

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 182	8.5.1 Modernising Existing Employment Sites	Amend the first sentence of paragraph 8.5.1 to read: 'If it can be demonstrated that a site is not suitable for its present use and cannot be modernised , then it would next be assessed against the criteria in Policy EC.4.'	Consequential changes to Inspector's recommendations to Policy EC.4, 8.5/1 and 8.5/2
MOD 183	EC.4 Loss of Employment Sites	Amend Policy EC.4 as follows: 'Subject to Policies EC.2 and EC.3, the City Council will only allow the loss of employment generating sites when it can be demonstrated that the site cannot be modernised for alternative employment generating uses and the proposed development meets all the following criteria: <ul style="list-style-type: none"> a. the loss of jobs would not reduce the diversity and availability of local employment opportunities; <u>and</u> b. it will not significantly reduce the number of small and start-up business premises; <u>and</u> c. no other suitable alternative business occupiers can be found following a realistic effort at marketing the site and/or premises at a reasonable price for an appropriate <u>time</u> period; <u>or</u> d. the premises are shown to be badly sited or unsuitable due to operational reasons, which cause nuisance or environmental problems to the surrounding area. However, the City Council will not regard premises as badly sited or unsuitable solely because they are in a residential area. 	In accordance with the Inspector's recommendations 8.5/1 and 8.5/2
MOD 184	8.6.1 Change of Use of Employment Sites	Amend the second sentence of paragraph 8.6.1 to read: 'The above cascade approach to employment sites must be followed before the City Council will allow the loss of employment sites to other uses. The City Council will encourage mixed-use development, <u>which could include live/work units (see paragraph 7.11.3).</u>	(PIC 62), as amended by the Inspector's recommendation 8.6/1

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MOD 185	EC.5 Change of Use of Employment Sites	<p>Amend Policy EC.5 to read: 'Subject to Policies EC.2, EC.3, EC.4 and other Development Plan policies, planning permission will only be granted for changes of use from employment-generating uses to other types of land uses when the development meets all the following criteria:</p> <ul style="list-style-type: none"> aa. proposals for alternative uses should first consider the suitability of the site <u>for residential developments or</u> for mixed-use developments comprising employment and residential uses, which could include studio workshops and live/work units on smaller sites; a. there is no conflict with Core Policies and other policies relevant to the proposed uses in the Development Plan; b. removal of the existing employment use will result in substantial environmental and other planning benefits; c. the use is appropriate to the location and adds value to the local community and area; <u>and</u> d. the development is appropriate in siting, scale, massing, details, and in using materials that respect the local character of the area without ruling out good innovative design. e. proposals for alternative uses should first consider the suitability of the site for mixed-use developments comprising employment and residential uses, which could include studio workshops and live/work units on smaller sites' 	<p>In accordance with the Inspector's recommendation 8.6/2 To add clarity to the Policy as point 'e' is the first criterion to be considered. (PIC 63)</p>
MOD 186	EC.8 Employment Training	<p>Amend Policy EC.8 as follows: '...the City Council will seek a financial contribution towards the provision of training <u>facilities</u> or the provision of start up business units where the development would require new skills not found in the local workforce. This would be secured by a planning obligation.'</p>	<p>The original text includes the word 'provision' twice. The text is amended to delete reference to 'the provision of' and the addition of the word 'facilities', to improve its readability. (PIC 64) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1</p>
9.0 Health and Hospitals			
MOD 187	9.1.2 Introduction	<p>Amend the second sentence of paragraph 9.1.2 to read: 'However, there are also private facilities, both on the hospital sites</p>	<p>Factual update. The new Manor Hospital on London Road, Headington has</p>

