

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 238	12.4.1 & 12.4.2 Retail Developments	<p>Replace Paragraphs 12.4.1 and 12.4.2 of the Plan with the following: '<u>12.4.1 The need for additional shopping floorspace was examined in the report "Oxford's Retail Needs Study" published in February 2004. There is significant urgent need in both quantitative and qualitative terms to provide additional comparison retail floorspace within Oxford City Centre over the period up to 2011. In the short term, 11,000 to 13,000m² net of new floorspace is needed. Between 31,000 and 36,500m² net will be needed by 2011. Opportunities to meet the need are limited. The Westgate site remains the principal development opportunity. This is discussed in Section 14.0, Development Sites, Policy DS.85. There is a need for some additional floorspace for comparison goods retailing in Oxford. This arises from the current under provision and from the substantial growth in expenditure forecast over the Plan period.</u> <u>12.4.2 Only limited land is available in the City centre to accommodate a significant amount of additional retail need. The redevelopment of the Westgate Centre offers the only major opportunity to regenerate the City centre and allow for a significant increase in retail floorspace. This redevelopment is dealt with in Section 14.0, Development Sites, Policy DS.85.'</u></p>	In accordance with the Inspector's recommendation 12.1/2
MOD 239	12.4.5 Retail Developments	<p>Amend paragraph 12.4.5 to read: '<u>Section 14.0, Development Sites, identifies additional sites within District centres that are suitable for mixed-use developments, including retail use. These are also listed in Appendix 9. There is no need to make specific allocations for convenience goods. This is partly because the scale of the future capacity for floorspace growth is low, amounting to only approximately 1,400 m² net by 2011. In addition, most parts of Oxford are relatively well provided for in terms of existing food stores. Small retail developments and modest extensions on non-allocated sites within centres Any further proposals for the extension and consolidation of these or other District centres would be considered on their merits.'</u></p>	In accordance with the Inspector's recommendations 12.1/1 and 12.1/3

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MOD 240	12.5.2 Environmental Improvements to the City Centre	Amend the second sentence in paragraph 12.5.2 as follows: 'The City Council will seek contributions towards improvements in the City centre from new <u>major commercial</u> developments, <u>and changes of use, which attract a large number of people</u> within the City centre.'	The changes to the wording more accurately reflect the scope of new developments that have significant impact upon the City centre and therefore should contribute towards environmental improvements. (PIC 82) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 241	RC.9 Environmental Improvements to the City Centre	Amend the last sentence of Policy RC.9 as follows: 'Where appropriate, the City Council will seek contributions <u>from new major developments and changes of use</u> towards improvements to pedestrian priority and the pedestrian environment within the City centre, which will be secured by a planning obligation.'	The changes to the wording more accurately reflect the scope of new developments that have significant impact upon the City centre and therefore should contribute towards environmental improvements; and to accord with paragraph 12.5.2 (PIC 83) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 242	12.5.3 Environmental Improvements to the District Shopping Centres	Amend paragraph 12.5.3 as follows: 'District <u>and Neighbourhood</u> centres The need to create a safe, attractive and convenient pedestrian environment applies equally to the District centres (Cowley Road, Cowley Centre (Templars Square), Headington and Summertown), all of which are bisected by busy roads, <u>and Neighbourhood Shopping centres</u> . The City Council will encourage improvements to the environment and shopping facilities of the District and <u>Neighbourhood</u> centres. Public consultation and urban design studies will be undertaken to formulate an agreed vision or framework for the improvements. The improvements will relate to: <ul style="list-style-type: none"> • traffic and pedestrian measures, designed to make the District <u>and Neighbourhood</u> centres easy and safe for pedestrians to use; • the environment, such as new landscaping, additional street furniture, seating, paving and lighting; • <u>public art</u>.' 	The changes to the text recognise the need to promote environmental improvements to Neighbourhood Shopping Centres. (PIC 85) and that public art may be an appropriate form of environmental improvement (PIC 84). Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1

