2001. (PIC 56)<br>Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1 |
| MOD 165    | HS.17<br>Institutional<br>Student Accom       | Amend second sentence of Policy HS.17, to read:<br>'Planning permission will be granted for developments by educational institutions of purpose-built accommodation for students on suitable sites.<br>Planning permission will not be granted for the conversion of <u>existing or new purpose-built student</u> such accommodation to any other use.'  | In accordance with the Inspector's recommendation 7.23/1   |
| MOD 166    | 7.10.3<br>Houses in<br>Multiple<br>Occupation | Delete paragraph 7.10.3:<br><u>'Planning permission is not necessarily required when unrelated people occupy a property. Whether there is planning control largely depends on how many households occupy the dwelling. In reaching a view on whether a particular dwelling is occupied by more than one household, the City Council will take into account the range of factors (established in case law and planning appeal decisions) that describe the legal position of the occupiers and how they organise their domestic arrangements. Occupation by fewer than six people comprising more than one household may create a HMO subject to planning control. For the purpose of applying the 25% criterion in Policy HS.19, only houses in multiple occupation that require planning permission will be counted.'</u><br><del>'Planning permission to let a family house to a number of unrelated people is often not required. The key factor is whether the people occupy the premises as a single household. If they do, no planning control exists (i.e. no planning permission is needed) unless there are more than six residents and the use is different in character from that of a family house. For the purpose of applying the 25% criterion in Policy HS.19, only houses in multiple occupation that require planning will be counted'</del> | An HMO is difficult to define. The amended paragraph adds clarity. (FPC 26)<br>The Further Proposed Changes (FPCs) are made in accordance with the Inspector's recommendation 1.1/1  |

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| MOD 167    | HS.19<br>Houses in Multiple Occupation | Amend criterion (e) in Policy HS.19 to read:<br>'Outside the HMO Registration Area, and subject to HS.12, planning permission will be granted for the change of use of a building to an HMO if the proposal:<br>a. makes appropriate provision for car / cycle parking;<br>b. will create adequate levels of amenity for the occupiers;<br>c. includes refuse storage space that is adequate in size and is accessible;<br>d. will retain or create good access into, and within, the building;<br>e. and will not result in more than 25% of the residential properties in the road being in shared use <u>which has or</u> which requires planning permission. | Correction. (PIC 58)<br>Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1                           |
| MOD 168    | New Section 7.14                       | Insert new heading and paragraph after section 7.13:<br><u>Gypsies and Travellers</u><br><u>"The management and provision of sites for gypsies and travellers is undertaken on a County-wide basis. An assessment concluded that the needs of travellers based in the Oxford area were adequately met by three sites just outside Oxford's boundary. Future reviews will be carried out on a County-wide basis."</u>   | In accordance with the Inspector's recommendation 7.1/1   |
| MOD 169    | HS.26<br>Privacy and Amenity           | Amend the first sentence of Policy HS.26 to read:<br>'Planning permission will only be granted for development that adequately provides both for the protection, and/or creation, of the privacy or amenity of the occupants of the proposed <u>and</u> <del>or</del> existing neighbouring, residential properties.'  | To add clarity to the Policy (FPC 27)<br><br>Further Proposed Changes (FPCs) are made in accordance with the Inspector's recommendation 1.1/1 |

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MODIFICATIONS

| Mod Number | Plan Policy / paragraph  | Description of Change  | Reasons for the modification                               |
|------------|--|--|--|
| MOD 170    | 7.15.4<br>Provision of New Open Space and Improvements to Sporting Facilities as Part of New Residential Development | Amend the first sentence of paragraph 7.15.4 as follows:<br>'On new residential developments involving 20 or more dwellings <del>and/or occupying more than 0.4 ha,</del> the City Council will require a minimum of 10% of the site area to be used to provide public open space, unless it is considered that the recreational needs of the development would be better served by taking a contribution towards improving existing local facilities. Such contributions will also be required on smaller sites where appropriate.' | Consequential change, to Inspector's recommendation 7.33/1 |
| MOD 171    | 7.15.5<br>Provision of New Open Space and Improvements to Sporting Facilities as Part of New Residential Development | Amend the first sentence of paragraph 7.15.5 to read:<br>'...The City Council will wish to be sure that the space will function properly as designed and that maintenance is provided for, and will require applicants, where appropriate, to enter into a legal agreement about ownership and future maintenance. <u>Supplementary Planning Documents will be published to indicate how Policy HS.29 will be applied.</u> <del>Supplementary Planning Guidance on these matters may be produced from time to time.</del>            | In accordance with the Inspector's recommendation 7.32/2   |