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		administered by the health care trusts and at the <u>Manor Hospital, London Road Acland Hospital in Banbury Road.</u>	replaced the former Acland Hospital in Banbury Road.
MOD 188	9.2.1 Primary Care	Amend paragraph 9.2.1 as follows: 'Good local facilities are vital to health care. The number of doctors' surgeries/health centres, pharmacies and opticians providing family health services in Oxford is generally considered to be adequate. However, many of the buildings are out of date, too small and not easily accessible. This applies, for example, to the Jericho Health Centre where a site at the Radcliffe Infirmary has been identified for a replacement facility. Land has been identified for the expansion of Donnington Health Centre on the former Donnington School site. Land on the Garden House site, Hollow Way has also been identified for the relocation of the Hollow Way Health Centre. The City Council will support the improvement of facilities on other sites where there is a shortage of space and the facilities require modernisation'	Policy DS.26, Garden House Site, is now deleted, from the Plan as the site is substantially completed, See MOD 424
MOD 189	9.2.3C Primary Care	Delete the whole of paragraph 9.2.3C: '9.2.3C Section 14.0 Development Sites contains details of the following sites where the City Council supports the provision of purpose built primary health care facilities: <ul style="list-style-type: none"> • — Acland Hospital site; • — Diamond Place, Ferry Pool car park; • — Dunnock Way, Blackbird Leys; • — Lamarsh Road; • — Leiden Road; • — Ruskin College, Walton Street.' 	Paragraph 9.2.3C did not list all the health care facilities listed in Appendix 9, and it only duplicates paragraph 9.2.3B. (PIC 65) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 190	9.3.2 Hospitals	Amend the second sentence of paragraph 9.3.2 to read: 'The NHS Trusts wish to rationalise hospital services in Oxford to improve health care, and make more efficient use of health care resources. A key part of this strategy is to relocate services from the Radcliffe Infirmary and Rivermead Rehabilitation Centre to the hospital sites in Headington, which is known as the Headington Strategy.'	Factual update. The services previously provided at the Rivermead Site have already been relocated.

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MOD 191	9.3.4 Hospitals	Amend second sentence in paragraph 9.3.4, to read: 'Generally, hospital facilities should be concentrated in the Headington area, except for mental health care, <u>although some non-medical facilities could be located on suitable sites elsewhere.</u> '	In accordance with the Inspector's recommendation 9.3/1
MOD 192	9.4.1 Ambulance Service	Amend paragraph 9.4.1 as follows: 'The Ambulance Service is presently based at the Churchill site <u>and has a pressing need to relocate to an alternative site.</u> The Oxfordshire Ambulance NHS Trust is considering centralising these facilities on a single site closer to the ring road to improve efficiency and emergency response times. This move would also require the relocation of the services' communication mast. The City Council considers that there would be considerable benefits in relocating the Ambulance Service to a more suitable site, both in terms of improving its operational efficiency and also releasing land on the Churchill Hospital site for other health related uses such as health care facilities, medical research or <u>staff accommodation for nurses and other key workers associated with the health service</u> nurses' accommodation/key worker housing. The City Council will support the relocation of the Ambulance Service to a suitable site with good access to the road network. <u>Relocation to an appropriate employment-generating site would, in principle, be supported.</u> '	The amendment to the first sentence and the addition to the last sentence of paragraph 9.4.1 is to clarify that since there are few sites to which the ambulance service could relocate, it is therefore considered in these exceptional circumstances, acceptable to use employment-generating sites. (PIC 66) The amendment regarding 'staff accommodation' in the middle of the paragraph is further clarification on key worker housing. Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 193	9.5.1 Acland Hospital, Banbury Road	Delete the whole of paragraph 9.5.1 and title.	Factual update. The new Manor Hospital on London Road, Headington has replaced the former Acland Hospital in Banbury Road.

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MOD 194	9.6 Medical Research	Amend the last sentence of paragraph 9.6.1 to read: While some medical teaching and research can be undertaken away from hospital sites, some most of it cannot, as it requires access to hospital facilities, and many University staff give clinical support to the hospitals as well as undertaking research and teaching.'	In accordance with the Inspector's recommendation 9.5/1
10.0 Education			
MOD 195	10.2.1 Nursery Education and Childcare Facilities	Add the following new sentence after the third sentence in paragraph 10.2.1 to read: ' <u>The provision of nursery and childcare facilities as an ancillary use will be encouraged as this helps people to return to work, creates mixed-use developments, and can reduce the need to travel.</u> '	Text amended to make clear positive benefits of providing nursery and childcare facilities as an ancillary use. (PIC 67) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 196	ED.1 Nursery Education and Childcare Facilities in Non Residential Buildings	Amend the title and the first sentence of Policy ED.1 to read: <u>'POLICY ED.1 - NURSERY EDUCATION AND CHILDCARE FACILITIES IN NON-RESIDENTIAL BUILDINGS AND NEW PURPOSE-BUILT FACILITIES</u> Planning permission will only be granted for change of use from a non-residential building to a children's nursery, other childcare facilities, or for the provision of new purpose-built facilities subject to no conflict with other policies, and where the proposed development meets the following criteria:'	To make it clear that this policy relates to new purpose-built facilities as well as change of use of non-residential buildings. (PIC 68) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 197	ED.2 Nursery Education and Childcare Facilities in Dwellings	Amend the first sentence in Policy ED.2, to read: 'The City Council will not permit the loss of <u>any whole residential dwelling floorspace</u> , but planning permission may be granted for <u>a change of use of part of a residential dwelling for</u> children's nurseries or other childcare facilities in residential areas , where development meets the following criteria:'	To make it clear that this Policy allows the partial change of use of a residential dwelling so long as a residential unit is maintained. (PIC 69) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1