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MOD 243	RC.10 Environmental Improvements to the District Shopping Centres	<p>Amend Policy RC.10 (including title) as follows: ‘RC.10 - ENVIRONMENTAL IMPROVEMENTS TO THE DISTRICT <u>AND NEIGHBOURHOOD SHOPPING CENTRES</u></p> <p>In the District <u>and Neighbourhood</u> centres, the City Council will:</p> <ol style="list-style-type: none"> a. support and, where appropriate, implement measures to make a safe and convenient environment for pedestrians; b. seek to introduce traffic management measures to reduce conflicts between pedestrians and <u>road users</u> vehicles or increase the share of roadspace given to pedestrians where appropriate; and c. promote measures to improve the pedestrian environment. <p>Planning permission will be granted for developments which support improvements to the environment, shopping facilities, accessibility and attractiveness of the District <u>and Neighbourhood</u> centres.</p> <p>Where appropriate the City Council will seek contributions <u>from new major developments and changes of use</u> towards improvements to pedestrian priority and the pedestrian environment within the District <u>and Neighbourhood</u> centres which will be secured by a planning obligation.</p>	<p>In accordance with the Inspector’s recommendation 12.11/1 The changes to the policy recognise the need to promote environmental improvements to Neighbourhood Shopping Centres. (PIC 86) The changes to the wording more accurately reflect the scope of new developments that have significant impact upon the District and Neighbourhood shopping centres and therefore should contribute towards environmental improvements. (PIC 87) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector’s recommendation 1.1/1</p>
MOD 244	12.6.1 Out-of-Centre Retailing	<p>Amend the second sentence of paragraph 12.6.1 to read: ‘The City Council considers that there is <u>unlikely to be a</u> no need for further out-of-centre retail provision in Oxford within the Plan period.’</p>	<p>In accordance with the Inspector’s recommendation 12.12/1</p>

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MOD 245	12.6.3 Out-of-Centre Retailing	Amend paragraph 12.6.3, to read: 'Any extensions to existing out-of-centre retail premises will be assessed against the sequential test, as if it were a new development. The City Council considers <u>it unlikely that</u> no further out-of-centre retailing <u>will be</u> is needed during the Plan period. <u>However, should a need arise for out-of-centre retail development, proposals will be determined in accordance with all the relevant policies in the Plan (in particular Policy CP.4) and taking into account the impact that the proposed development would have on the vitality and viability of existing centres</u> '.	In accordance with the Inspector's recommendations 12.12/2 and 12.12/3
MOD 246	12.7.1 Food and Drink Outlets	Amend references in the first and second sentence, of paragraph 12.7.1 from 'Class A3' to 'Class 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 247	12.7.2 Food and Drink Outlets	Amend reference in the first sentence of paragraph 12.7.2 from 'Class A3' to Class 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 248	RC.11 Food and Drink Outlets	Amend reference in the first sentence of Policy RC.11 from 'Class A3' to 'Class 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 249	12.8.2B Advertisements	Add a new paragraph after paragraph 12.8.2A, to read: ' <u>Advertisement consent is controlled by the Town and Country Planning (Control of Advertisements) Regulations 1992. Sometimes advertisements will also cause development which requires planning permission.</u> '	In accordance with PIC 88, as amended by the Inspector's recommendation 12.14/1 Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 250	RC.13 Advertisements	Amend the first sentence of Policy RC.13, to read: Planning permission, and advertisement consent, <u>Advertisement consent</u> will be granted for outdoor advertisement design proposals that:	In accordance with the Inspector's recommendation 12.14/2 (PIC 89) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1

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MOD 251	RC.14 Shutters and Canopies	Amend the first paragraph of Policy RC.14 to read: 'Planning permission and advertisement consent , will only be granted for external grilled security shutters, awnings, blinds and canopies on shopfronts which:'	To limit the policy to land use planning matters, and not those covered by other legislation. Advertisement consent is dealt with by Town and Country Planning (Control of Advertisements) Regulations 1992. (PIC 90) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 252	12.9.3 Commercial Leisure	Amend paragraph 12.9.3, to read: 'Section 2.0, Core Policies, sets out the sequential test for uses that attract a large number of people. Commercial leisure uses fit that description and so <u>the first preference is to locate such uses in existing centres of an appropriate scale.</u> they should, be located in the City centre as first preference.'	In accordance with the Inspector's recommendation 12.17/4
MOD 253	12.9.6 Commercial Leisure	Amend the third sentence of paragraph 12.9.6, to read: 'Planning permission exists for a large-scale commercial leisure development at Minchery Farm. It comprises a 9-screen multiplex, a 26-lane tenpin bowling hall, a night club and a health and fitness centre. The City Council considers that <u>there is unlikely to be a need for no further out-of-centre commercial leisure development during the Plan period.</u> is needed. This site is dealt with in Section 14.0, Development Sites, Policy DS.45.'	In accordance with the Inspector's recommendation 12.17.1 The last sentence is to be deleted because Policy DS.45 has been deleted from the Plan.
MOD 254	12.9.9 Public Houses	Add the following sentence at the end of paragraph 12.9.9: ' <u>Viability should take into account a range of factors such as evidence of the property having been properly marketed for its existing use at a reasonable price, the catchment population, other facilities in the area serving the same market, and accessibility by modes other than the private car.'</u>	To provide further explanation of the matters that should be taken into account when assessing viability. (PIC 91) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1

