

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 305	14.2.51B Littlemore Mental Health Centre – Field at Rear	Amend paragraph 14.2.51B as follows: 'The field at the rear of Littlemore Mental Health Centre would make a logical extension to the current site. As there is only limited space for additional buildings on the existing site, use of the field could also remove a significant constraint on the further expansion of mental health care facilities in this location. Part of the site may also be required for <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 43) Further Proposed Changes (FPCs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 306	DS.39A Littlemore Mental Health Centre – Field at Rear	Amend Policy DS.39A to read: 'Planning permission will be granted on the field at the rear of Littlemore Mental Health Centre for health care related development and <u>staff accommodation for nurses and other key workers associated with the health service</u> key worker housing. Planning permission will not be granted for any other uses.'	To make it clear that this policy refers to staff accommodation as distinct from key worker housing. (FPC 44) Further Proposed Changes (FPCs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 307	New Paragraph Littlemore Park, Armstrong Road	Supporting text, for new Policy: <u>"Littlemore Park, comprises part of the former hospital buildings, but the main part of the site remains undeveloped. It includes a former playing field to the north of Littlemore Brook, which should be relocated or replaced by improved facilities elsewhere in Oxford. The City Council will support the further growth of science and technology-based industries that are considered important to the local and national economy."</u>	As a consequential change to the Inspector's recommendation 14.1/4
MOD 308	New Policy Littlemore Park, Armstrong Road	Add a new Policy to Section 14.2 of the Plan under the heading: <u>LITTLEMORE PARK. ARMSTRONG ROAD:</u> <u>"Planning permission will be granted on land at Littlemore Park for the development of science and technology based industries concerned primarily with research and development, especially those related to research facilities in the area. Development of the playing field will be subject to its relocation or the improvement of facilities elsewhere in Oxford. Policy EC.1 will not be applied to this site."</u>	In accordance with the Inspector's recommendation 14.1/4

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
N/A	New Littlemore Park, Armstrong Road	<i>Please see the Proposals Map change below (MOD 429)</i> Designate 'Littlemore Park, Armstrong Road' on the Proposals Map as a Development Site.	In accordance with the Inspector's recommendation 14.1/4
MOD 309	14.2.52 Lucy's Factory Sit, Walton Well Road, Jericho	Delete the third sentence of paragraph 14.2.52 and replace with the following: 'The site consists of the main factory and car park. The car park is between Oxford Canal and Castle Mill Stream, so it has become known as the Island site. <u>Planning permission has been granted for a mixed-used development that includes affordable housing.</u> The City Council has resolved to grant planning permission for a mixed-use development that includes affordable housing, subject to the completion of a planning obligation'	This is a factual update relating to the planning permission on the site. (PIC 110) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 310	DS.43 and 14.2.55 Manor Ground, Headington	Delete Policy DS.43 and supporting text in paragraph 14.2.55	It is considered unlikely that the site would realistically be made available for development within the Plan period. (PIC 111 - PIC 112) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
N/A	DS.43 Manor Ground, Headington	<i>Please see the Proposals Map change below (MOD 428)</i> Delete the Development Site designation (DS.43) from the Manor Ground on the Proposals Map.	It is considered unlikely that the site would realistically be made available for development within the Plan period. (PIC 144) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 311	DS.45 and 14.2.57 Minchery Farm, Littlemore	Delete Policy DS.45 and the supporting text in paragraph 14.2.57	In accordance with the Inspector's recommendation 14.50/1
N/A	DS.45 Land Adjacent To Minchery Farm, Littlemore	<i>Please see the Proposals Map change below (MOD 430)</i> Delete the Development Site designation (DS.45) from 'Land Adjacent To Minchery Farm, Littlemore' on the Proposals Map.	The amendment to the Proposals Map is a consequential change of the Inspector's recommendation: 14.50/1.