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MODIFICATIONS

| Mod Number  | Plan Policy / paragraph   | Description of Change  | Reasons for the modification                             |
|-------------|---|--|--|
| MOD 172     | HS.29<br>Provision of New Open Space and Improvements to Sporting Facilities as Part of New Residential Development | <p>Amend first sentence of Policy HS.29 as follows:<br/>           'The City Council will require residential development involving 20 or more dwellings, <del>or occupying more than 0.4 ha</del>, to provide a minimum of 10% of the site area as suitable public open space where:</p> <ul style="list-style-type: none"> <li>a. there is a shortage of public open space in the vicinity; or</li> <li>b. the development would create a significant additional need for public open space; or</li> <li>c. the site contains a feature of recreational, ecological, visual or historic interest which it is desirable to conserve; or</li> <li>d. the site adjoins a site that contains a feature of recreational, ecological, visual or historic interest and provides an opportunity to enhance it further.</li> </ul> <p>Where appropriate developers will be asked to secure adequate maintenance of these areas'</p> | In accordance with the Inspector's recommendation 7.33/1 |
| MOD 173     | HS.30<br>Children's Play Space  | <p>Amend first sentence of Policy HS.30 to read:<br/>           'The City Council will require residential developments involving 20 or more dwellings, <del>or occupying more than 0.4 ha</del>, to provide suitable play space for children as part of the public open space provision required under Policy HS.29. In suitable locations play provision should be made for older children. On smaller sites, where appropriate, and where the needs of the development would be better served by improving existing children's play space, the City Council will seek a contribution in the place of on-site provision. Children's play areas should be well designed, suitably located (with safe pedestrian access and, where possible, be visible from adjacent residential properties) and properly fenced, surfaced and equipped. Adequate arrangements must be made for their future maintenance.'</p>              | In accordance with the Inspector's recommendation 7.34/1 |
| 8.0 Economy |   |  |  |




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MODIFICATIONS

| Mod Number | Plan Policy / paragraph         | Description of Change  | Reasons for the modification   |
|------------|---------------------------------|--|--|
| MOD 174    | 8.2.2<br>Sustainable Economy    | Amend the first sentence of paragraph 8.2.2 to read:<br>'The Plan seeks to build on Oxford's economic strengths such as education, the motor industry, publishing, healthcare, research and development <u>and</u> tourism <del>and telecommunications</del> .'  | To recognise that telecommunications is not a major employer in Oxford unlike the other industries listed.<br>(FPC 28)<br>Further Proposed Changes (FPCs) are made in accordance with the Inspector's recommendation 1.1/1   |
| MOD 175    | EC.1<br>Sustainable Employment  | Amend second sentence of Policy EC.1 as follows:<br>'Employment growth related to major <del>commercial</del> developments, that will attract a significant number of additional people to Oxford, will only be granted planning permission where:'  | The term 'major commercial development' is ambiguous and would lead to problems implementing the Policy. The term 'major development' is already explained in the Glossary.<br>(PIC 59)<br>Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1 |
| MOD 176    | 8.2.3<br>Sustainable Employment | Amend the second and third bullet points of paragraph 8.2.3, to read:<br>'Policies EC.2 – EC.5 set out a cascade approach to employment-generating land use in Oxford and are summarised below.<br><ul style="list-style-type: none"> <li>• First, Policy EC.2 protects key employment generating sites in terms of their current use, or allow them to be modernised for another appropriate employment-generating use. These sites are shown on the Proposals Map and listed in Appendix 7.</li> <li>• Second, sites protected by Policy EC.2 (<del>as well as other employment generating sites</del>) should be modernised for employment purposes.</li> <li>• Third, if a site is not a protected employment-generating site (<del>and it can be demonstrated that the site cannot be modernised for employment purposes</del>), then the site will be assessed against the loss of employment criteria in Policy EC.4.</li> <li>• Fourth, if the loss of employment criteria can be met then proposals for change of use from employment to other uses will be assessed against the criteria in Policy EC.5 and other policies in the Plan.</li> </ul> | Consequential amendment resulting from the Inspector's recommendation to EC.2 (8.3/4) and EC.4 (8.5/2).  |