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MOD 255	RC.17 Public Houses	Amend Policy RC.17 to read: 'Planning permission will only be granted for the change of use of a public house if one or more <u>when all</u> of the following criteria are met: a. no other potential occupier can be found following a realistic effort to market the premises for its existing use; b. substantial evidence of non-viability is submitted; and c. it is can be demonstrated that there are suitable alternative public houses <u>exist to meet the needs of the local</u> nearby <u>nearby</u> servicing an established residential community'	In accordance with the Inspector's recommendations 12.17/2 and 12.17/3
13.0 Tourism and the Arts			
MOD 256	13.4.1 Tourist Information	Amend fourth sentence of paragraph 13.4.1 to read: 'This will include new sensitively sited signs <u>in appropriate locations including next to potential development sites and</u> existing car parks, to promote existing and future visitor attractions.'	The original wording is considered to be inappropriate given the number of development sites in sensitive locations. It is important that signs are not in a location that would have an adverse visual impact upon historic buildings. (PIC 92) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 257	TA.3 Tourist Information	Amend the first sentence of Policy TA.3 as follows: 'The City Council will seek contributions towards improvements to tourist information and signage from significant <u>the development of</u> tourist <u>attractions related developments</u> and major commercial developments in the City centre for:'	To add clarity to the wording of the Policy and to ensure that it properly relates to contributions from those developments that impact on the City centre. (PIC 93) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 258	13.5.2 Hotels	Delete the final sentence of paragraph 13.5.2, to read: 'Hotel development is considered acceptable as part of the mixed-use redevelopment of the following sites. Section 14.0, Development Sites gives more site details and other acceptable land uses. The additional provision of hotel accommodation is in line with the projected growth in need for this type of visitor accommodation. Proposals that seek to improve the range and diversity of accommodation on these sites will be encouraged. These sites should be developed in accordance with the sequential approach, giving preference to City centre locations.'	In accordance with the Inspector's recommendation 13.6/1

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MOD 259	13.5.4A Guest Houses	Add a new paragraph after existing paragraph 13.5.4 to read: <u>"The Oxford Guest House and Small Hotel Sector Study (June 2004) concluded that there has been no material change in the supply of small serviced accommodation in Oxford over the past five years. Demand for guest-houses and small hotels is still strong in the City centre and Headington, but there is no evidence of undersupply in other parts of the city. The Study highlighted pressures in Oxford for changes to alternative uses and therefore a need to resist the loss of guest-houses and small hotels."</u>	In accordance with the Inspector's recommendation 13.5/1
MOD 260	13.5.5 Guest Houses	Amend paragraph 13.5.5 to read: 'Policies TA.4 and TA.5 aim to retain the existing stock of guest houses, and support the provision of additional accommodation in a range of locations on identified roads into Oxford and within the City centre. In these locations, changes of use of suitable residential properties, <u>or extensions to existing guest houses</u> , will be supported subject to certain criteria.'	There is no specific reference to proposed extensions to existing short-stay accommodation although this is implied in TA.4. This amendment adds clarity to the text. (PIC 94) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 261	TA.4 Tourist Accom	Amend the second half of Policy TA.4 as follows: <u>'Planning permission will only be granted for the change of use of short-stay accommodation when both of the following criteria are met:</u> aa. no other potential occupier can be found following a realistic effort to market the premises for the existing use; or bb. substantial evidence of non-viability is submitted <u>Planning permission will not be granted for development that would result in the net loss of existing short-stay tourist accommodation in established well-located premises.'</u>	The amended wording includes criteria to assess proposals for the change of use of short stay accommodation. (PIC 95) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1 PIC 95, as amended by the Inspector's recommendations 13.7/1, 13.7/2 and 13.7/3.

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MOD 262	13.5.6 Tourist accom, Dual Use	Amend paragraph 13.5.6 to read: 'The Dual use of visitor accommodation by students will only be permitted where this <u>would not lead</u> to a substantial loss of visitor accommodation. <u>Proposals will be assessed on their individual circumstances as a matter of fact and degree, and include factors such as the amount of accommodation used and the time period involved.</u> '	In accordance with the Inspector's recommendation 13.8/1
MOD 263	13.6.3 Culture and Tourist Attractions	Amend paragraph 13.6.3 as follows: 'Oxford has many important established tourist attractions, such as the Ashmolean Museum, <u>Modern Art Oxford</u> , Museum of Modern Art and the Bodleian Library.'	Factual update. The Museum of Modern Art has changed its name to Modern Art Oxford since the deposit of the SDOLP. (PIC 96) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
14.0 Development Sites			
MOD 264	Section 14.0 Development Sites, DS.2, DS.7D, DS.13, DS.14A, DS.14B, DS.15, DS.50, DS.59, DS.73, DS.73A, DS.85 and DS.88	Amend all references to Class A3 uses in Section 14.0 to read: 'Class A3-A5'	Factual update to reflect changes to the Use Classes Order introduced in April 2005 by the Town and Country Planning (Use Classes Amendment) Order 2005.
MOD 265	Section 14.0 Development Sites	Amend sites in Section 14.0, allocated for employment purposes (including offices) to delete references to the use being subject to Policy EC.1.	In accordance with the Inspector's recommendation 8.2/1