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 312	DS.46 and 14.2.58 Museum Road, Land at Rear of 1-27	Delete Policy DS.46 and the supporting text in paragraph 14.2.58	To be deleted as a development site, construction is nearly complete.
N/A	DS.46 Museum Road, Land at Rear of 1-27	<i>Please see the Proposals Map change below (MOD 431)</i> Delete the Development Site designation (DS.46) from 'Museum Road, Land at Rear of 1-27', on the Proposals Map.	To be deleted as a development site, construction is nearly complete.
MOD 313	New Paragraph Northfield House, Sandy Lane West	Supporting text for new Policy: <u>'Northfield House is currently occupied by Northfield Special School who intend to relocate. The site comprises the main school buildings and open space. This site offers the opportunity to provide residential development that could be an extension of the housing at Bampton Close to the east.'</u>	As a consequential change of Inspector's recommendation 14.1/1
MOD 314	New Policy Northfield House, Sandy Lane West	Add a new Policy to Section 14.2 of the plan under the heading of <u>NORTHFIELD HOUSE, SANDY LANE WEST:</u> <u>"Planning permission will be granted at Northfield House, Sandy Lane West for residential development."</u>	In accordance with the Inspector's recommendation 14.1/1
N/A	New Northfield House, Sandy Lane West	<i>Please see the Proposals Map change below (MOD 423)</i> Designate 'Northfield House, Sandy Lane West' on the Proposals Map as a Development Site	In accordance with the Inspector's recommendation 14.1/1
MOD 315	14.2.61 Nuffield Orthopaedic Centre, Old Road	Amend paragraph 14.2.61 to read: 'Due to the constrained nature of the site the City Council will only grant planning permission for developments for hospital use, health care and medical research, together with ancillary <u>staff accommodation for nurses and other key workers associated with the health service nurses</u> and other key worker accommodation on this site.'	To make it clear that this paragraph refers to staff accommodation as distinct from key worker housing. (FPC 45) Further Proposed Changes (FPCs) are made in accordance with the Inspector's recommendation 1.1/1

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 316	DS.48 Nuffield Orthopaedic Centre, Old Road	Amend Policy DS.48 to read: 'Planning permission will be granted at the Nuffield Orthopaedic Centre for further development of hospital use and medical research. Other acceptable uses include <u>staff accommodation for nurses and other key workers</u> nurses and other key worker accommodation associated with the health service, provided such uses remain ancillary and would leave enough space to accommodate the expected need for further hospital development in the foreseeable future. Development proposals must not prejudice bus access to and through the site. Planning permission will not be granted for any other uses.'	To make it clear that this policy refers to staff accommodation as distinct from key worker housing. Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 317	DS.49 OAC Factory Site	Add the following paragraph to Policy DS.49, 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 318	DS.51, 14.2.64 and 14.2.64A Part of Oriel College Sports Ground	Delete Policy DS.51 and the supporting text in paragraphs 14.2.64 and 14.2.64A.	In accordance with the Inspector's recommendation 14.55/1
N/A	DS.51 Part of Oriel College Sports Ground	<i>Please see the Proposals Map change below (MOD 433)</i> Delete the Development Site designation (DS.51) from 'Part of Oriel College Sports Ground' on the Proposals Map.	In accordance with the Inspector's recommendation 14.55/1
MOD 319	DS.52 and 14.2.65 Osenev Court, Botley Road	Delete Policy DS.52 and the supporting text in paragraph 14.2.65	In accordance with the Inspector's recommendation 14.56/1
N/A	DS.52 Osenev Court, Botley Road	<i>Please see the Proposals Map change below (MOD 434)</i> Delete the Development Site designation (DS.52) from 'Osenev Court, Botley Road' on the Proposals Map.	In accordance with the Inspector's recommendation 14.56/1