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MOD 198	10.3.3 Private Schools	<p>Amend paragraph 10.3.3 to read: <u>Traffic Generation From Schools</u> Private Schools</p> <p>10.3.3 <u>Oxford has a large number of state and private schools, which together have a significant impact on traffic generation. When considering planning applications for new school facilities or extensions to existing school buildings, the City Council will require appropriate measures to reduce traffic generation, particularly by improving pedestrian and cycle access to school sites. Where schools draw pupils from a wide catchment and development proposals are likely to result in significant trip generation, There are several private schools in Oxford, which account for approximately 1,500 boarding pupils. However, day schools have a particular impact on Oxford's traffic.</u> the City Council will require schools to co-operate in reducing their traffic impact, by providing special buses, links to the park and ride sites in view of the wide catchment area of such schools, and where appropriate a travel plan</p>	Consequential changes to accord with the Inspector's recommended changes to Policy EC.3, 10.5/1 and 10.5/2
MOD 199	ED.3 Private Schools	<p>Amend Policy ED.3 to read: POLICY ED.3 – PRIVATE SCHOOLS</p> <p>'Planning permission will only be granted for significant <u>trip generating</u> development at private schools that meets the following criteria:</p> <ol style="list-style-type: none"> a. it will not cause unacceptable traffic or parking problems; b. appropriate provision is made for access and dropping-off facilities; and c. the site is accessible by walking, cycling or public transport, including links to the park and ride sites, for the majority of people travelling to the site. 	In accordance with the Inspector's recommendations 10.5/1 and 10.5/2

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MOD 200	10.4.1A Ruskin College	Amend paragraph 10.4.1A as follows: 'Ruskin College currently operates from two campuses in Oxford, one in Headington and the other on Walton Street, Jericho. However, Ruskin College wishes to amalgamate all its current services on one site. <u>The fire station in Rewley Road provides a possible site for its relocation. Planning permission has been granted for it to relocate both its campuses to the OAC factory site, Woodstock Road</u> '	It is no longer the intention of Ruskin College to re-locate to the OAC factory site, Woodstock Road. The fire station site in Rewley Road would be a suitable location for its relocation. (PIC 70) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 201	10.4.2A Ruskin College	Amend paragraph 10.4.2A as follows: 'Subject to the relocation of Ruskin College taking place, its two current sites are allocated for redevelopment in Section 14.0, Development Sites, Policies DS.69A and DS.69B. Given their location and current use, the Headington site is considered <u>suitable for residential or an institutional use, such as a use related to the John Radcliffe Hospital, ideal for Oxford Brookes University</u> and the Walton Street site, in Jericho, is allocated for use by the University of Oxford and primary care facilities.'	Oxford Brookes University have said that they are not interested in this site. However, it is still the intention of Ruskin College to re-locate from this site and therefore it is important to consider what uses this site is suitable for. Policy DS.69A deals with this, (PIC 71) In accordance with the Inspector's recommendations 1.1/1 and 14.73/1.