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MOD 266	14.2.3 Abbey Place Car Park	Substitute the last two sentences of paragraph 14.2.3 as follows: <u>'Retail use will be encouraged and upper floors may include office and residential use to form a mixed-use development that could link to the development of the Westgate. Retail use will be encouraged at ground floor level to provide an active street frontage for shoppers and visitors. The main uses on the upper floors should include office and residential use to form a mixed-use development.'</u>	To create a better linkage between Oxpens and Westgate, and to allow for the possibility of more retail. (PIC 97) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 267	DS.2 Abbey Place Car Park	Amend the second paragraph of Policy DS.2 to read: <u>'Redevelopment of the site will be subject to replacement of the public car parking spaces by either incorporating them into the redevelopment of this site or relocating them to another City centre location.'</u>	To ensure consistency with paragraph 14.2.3 (FPC 32) Further Proposed Changes (FPCs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 268	14.2.4 Acland Hospital Site, Banbury Road	Substitute the first sentence of paragraph 14.2.4, to read as follows: <u>'The Acland Hospital has been vacated following the opening of the new Manor Hospital in London Road, Headington. The Acland Hospital has declared that it intends to vacate and relocate elsewhere in Oxford'</u> Add the word 'vacated' to the second sentence: <u>'The vacated site is near other sites in use by the University of Oxford...'</u>	Factual update. The new Manor Hospital in London Road, Headington has replaced the former Acland Hospital in Banbury Road, which has been vacated.
MOD 269	DS.5 & 14.2.7 Barton Village School site, Fettiplace Road, Barton	Delete Policy DS.5, and paragraph 14.2.7.	In accordance with the Inspector's recommendation 14.9/1
N/A	DS.5 Barton Village, School Site	<i>Please see the Proposals Map change below (MOD 421)</i> Delete the Development Site designation (DS.5) from Barton Village School Site, on the Proposals Map	In response to the Inspector's recommendation 14.9/1
MOD 270	14.2.9 Part of Bayswater	Amend paragraph 14.2.9 as follows: <u>'Outline Planning permission has been granted for an indoor</u>	Factual update: full planning permission has now been granted for the swimming pool at Bayswater School (i.e. not outline).

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Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
	School site, Bayswater Road, Barton	swimming pool at Bayswater School, Barton.'	
MOD 271	14.2.9A Bertie Place Recreation Ground	Amend the title to 'Bertie Place Recreation Ground' to read as follows: 'Bertie Place Recreation Ground, Bertie Place <u>and land behind Wytham Street</u> '	Factual clarification of the location of the site (PIC 98) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 272	14.2.9C Bertie Place Recreation Ground	Add the following sentence at the end of paragraph 14.2.9C to read: <u>Care must be taken to protect and enhance the streamside habitats around the edge of the land allocated for the school playing fields and the replacement recreation ground.'</u>	To draw particular attention to the need to protect the streamside habitats. (PIC 98) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 273	DS.7A Bertie Place Recreation Ground	Amend the title of Policy DS.7A to read: 'POLICY DS.7A – BERTIE PLACE RECREATION GROUND, BERTIE PLACE <u>AND LAND BEHIND WYTHAM STREET</u> – PRIMARY SCHOOL.' Amend the second paragraph of Policy DS.7A as follows: ' <u>The school playing fields should be provided on the open land between Wytham Street and the railway line.</u> The existing recreation ground must <u>also</u> be replaced on this land with adequate pedestrian access <u>provided</u> from local residential areas. <u>Provision must be made for the protection and enhancement of the streamside habitats around the edge of the site.'</u>	The amendment of the title is to provide clarification of the location of the site. (PIC 99) To allocate land for the provision of school playing fields and protect the streamside habitats. Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
N/A	DS.7A Bertie Place Recreation Ground	<i>Please see the Proposals Map change below (MOD422)</i> Add land as part of this Development Site.	This land is required for the provision of school playing fields and replacement recreation ground. (PIC 141) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1