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MODIFICATIONS

| Mod Number | Plan Policy / paragraph                     | Description of Change   | Reasons for the modification                            |
|------------|---|---|---|
| MOD 177    | 8.3.2<br>Protection of Key Employment Sites | Amend paragraph 8.3.2, to read:<br>'The City Council will retain key employment generating sites in Class B use (business, industrial and warehousing) and other employment generating sites <del>classified as Sui Generis</del> such as transport operators, builders' yards, local depots ( <u>Sui Generis</u> ). <del>These key employment sites include large and small sites and are likely to be subject to pressures for development from competing uses. The large sites, which include business parks and industrial estates, are under pressure from alternative commercial land uses. The smaller sites, generally near residential areas, are sought for residential use.</del> Together these key sites are defined on the Proposals Map. The identification of key employment sites is based on the following criteria:' | In accordance with the Inspector's recommendation 8.3/2 |
| MOD 178    | EC.2<br>Protection of Employment Sites      | Amend Policy EC.2 to read:<br>'Planning permission will not be granted for development that will result in the loss of key existing employment generating sites and premises (Class B1, B2, B8 and Sui Generis) as shown on the Proposals Map. <del>and other principal employment generating sites located on good public transport routes.'</del>   | In accordance with the Inspector's recommendation 8.3/4 |
| N/A        | EC.2<br>Protection of Employment Sites      | <i>Please see the Proposals Map change below (MOD408)</i><br>Delete the 'Key Employment Site' designation from Osney Warehouse.   | In accordance with the Inspector's recommendation 8.3/6 |
| N/A        | EC.2<br>Protection of Employment Sites      | <i>Please see the Proposals Map change below (MOD 407)</i><br>Delete the 'Key Employment Site' designation from Sandy Lane West.  | In accordance with the Inspector's recommendation 8.3/3 |

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MODIFICATIONS

| Mod Number | Plan Policy / paragraph                 | Description of Change   | Reasons for the modification  |
|------------|---|---|---|
| MOD 179    | 8.3.3<br>Protection of Employment Sites | Amend paragraph 8.3.3 to read:<br>'To avoid doubt, the Oxford Science Park, Littlemore Park and the Oxford Business Park, <del>Cowley</del> are allocated for development in Section 14.0, Development Sites, and shown on the Proposals Map. They are also protected employment sites. This policy does not apply to all the other Development Sites in Section 14.0.  | In accordance with the Inspector's recommendation 8.3/5   |
| MOD 180    | 8.4.1<br>Modernising Employment Sites   |  an additional sentence to the end of paragraph 8.4.1, to read:<br>...Policy EC.3 applies to a range of other existing employment sites which are not protected by Policy EC.2. However, if there is no significant reduction in the number of jobs, employment-generating sites protected by Policy EC.2 may be modernised and will be assessed against the criteria in Policy EC.3. <u>Changes of use, or modernisation, of existing Sui Generis sites to alternative Sui Generis uses will be assessed against the criteria set out in Policy EC.3.</u> | The existing Policy implies that an existing sui generis use can be modernised for an alternative sui generis use. The sui generis category covers a wide range of uses, such as garages and car showrooms, where the environmental impact could be quite wide ranging. (PIC 60) PIC, as amended by the Inspector's recommendation 8.4/1. Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1 |

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MODIFICATIONS

| Mod Number | Plan Policy / paragraph                       | Description of Change   | Reasons for the modification  |
|------------|---|---|---|
| MOD 181    | EC.3<br>Modernising Existing Employment Sites | <p>Amend Policy EC.3 to read<br/>‘Planning permission will be granted for development that modernises existing employment generating sites (B1, B2, B8 and Sui-Generis).<br/>All the following criteria will be used to assess developments:</p> <ul style="list-style-type: none"> <li>a. the proposal secures or creates employment opportunities important to Oxford’s economy and the local workforce;</li> <li>b. the potential employment density should not significantly exceed the existing employment level unless it can be clearly demonstrated that the existing site does not make efficient and effective use of the land;</li> <li><del>e. Class B uses protected by Policy EC2 should not be modernised for sui generis uses;</del></li> <li>c. <u>Any development, or a change of use, which would cause a significant intensification of Sui Generis uses will not be permitted where it would have an adverse impact;</u></li> <li>d. the proposed buildings and structures are of a scale and character appropriate to the nature of the site and sympathetic to the surrounding environment;</li> <li>e. landscape proposals are included as an integral part of the redevelopment scheme to help blend the development into the wider environment;</li> <li>f. the use will not cause unacceptable environmental intrusion or nuisance;</li> <li>g. there is no material intensification of the use that would generate an unacceptable increase in traffic; <u>and</u></li> <li>h. the overall number of car parking spaces should not be increased, but either maintained or reduced; <del>and</del></li> <li><del>i. the development does not lead to pressure for residential development additional to the provision made in this Plan.’</del></li> </ul> | <p>In accordance with the Inspector’s recommendation 8.4/2 and 8.4/3.</p> <p>The existing Policy implies that an existing sui generis use can be modernised for an alternative sui generis use. The sui generis category covers a wide range of uses, such as garages and car showrooms, where the environmental impact could be quite wide ranging. (PIC 61)<br/>Pre-Inquiry Changes (PICs) are made in accordance with the Inspector’s recommendation 1.1/1</p> |