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MOD 202	10.5.6 Forecast Need for Extra Floorspace	<p>Amend paragraph 10.5.6 to read: 10.5.6 Oxford Brookes University should seek to increase floorspace on its existing sites as far as possible to make the most efficient use of land and minimise the need for additional sites. Based on the University's estimates, it may be possible to provide 31,000m² of floorspace on the Gipsy Lane, Headington Hill Hall and Government Buildings sites, so the University would need to provide approximately 20,000m² on other sites if it is to meet its forecasted need, <u>some of which it may be possible to accommodate on its existing campuses outside Oxford at Wheatley and Harcourt Hill.</u></p> <p>Insert a new sentence in front of the words 'any additional floorspace' and a new paragraph at this point: <u>10.5.6A In order to secure development in sustainable locations, and to avoid competition for land needed for other uses, any additional floorspace on sites within Oxford should be on sites identified in this Plan, or currently (at 2005) owned by Oxford Brookes University. This includes should be on sites close to the Gipsy Lane and Headington Hill Hall campuses to minimise the need to travel. There are two potentially suitable sites, Harcourt House in Marston Road and land at the Warneford Hospital site. Details of these sites are set out in Section 14.0, Development Sites, Policies DS.29 and DS.83. Additional floorspace will also be accommodated on part of the Milham Ford School site in Marston.</u></p>	<p>To take account of Oxford Brookes University Estates Strategy for future growth plans in relation to its floorspace needs. (PIC 72 as amended by FPC 29)</p> <p>In accordance with the Inspector's recommendations 1.1/1 and 10.9/1</p>

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MOD 203	ED.5 Oxford Brookes University – Additional Development	Amend the first paragraph of Policy ED.5 as follows: 'The City Council will only allow limited further development on Oxford Brookes University's Gipsy Lane and Headington Hill Hall sites, <u>except for the listed Hall</u> . This may include the redevelopment of existing buildings, where this would allow additional improved facilities to be provided and make more efficient use of the land. <u>There should no unacceptable adverse impact on the amenity of the adjoining sites, trees or the setting of the listed Hall.'</u>	To take account of Oxford Brookes University Estates Strategy for future growth plans in relation to floorspace needs. (PIC 73) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 204	ED.7 University of Oxford – Additional Development	Amend the first sentence of Policy ED.7 to read: 'Planning permission will be granted for limited further development of Oxford University's teaching/administration and research uses on sites already being used for University purposes, including the redevelopment of existing buildings where this would allow additional improved facilities to be provided and make more efficient use of land.'	In accordance with the Inspector's recommendation 10.12/1
MOD 205	10.6.7 University of Oxford - Student Accom	Delete paragraph 10.6.7, and replace with the following: ' <u>By the end of the Plan period, at an expected growth rate of 1%, student numbers will have grown to nearly 19,500. This would be approximately 3,100 more than in 1999/2000. The City Council supports the further expansion of the University, at the rate proposed, provided that the increase in student numbers can be matched by an increase in purpose-built student accommodation. Further, there should be some additional reduction, by 2008, in the number of students not living in purpose-built accommodation. A reduction of 500 is deemed to be appropriate and achievable. In total, nearly 3,600 additional bedspaces will be required by 2016.'</u> 10.6.7 — Over the Plan period the number of students is expected to grow by an average of 1% a year. This will increase the total number of students to approximately 19,300, giving an increase of 3,000 students. In recent years 86% of Oxford University undergraduates have been provided with accommodation by their College. However,	In accordance with the Inspector's recommendation 10.13/1

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		<p>the University and the Colleges believe that this could increase by a further 3% in the future. The City Council supports the further expansion of student accommodation to match growth in student numbers and meet the objective of gradually reducing the proportion of students not living in purpose built accommodation below current levels. Further increases in University floorspace will only be approved provided they are matched by an appropriate increase in student accommodation.'</p>	
MOD 206	10.7.2 Private Colleges	<p>Delete paragraph 10.7.2 and replace with the following: <u>'The upper floors of non-residential premises in the City centre, District centres and other areas of secondary shopping frontages are considered to be the most suitable areas for the location of private colleges provided this does not result in a significant loss of office accommodation, particularly in the City centre. Subject to no conflict with retail policies in the Plan, private colleges may be located on the upper floors in secondary shopping frontages and in District centres. In appropriate locations and circumstances, such proposals may add to the vitality and viability of these retail areas'</u></p>	<p>Amended to allow private colleges to use upper floors in City centre, District centres, and other areas of secondary shopping frontages (such as Cowley Road and St. Clements). (PIC 74) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1</p>