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MOD 274	14.2.9F Bevington Road, Banbury Road, Parks Road and Keble Road	Amend paragraph 14.2.9F to read: 'The sites fronting onto Banbury Road, Parks Road and Keble Road is <u>are</u> considered suitable for further expansion of teaching and research facilities by the University of Oxford and its colleges. <u>There may also be some scope for the provision of purpose built-student accommodation.</u> However, the block of houses fronting Bradmore Road will be retained in residential use and any development to the rear of this site will need to provide for adequate amenity space and privacy.'	Student accommodation is considered appropriate on the Bevington Road, Banbury Road, Parks Road and Keble Road site. (FPC 33) Further Proposed Changes (FPCs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 275	DS.7C Bevington Road, Banbury Road, Parks Road and Keble Road	Amend Policy DS.7C as follows: ' Planning permission will be granted on the site at the rear of Bevington Road for the development of University of Oxford teaching, research, and purpose built student accommodation. Planning permission will be granted on the sites fronting onto Bevington Road, Banbury Road, Parks Road and Keble Road <u>site</u> for the development of University of Oxford teaching, <u>research and purpose built student accommodation,</u> and research facilities. Planning permission will not be granted for any other uses on <u>this</u> these sites.'	Student accommodation is considered appropriate on the Bevington Road, Banbury Road, Parks Road and Keble Road site. (FPC 34) Further Proposed Changes (FPCs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 276	DS.8 BMW Garage Site, Banbury Road	Add the following paragraph at the end of Policy DS.8, to read: ' <u>Alternative mixes of development, of the types specified, will be considered if it can be shown that including all the components would prevent proper development of the site.</u> '	In accordance with the Inspector's recommendation 14.1/3
MOD 277	DS.11, 14.2.14 BT Site, Paradise Street	Delete Policy DS.11 and paragraph 14.2.14.	In accordance with the Inspector's recommendation 14.15/1
N/A	DS.11 BT Site, Paradise Street	<i>Please see the Proposals Map change below (MOD 423)</i> Delete the Development Site designation (DS.11) from the BT Site, Paradise Street on the Proposals Map.	The amendment to the Proposals Map is a consequential change of the Inspector's recommendation 14.15/1.

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MOD 278	DS.13 Castle Site	Add the following paragraph to Policy DS.13, below the list of proposed uses: <u>'Alternative mixes of development, of the types specified, will be considered if it can be shown that including all the components would prevent proper development of the site.'</u>	In accordance with the Inspector's recommendation 14.1/3
MOD 279	14.2.19 Churchill Hospital Site, Headington	Amend paragraph 14.2.19 as follow: <u>'A major new developments currently programmed is the provision of a Cancer Centre or proposed include:</u> <ul style="list-style-type: none"> • the Oxford Centre for Diabetes, Endocrinology, and Metabolism; • a Geratology, 'Triptych' and Therapy Centre; • a Cancer Centre, and an expansion of Transplant and Renal Services; and • further operating theatres.' 	Factual update
MOD 280	14.2.20 Churchill Hospital Site, Headington	Amend the first sentence of paragraph 14.2.20 to read: 'The City Council supports the continued use of this site for hospital use, health care, and <u>staff accommodation for nurses and other key workers associated with the health service</u> and other health care staff.'	To make it clear that this paragraph refers to staff accommodation as distinct from key worker housing as a subset of Affordable Housing. (FPC 35) Further Proposed Changes (FPCs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 281	DS.14 Churchill Hospital Site, Headington	Amend the second sentence in Policy DS.14 to read: 'Other acceptable uses include medical research and <u>staff accommodation for nurses and other key workers associated with the health service</u> , provided such uses remain ancillary and would leave enough space for further hospital development in the foreseeable future.'	To make it clear that this policy refers to staff accommodation as distinct from key worker housing as a subset of Affordable Housing. (FPC 36) Further Proposed Changes (FPCs) are made in accordance with the Inspector's recommendation 1.1/1

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MOD 282	14.2.20C Cooper Callas Site, Paradise Street	<p>Add the following sentence to paragraph 14.2.20C as follows: 'This site includes a mix of a showroom and offices, and has potential for redevelopment. It is very close to nearby development sites including BT and workshops in Paradise Street and the Castle site. Redevelopment could improve the mix of uses. Any new development should be of a high standard of design and respect it's setting in the Central Conservation Area, adjacent to the riverside and its relationship to the listed buildings within the Castle site. Pedestrian and cycle links to Paradise Street should be improved and are essential to the redevelopment of this important City centre site. <u>The site should be used primarily for residential use but an active street frontage should be created such as a shop, restaurant, employment or live / work units. This would complement other development sites in the area and add vitality to this neighbourhood.</u> There may be an opportunity to consider the redevelopment of this site and the adjoining BT site, Paradise Street, (Policy DS.11) together, but they may not be available at the same time.'</p>	<p>To clarify that the primary use of the site will be residential. (FPC 37) Further Proposed Changes (FPCs) are made in accordance with the Inspector's recommendation 1.1/1 The last sentence is to be deleted, as construction of the BT site is now nearly complete.</p>