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MOD 207	ED.9 Private Colleges – New Teaching Premises	<p>Amend Policy ED.9 as follows: <u>'Planning permission will be granted for new teaching premises for private colleges on the upper floors of non-residential premises in the City centre, District centres and other areas of secondary shopping frontages, subject to the following criteria: Subject to Policies, planning permission will be granted for new teaching premises for private colleges, on the upper floors of secondary shopping frontages and in District Centres, where it can be demonstrated that the proposed development will not have an adverse impact on the vitality and viability of the retail area.</u></p> <p>a. <u>it does not involve a significant loss of office accommodation in the City centre, unless a surplus of vacant accommodation or a lack of demand has been clearly demonstrated;</u></p> <p>b. <u>it would not result in environmental or nuisance problems to the amenity of the area; and</u></p> <p>c. <u>existing ground-floor accesses will be used or, in the case of a need for a new entrance, this should be minimal in size and should not involve the loss of an existing retail unit.</u></p> <p>Where an existing college is considered to be badly located, planning permission will not be granted for development that would result in an increase in student numbers attending the premises.'</p>	<p>The Policy is substantially re-written and now incorporates specific criteria that indicate the circumstances in which planning permission will be granted for private colleges to use upper floors in the City centre, District centres, and other areas of secondary shopping frontages (such as Cowley Road and St. Clements). (PIC 75) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1</p>
11.0 Sport, Outdoor Recreation and Community Facilities			
MOD 208	Section 11.1 Introduction	<p>Insert the following new paragraph after paragraph 11.1.3: <u>'The City Council has commissioned assessments of green space, indoor and outdoor sport facilities provision in Oxford. The City Council will be using these assessments to formulate local standards. These assessments will therefore provide useful background information when applying the policies in this Section and the policies on Open Space Provision (HS.29 and HS.30) in Section 7.0: Housing Policies.'</u></p>	<p>In accordance with the Inspector's recommendation 11.1/1</p>

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MOD 209	SR.2 Protection of Open Air Sports Facilities	<p>Amend Policy SR.2 to read: ‘Planning permission will not be granted for development that would result in the loss of open-air sports facilities, including school playing fields, where there is a need for the facility to be retained in its current location, or the open area provides an important green space for local residents. Where this is not the case, planning permission will only be granted where <u>there is no need at all for the facility for the purposes of open space, sport or recreation, or where:</u></p> <ul style="list-style-type: none"> a. there is a need for the development; b. there are no alternative non-greenfield sites; and c. the facility can be replaced by either: <ul style="list-style-type: none"> I. providing an equivalent or improved replacement facility; or II. upgrading an existing facility. <p>Open-air sports facilities are identified on the Proposals Map.’</p>	In accordance with the Inspector’s recommendation 11.3/2
N/A	SR.2 Protection of Open Air Sports Facilities	<p><i>Please see the Proposals Map change below (MOD409)</i> In relation to the land between Richards Way and Netherwoods Road, which is designated as ‘Protected Open Space’ (and annotated as SR.2 and SR.8), delete the reference to SR.2</p>	In accordance with the Inspector’s recommendation 11.3/1
MOD 210	11.2.9 New Indoor and Open Air Facilities	<p>Amend paragraph 11.2.9, to read: ‘New outdoor sports facilities are likely to be located outside the main built-up areas and may attract large numbers of people. The City Council will seek to ensure that measures are implemented to ensure that they are realistically accessible by walking <u>and</u> cycling. <u>In addition, more heavily used sports facilities will need to be well served by</u> or public transport. Policy HS.29 in Section 7.0, Housing Policies, deals with the contributions that will be sought for local sports facilities.’</p>	In accordance with the Inspector’s recommendation 11.4/2

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MOD 211	SR.3 New Indoor and Open Air Sports Facilities	<p>Amend Policy SR.3 to read: ‘Planning permission will be granted for the provision and improvement of indoor and outdoor sports facilities, subject to <u>the appropriateness of their scale, siting, design and location.</u> being appropriate to the locality.</p> <p>The City Council will seek public access to private and institutional facilities through sharing schemes and joint user agreements. This will be secured through a planning condition or a planning obligation.</p> <p>New sports facilities must be realistically accessible by walking <u>and</u> cycling. <u>Heavily used facilities must be well served by</u> or public transport. for the majority of people travelling to the site.’</p>	In accordance with the Inspector’s recommendations 11.4/1 and 11.4/3
MOD 212	11.2.12 Disused Allotments, Abingdon Road	<p>Amend paragraph 11.2.12 as follows: ‘There is also the opportunity to create new outdoor facilities on an area of former allotments on the Abingdon Road. Significant built or hard-surfaced areas are not considered appropriate on this site, as it occupies a prominent position in the green wedge adjacent to Abingdon Road. <u>As the site has been disused for many years, there is a possibility that it might support protected species or Biodiversity Action Plan priority species. Development proposals for this site must therefore be accompanied by an independent assessment in accordance with Policy NE.22 together with details of any mitigation proposed.</u></p>	In accordance with the Inspector’s recommendation 11.5/1
MOD 213	11.3.1 Public Open Space	<p>Amend the first sentence of paragraph 11.3.1 to read: ‘The most popular areas for informal recreation are Oxford’s parks, nature parks, <u>historic cemeteries</u> and common land. Each one has a unique character and offers a particular experience that cannot be enjoyed anywhere else. The City Council will protect areas that are used for such purposes.’</p>	In accordance with the Inspector’s recommendation 11.6/1

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N/A	SR.5 Protection of Public Open Space	<i>Please see the Proposals Map change below (MOD413)</i> As a consequential amendment to the Inspector's recommendation (14.93/1) delete the SR.5 designation from the land north of Hythe Bridge Street.	In accordance with the Inspector's recommendation 14.93/1,
MOD 214	SR.7 Provision of Public Open Space as Part of New Business, Commercial and Institutional Developments	Amend the first sentence of Policy SR.7 as follows: 'On large scale business, commercial and institutional developments the City Council will <u>seek the provision of</u> expect suitable public open space to be provided to serve the recreational needs of employees, customers and hospital patients/visitors where.'	To accord with Government guidance (FPC 30) Further Proposed Changes (FPCs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 215	11.4.2A Protection of Allotments	Amend the first two sentences of paragraph 11.4.2A to read: 'The presence of disused allotments does not necessarily indicate an absence of need, as other factors such as lack of facilities, security and location can also influence the level of use. <u>When the need arising from a proposed development justifies it,</u> For these reasons, when granting planning permission for development on allotments that have fallen into long term disuse the City Council will seek a contribution towards improving facilities at other allotment sites nearby where this would encourage people to make greater use of these allotments.'	Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 11.9/3

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MOD 216	SR.8 Protection of Allotments	<p>Amend Policy SR.8 as follows: 'Planning permission will not be granted for the development of allotment land in active cultivation unless:</p> <ul style="list-style-type: none"> a. there is a need for the allotments to be developed for a use which would serve an important wider community interest <u>and for which there is no alternative site; and</u> b. there is no alternative site; and c. replacement land will be provided which is as good in quality and as accessible to its users as that which it replaces. <p>If planning permission is granted for the development of disused allotments or When the need arising from a proposed development justifies it, the City Council will seek a contribution towards the provision of improved facilities on other allotment sites nearby, where appropriate, and this will be secured by a planning obligation.'</p>	In accordance with the Inspector's recommendations 11.9/1 and 11.9/2
MOD 217	SR.9 Footpaths and Bridleways	Amend Policy SR.9 by substituting 'Rights of Way' for 'Right's of Way'	In accordance with the Inspector's recommendation 11.11/1
MOD 218	SR.10 Creation of Footpaths and Bridleways	<p>Amend Policy SR.10 (d) to read: 'd. links along the northern bank of the River Isis, including a footpath link between Astons Eyot and Christ Church Meadow; and a bridge over the River Isis on land south of Oxpens Road;</p> <p>Amend Policy SR.10 (f) to read: 'f. a link from the a bridge over the River Isis on land south of Oxpens Road, <u>with links</u> to Paradise Street and St Thomas Street;'</p>	Change agreed at Inquiry, to add clarity to the Policy. (FPC 31) Further Proposed Changes (FPCs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 219	11.6.6 Waterways	Delete paragraph 11.6.6: '11.6.6 Other proposals may come forward for recreational facilities related to Oxford's waterways'	In accordance with the Inspector's recommendation 11.13/1