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MOD 283	DS.14B Cooper Callas Site, Paradise Street	<p>Amend Policy DS.14B as follows: 'Planning permission will be granted at the Cooper Callas site, Paradise Street for <u>primarily a residential development and the following complementary uses</u> a mixed use development that includes all of the following uses: a. residential; a. employment use (Class B1) subject to Policy EC.1 and/or live/work units; and b. limited amount of small retail units and a restaurant on the ground floor street frontage (Class A1 & A3).</p> <p>Part of this site is low-lying land so development proposals must be subject to appropriate flood protection and sustainable drainage measures (see Policies NE.9, NE.10 and NE.11). <u>Alternative mixes of development, of the types specified, will be considered if it can be shown that including all the components would prevent proper development of the site.'</u></p>	<p>To clarify that the primary use of the site will be residential. (FPC 38) In accordance with the Inspector's recommendation 1.1/1 and 14.1/3</p>
MOD 284	DS.15 Cowley Centre	<p>Add the following paragraph to Policy DS.15, below the list of proposed uses: <u>"Alternative mixes of development, of the types specified, will be considered if it can be shown that including all the components would prevent proper development of the site."</u></p>	<p>In accordance with the Inspector's recommendation 14.1/3</p>
MOD 285	14.2.26 Diamond Place, Ferry Pool Car Park	<p>Add the following sentence at the end of paragraph 14.2.26: <u>'A Supplementary Planning Document will be prepared for this site.'</u></p>	<p>To make it clear that a SPD will be produced for this site to provide further guidance on how the Policy should be implemented.(PIC 101) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1</p>

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MOD 286	DS.20 Diamond Place, Ferry Pool Car Park	<p>Amend Policy DS.20 as follows: ‘Planning permission will be granted at the Diamond Place, Ferry Pool car park site for <u>a mixed-use development that includes all of the following uses primarily a retail development (Class A1) and any of the following complementary uses:</u> <u>a. retail development (Class A1);</u> b. residential; c. employment use (Class B1A) subject to Policy EC.1 and EC.3); d. commercial leisure of an appropriate scale to a District centre;</p> <p><u>plus the following complementary uses:</u> e. primary health care facilities; f. childcare facilities; and g. community facilities. The existing level of public car parking spaces must be incorporated into the redevelopment of the site.’</p>	<p>It is considered that given the limited development opportunities in Summertown District Centre the best and most efficient use of the site would be achieved by promoting a mixed-use development.(PIC 102) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector’s recommendation 1.1/1</p>
MOD 287	14.2.29 Dorset House, London Road, Headington	<p>Amend paragraph 14.2.29 as follows: ‘This site is <u>now vacant, having formerly been</u> at present occupied by Oxford Brookes University’s School of Occupational Therapy, which <u>has relocated to Milham Ford School. This site is at present occupied by Oxford Brookes University’s School of Occupational Therapy which is seeking to relocate.</u> <u>The County Council is looking for a new site for Headington Library and as this site is readily accessible from most parts of Headington it is considered suitable. In addition, the site could be used for institutional uses, such as community facilities, nursery education/childcare or healthcare facilities. The site is near the Gipsy Lane and Headington Hill Hall sites, so is well located for student accommodation.’</u></p>	<p>Factual update. There are objections to the allocation of this site for student accommodation for Oxford Brookes University. Due to the location of the site it could potentially accommodate a number of different uses for which there is a need in the Headington Area. The Policy now indicates that a range of uses would be acceptable but development proposals should provide for a mixed-use development. (PIC 103) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector’s recommendation 1.1/1</p>

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MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 288	14.2.30 Dorset House, London Road, Headington	Delete paragraph 14.2.30 and replace with: <u>'Given the site's location close to the Headington Hospital sites, provision of nurses accommodation and key-worker housing would be particularly suitable. Alternatively the site could be developed for student accommodation for Oxford Brookes University and/or the University of Oxford. Due to the forecast growth of Oxford Brookes University, and the need for purpose built student accommodation for its students, it is considered that any other form of residential development would undermine the need to strike a balance between different land uses and needs.'</u>	There are objections to the allocation of this site for student accommodation for Oxford Brookes University. Due to the location of the site it could potentially accommodate a number of different uses for which there is a need in the Headington Area. The Policy now indicates that a range of uses would be acceptable but development proposals should provide for a mixed-use development. (PIC 104) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 289	DS.23 Dorset House, London Road, Headington	Amend Policy DS.23 as follows: <u>'POLICY DS.23 - DORSET HOUSE, LONDON ROAD – MIXED-USE DEVELOPMENT OXFORD BROOKES UNIVERSITY USE</u> <u>Planning permission will be granted at Dorset House, London Road for a mixed-use development which may include any of the following uses:</u> Planning permission will not be granted at Dorset House, London Road for any development other than purpose built student accommodation for use by Oxford Brookes University. <ol style="list-style-type: none"> a. <u>nurses and/or key-worker accommodation;</u> b. <u>library;</u> c. <u>institutional uses;</u> d. <u>student accommodation (subject to Policy HS.18); and</u> e. <u>education use.'</u> 	There are objections to the allocation of this site for student accommodation for Oxford Brookes university. Due to the location of the site it could potentially accommodate a number of different uses for which there is a need in the Headington Area. The Policy now indicates that a range of uses would be acceptable but development proposals should provide for a mixed-use development. (PIC 105) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 290	DS.26 and 14.2.33 Garden House Site, Hollow Way	Delete Policy DS.26 and supporting paragraph 14.2.33	To be deleted as a development site, construction is near completion
N/A	DS.26 Garden House Site, Hollow	<i>Please see the Proposals Map change below (MOD 424)</i> Delete the Development Site designation from the Garden House Site, Hollow Way on the Proposals Map.	To be deleted as a development site, construction is near completion

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MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
	Way		
MOD 291	DS.27 Gloucester Green	Amend Policy DS.27 as follows: 'POLICY DS.27 - GLOUCESTER GREEN COACH -BUS STATION – TRANSPORT USE. Gloucester Green Bus Station will be protected for use by local coach and bus services. '	In the SDOLP the word 'Coach' was deleted from the title of this sub-section, however the corresponding change was not made to the title of the Policy. (PIC 106) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 292	14.2.35 Former Government Buildings Site, Marston Road	Amend paragraph 14.2.35 to read: 'This is a large brownfield site in Marston Road. The site is particularly suitable for use by Oxford Brookes University given its location close to its main campus. The City Council therefore considers that this site should be developed by Oxford Brookes University. Planning permission has recently been granted for 645 units of student accommodation <u>on land to the east of the development site, which have now been constructed.</u> The remaining land should be developed for teaching/administration accommodation <u>and further purpose-built student accommodation.</u> '	In accordance with the Inspector's recommendation 14.33/1 together with a factual update. To make paragraph 14.2.35 consistent with Policy DS.28. (FPC 39) Further Proposed Changes (FPCs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 293	14.2.41 Horspath Site, Land South of Oxford Road	Amend the second sentence of paragraph 14.2.41 as follows: ' It is proposed <u>Planning permission has been resolved to be granted (subject to the completion of a planning obligation)</u> to create a Centre of Excellence for cricket and rugby provided access to the site is improved for pedestrians and cyclists.'	This is a factual update relating to the planning permission on the site. (PIC 107) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 294	14.2.42 Hythe Bridge Street	Amend sub-title to read: 'Hythe Bridge Street <u>and Park End Street</u> , Oxford City Centre'	Correction to make the sub heading consistent with the Policy title. (PIC 108) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 295	DS.34, 14.2.43 Iffley Road, University of Oxford's Sport Centre	Delete Policy DS.34 and the supporting paragraph 14.2.43	In accordance with the Inspector's recommendation 14.39/1

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MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
N/A	DS.34 Iffley Road, University Of Oxford's Sports Centre	<i>Please see the Proposals Map change below (MOD 425)</i> Delete the Development Site designation (DS.34) from the Iffley Road, University of Oxford's Sports Centre on the Proposals Map.	The amendment to the Proposals Map is a consequential change of the Inspector's recommendation: 14.39/1.
MOD 296	14.2.43A Institute of Health Sciences Site, Roosevelt Drive	Amend paragraph 14.2.43A as follows: 'This site is currently occupied by <u>various departments from the University's medical sciences division</u> ; the Institute of Health sciences ; the Primary Care Trust; <u>and</u> the Department of Postgraduate, Mental and Dental Education; the GP's Patient Care Centre and Oxfordshire Health Promotions . The adjoining land is occupied by the <u>Welcome Trust Centre for Human Genetics and the Richard Doll building Gene Centre</u> .'	Factual update
MOD 297	14.2.45 John Radcliffe Hospital Site, Headington	Delete the second sentence and bullet points from paragraph 14.2.45, as follows: 'The John Radcliffe, as well as providing a wide range of general hospital services, is a regional provider of many specialist services to patients. To improve the delivery of these services, several further developments are planned including: <ul style="list-style-type: none"> • a new trauma unit; • a new cardiology and cardiac rehabilitation centre; • expansion of Critical Care Services and operating theatres; • improved helicopter access; and • greater provision for private patients.' 	Factual update