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MOD 220	SR.14A Proposed New Community Facilities	Amend criterion (J) In Policy SR.14A to read: 'Planning permission will be granted for new community facilities at: a. Canalside Land, Jericho; b. Catacombs, Littlegate Street; c. Cowley Marsh Depot Site, Marsh Road; d. Diamond Place, Ferry Pool Car Park; e. Donnington School Site, Cornwallis Road; f. Dunnock Way Site, Blackbird Leys; g. Land at Titup Hall Drive, Wood Farm; h. Leiden Road, Wood Farm; i. OAC Factory Site, Woodstock Road; and j. Scout Hut, Marston Road, <u>and/or another site in New Marston.</u> Proposed new community facilities listed above are shown on the Proposals Map'	In accordance with the Inspector's recommendation 11.19/1
MOD 221	SR.14B and 11.7.2B Proposed Extension to Wolvercote Cemetery	Delete Policy SR.14B and supporting text in paragraph 11.7.2B.	In accordance with the Inspector's recommendation 11.20/1
N/A	SR.14B Proposed Extension to Wolvercote Cemetery	<i>Please see the Proposals Map change below (MOD416)</i> Delete notation SR.14B, from the Proposals Map.	In accordance with the Inspector's recommendation 11.20/1
12.0 Retail and Commercial Leisure			
MOD 222	12.1.3 Introduction	Amend paragraph 12.1.3 to read: 12.1.3 This section refers to different types of land uses that are defined in the Town and Country Planning (Use Classes) (<u>Amendment</u>) Order <u>2005 1987</u> and Use Classes Order 1987 (as amended). For ease of reference, see Appendix 6. The Use Classes	Factual update, to reflect changes to the Use Classes Order introduced in April 2005 by the Town & Country Planning (Use Classes) (Amendment) Order 2005.

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MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
		Order is currently under review and any necessary changes to it will be incorporated into the Plan.	
MOD 223	12.2.3A Oxford's Retail Hierarchy	Substitute the following for paragraph 12.2.3A: <u>'To comply with Policy RC.1, retail proposals will need to incorporate / extend a primary shopping frontage (as shown on the Proposals Map) or, if no suitable sites or buildings are available, an edge-of-centre site (see Glossary). The City centre is defined in Core Policy CP.4, and on the Proposals Map.'</u>	In accordance with the Inspector's recommendation 12.2/3
MOD 224	RC.1 Oxford's Retail Hierarchy	Amend Policy RC.1, to read: 'Planning permission will only be granted for <u>retail</u> proposals that seek to maintain and enhance the role of Oxford's City centre as the principal retail centre in Oxfordshire with an appropriate range and quality of activities.'	In accordance with the Inspector's recommendation 12.2/2
MOD 225	12.2.5 Oxford's Retail Hierarchy	Amend the last sentence of paragraph 12.2.5 as follows: 'Neighbourhood shopping centres and individual shops are protected against their loss by Policies RC.8 and <u>RC.8A</u> (referred to later in this section).'	Both Policy RC.8 and RC.8A work towards protecting shops in Oxford, RC.8 at the Neighbourhood shopping centre level, and RC.8A for individual shops. Adding 'RC.8A' to paragraph 12.2.5 provides clarity that both policies are relevant.
MOD 226	RC.3 Primary Shopping Frontage	Amend criterion 'c' of Policy RC.3 as follows: 'c. Class A3- <u>A5</u> (food and drink) uses where the proportion of units at ground (or main pedestrian entry) level in A1 use does not fall below 75% of the total units.'	Factual update, to reflect changes to the Use Classes Order introduced in April 2005 by the Town & Country Planning (Use Classes) (Amendment) Order 2005.
MOD 227	12.3.3 District Shopping Frontage	Add a new sentence at the end of paragraph 12.3.3 to read: 'Subject to the criteria in Policy RC.4, other uses that may be acceptable in the District Shopping Frontages are primary health facilities, child care facilities and other community type uses. <u>Residential use is not an acceptable use at ground floor in the District Shopping Frontages.'</u>	Text amended to exclude residential as an acceptable use on the ground floor in District Shopping frontages. (PIC 76) 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 228	RC.4 District Shopping Frontage	Add the words as a footnote to Policy RC.4: <u>'In calculating the percentage of units in the frontage, residential uses will be excluded.'</u>	Policy amended to exclude residential as an acceptable use on the ground floor in District Shopping frontages. (PIC 77)
MOD 229	12.3.4 Secondary Shopping Frontage	Add a new sentence at the end of paragraph 12.3.4 to read: The District Shopping Frontage relates to four District centres, as these have a different character to the City centre. These are Cowley centre (Templars Square), Headington, Summertown, and the core area of shopping on the Cowley Road. Changes from A1 (shop) use to other Class A uses will only be considered in District centres where the proportion of units in A1 use is above 65% of all units. Post offices are protected as Class A1 uses and would be subject to Policy RC.4. Subject to the criteria in Policy RC.4, other uses that may be acceptable in the District Shopping Frontages are primary health facilities, child care facilities and other community type uses. <u>Residential use is not an acceptable use at ground floor in the District Shopping Frontages.</u>	Text amended to exclude residential as an acceptable uses on the ground floor in Secondary Shopping frontages. (PIC 78) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 230	12.3.5 Secondary Shopping Frontage	Amend the second sentence of paragraph 12.3.5 to read: 'For Cowley Road and St. Clements, it is calculated only as a percentage of the total number of Class A units in those streets combined.'	Reference to method of calculation on 12.3.5 refers to 'the total number of Class A units', however this conflicts with Policy RC.5(c). (PIC 79) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 231	RC.5 Secondary Shopping Frontage	Add the words as a footnote to the Policy: <u>'In calculating the percentage of units in the frontage, residential uses will be excluded.'</u>	Policy amended to exclude residential as an acceptable use on the ground floor in secondary shopping frontage. (PIC 80) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 232	12.3.6 Street Specific Controls	Amend the first and fourth bullet point of paragraph 12.3.6 as follows: 'The east end of the High Street east <u>area</u> (Turl Street/King Edward Street to Magdalen Bridge)' 'The Park End Street and Hythe Bridge Street <u>area</u> comprises an area of mixed uses.'	Clarification of the area to which this paragraph refers. Factual update, to reflect changes to the Use Classes Order introduced in April 2005 by the Town & Country Planning (Use Classes) (Amendment) Order 2005.