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MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 298	DS.35 John Radcliffe Hospital Site, Headington	<p>Amend Policy DS.35, to read: ‘Planning permission will be granted at the John Radcliffe Hospital site, for further development of any of the following uses:</p> <ul style="list-style-type: none"> a. hospital use; b. medical research; <u>and</u> c. <u>staff accommodation for nurses and other key workers associated with the health service.</u> c. nurses’ accommodation; and d. other key worker accommodation associated with the health service. <p>Development proposals must not prejudice bus access through the site and <u>should, where appropriate, must</u> include the creation of bus links <u>into</u> onto the local road network, in addition to the current main access. Planning permission will not be granted for any other uses’</p>	<p>To make it clear that this policy refers to staff accommodation as distinct from key worker housing as a subset of Affordable Housing. (FPC 40) Further Proposed Changes (FPCs) are made in accordance with the Inspector’s recommendations 1.1/1 and 14.40/1</p>
MOD 299	DS.36 Jowett Walk	<p>Amend Policy DS.36 as follows: ‘Planning permission will not be granted at Jowett Walk, for uses other than purpose-built student accommodation for use by the University of Oxford. Any development of this site will be subject to adequate replacement of the sports facilities. Planning permission will not be granted for any other uses’</p>	<p>Correction - this duplicates the first line of the Policy (PIC 109) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector’s recommendation 1.1/1</p>
MOD 300	DS.37 Lamarsh Road	<p>Amend the first paragraph of Policy DS.37, to read: ‘Planning permission will be granted at the Lamarsh Road site for employment-generating uses (Class B1b, and B1c) <u>and residential development</u>. Primary health care facilities, especially respite care for older people, is an acceptable complementary use.’</p>	<p>In accordance with the Inspector’s recommendation 14.42/1</p>

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MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 301	New Paragraph Leaffield Road, Temple Cowley	Supporting text for new policy: <u>"Land at Leaffield Road is an area of vacant, overgrown urban land not protected under Policies SR.2 or SR.5. Any redevelopment of this site should be for residential development."</u>	As a consequential change to Inspector's recommendation 14.1/2
MOD 302	New Policy Leaffield Road, Temple Cowley	Add a new Policy to Section 14.2 of the plan under the heading of <u>LEAFIELD ROAD, TEMPLE COWLEY - RESIDENTIAL USE: "Planning permission will be granted at Leaffield Road, Temple Cowley for residential development."</u>	In accordance with the Inspector's recommendation 14.1/2
N/A	New Leaffield Road, Temple Cowley	<i>Please see the Proposals Map change below (MOD 427)</i> Designate 'Leaffield Road, Temple Cowley' on the Proposals Map as a Development Site	In accordance with the Inspector's recommendation 14.1/2
MOD 303	14.2.51 Littlemore Mental Health Centre	Amend paragraph 14.2.51 to read: 'Littlemore Mental Health Centre has a range of modern facilities and there is scope for further related development and <u>staff accommodation for nurses and other key workers associated with the health service</u> key worker housing. '	To make it clear that this paragraph refers to staff accommodation as distinct from key worker housing. (FPC 41) Further Proposed Changes (FPCs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 304	DS.39 Littlemore Mental Health Centre	Amend Policy DS.39 to read: 'Planning permission will be granted at the Littlemore Mental Health Centre for further health care related development and <u>staff accommodation for nurses and other key workers associated with the health service</u> key worker housing. '	To make it clear that this policy refers to staff accommodation as distinct from key worker housing. (FPC 42) Further Proposed Changes (FPCs) are made in accordance with the Inspector's recommendation 1.1/1
N/A	DS.39 Littlemore Mental Health Centre	<i>Please see the Proposals Map change below: (MOD 426)</i> The boundary of Policy DS.39 is amended to exclude the land to the rear. The land to the rear now has its own boundary and is annotated Policy DS.39A – PIC 143.	Both Littlemore Mental Health Centre and the field at the rear were annotated as DS.39A on the Proposals Map. The field at the rear should be separately annotated as DS.39A to reflect a change made to the Policy and text in the SDOLP. This change only corrects the Proposals Map. Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1