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MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
		Amend references in the first sentence and the first and third bullet points of paragraph 12.3.6 from A3 to A3-A5.	
N/A	RC.6 Walton Street	<i>Please see the Proposals Map change below (PIC 140)(MOD 420)</i> Amendment to Walton Street – Street Specific (Shopping Controls) on the Proposals Map.	The incorrect plan was used. The Plan needs to be amended to delete the residential properties that are currently included, otherwise the figures will be diluted. Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 233	RC.6 Walton Street	Amend criteria (a) and (b) in Policy RC.6 as follows: a. High Street east <u>area</u> : Class A1 (shop) uses not falling below 70% of the total number of ground floor units; b. The Little Clarendon Street area: the level of Class A1 (shop) uses not falling below 65% of the total number of ground floor units; c. The Walton Street area: the level of Class A1 (shop) uses not falling below 50% of the total number of ground floor units; and d. Park End Street and Hythe Bridge Street <u>area</u> : the level of Class A1 (shop) uses not falling below 35% of the total number of ground floor units. The areas of Street Specific Control frontages are defined on the Proposals Map.	Clarification of the area to which this Policy refers.
MOD 234	12.3.7 The Covered Market	Amend second sentence of paragraph 12.3.7 as follows: 'The City Council recognises the importance of the Covered Market (Grade 2 Listed Building) in adding to the diversity and range of shopping provision in the heart of Oxford. It <u>provides</u> offers permanent, relatively low-cost accommodation for a range of traditional Class A1 uses (such as fruit and vegetable stalls, butchers, florists and delicatessens), which contribute to its distinctive character. The City Council wish to maintain, enhance and promote its character.'	It has been decided after further consideration that the original wording was clearer. (PIC 81) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1

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Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 235	RC.7 Covered Market	Amend reference in criterion (b) from A3 to A3-A5.	Factual update, to reflect changes to the Use Classes Order introduced in April 2005 by the Town & Country Planning (Use Classes) (Amendment) Order 2005.
MOD 236	RC.8 Neighbourhood Shopping Centres	Amend Policy RC.8 (d) as follows: d. changes of use to residential use are supported with substantial proof that commercial <u>or community</u> uses are not viable.’	Policy RC.8(c) correctly refers to ‘commercial uses or community uses’. Community uses was accidentally omitted from RC.8 (d) and thus is added to ensure consistency with the rest of the policy.
MOD 237	RC.8A Individual Shops	Amend the first sentence of Policy RC.8A to read: ‘Planning permission will only be granted for the change of use of an individual Class A1 (shop) use <u>outside a centre</u> when: a. no other suitable retail occupier can be found following a realistic effort to market the site for its Class A1 (shop) use; b. substantial evidence of non-viability has been demonstrated; and c. changes of use to residential use are supported by substantial proof that commercial uses are not viable.’	In accordance with the Inspector’s recommendation 12.4/1