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 320	DS.53, 14.2.66 Osney Mead, Ferry Hinksey Road, Osney	Delete Policy DS.53 and the supporting text, in paragraph 14.2.66.	To be deleted as a development site, construction is near completion.
N/A	DS.53 Osney Mead, Ferry Hinksey Road	<i>Please see the Proposals Map change below (MOD 435)</i> Delete the Development Site designation (DS.53) from 'Osney Mead, Ferry Hinksey Road on the Proposals Map.	To be deleted as a development site, construction is near completion.
MOD 321	14.2.67 Osney Mill Site and Adjacent Works, Mill Street, Osney	Amend the final three sentences of paragraph 14.2.67 to read: '...Consideration should be given to re-using the remaining shell of Osney Mill, <u>which is a building of local interest</u> , and the remains of Osney Abbey, which is a scheduled monument <u>and a Grade II listed building</u> . <u>Osney Abbey The listed building</u> must be retained and its setting protected. The re-use and redevelopment of the Mill part of the site is important so a flexible approach to the mix of land uses is suggested in order to secure the redevelopment of this prominent site on the River Isis.'	In accordance with the Inspector's recommendation 14.59/1
MOD 322	New Paragraph Osney Warehouse Site	Add supporting text for new Policy: <u>"This site includes an existing warehouse in a City centre location and has potential for redevelopment to make better and more efficient use of the land. It is very close to the Oxford and Cherwell College and near to recently completed residential developments. The site could provide a mixed-use development to include student accommodation and either live/work units or employment use. High quality design and good pedestrian/cycle links with adjoining sites are essential to integrate this development with its surroundings, and ensure its successful regeneration."</u>	As a consequential change of the Inspector's recommendation 14.1/5

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 323	New Policy Osney Warehouse Site	Add a new Policy to Section 14.2 of the plan under the heading of: <u>'OSNEY WAREHOUSE, OSNEY LANE - MIXED-USE DEVELOPMENT</u> a. <u>student accommodation; and</u> b. <u>live/work units; or</u> c. <u>employment use (Class B1a or B1b)'</u>	In accordance with the Inspector's recommendation 14.1/5
N/A	New Osney Warehouse Site	<i>Please see the Proposals Map change below (MOD 389)</i> Designate the Osney Warehouse site as a Development Site on the Proposals Map.	In accordance with the Inspector's recommendation 14.1/5
MOD 324	14.2.70 Oxford Science Park, Littlemore	Amend paragraph 14.2.70 by deleting the second sentence, and fifth sentence: 'There are some playing fields to the north of Littlemore Brook' and 'The City Council therefore considers that an exception should be made to its normal policy of protecting playing fields and would be prepared to grant planning permission for development provided the playing fields were relocated or facilities elsewhere in Oxford were improved.'	Consequential changes to Inspector's recommendation to paragraph 14.2.70. In accordance with the Inspector's recommendation 14.61/1
MOD 325	DS.57 Oxford Science Park, Littlemore	Amend Policy DS.57 by deleting the last sentence: "Development of the playing field will be subject to its relocation or the improvement of facilities elsewhere in Oxford." Add the following to the end of Policy DS.57: <u>'Policy EC.1 will not be applied to this site.'</u>	In accordance with the Inspector's recommendations 14.61/1 and 14.61/2
MOD 326	14.2.71 Oxford Science Park, Land Adjacent to Minchery Farm	Amend the title as follows: 'Oxford Science Park, land adjacent to Minchery Farm, Littlemore'	The boundary of Policy DS.58 has been extended to include Minchery Farm as a result of the boundary of Policy DS.45 being amended to reflect the boundary of commercial leisure development. (PIC 117) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 327	14.2.71A Oxford Science Park, Land Adjacent to Minchery Farm	Add a new paragraph after paragraph 14.2.71.A read: <u>'14.2.71AA Development should have regard to the setting of the Grade II* listed Minchery Farmhouse and may affect archaeological remains - see Section 5.0, Historic Environment.'</u>	The boundary of Policy DS.58 has been extended to include Minchery Farm as a result of the boundary of Policy DS.45 being amended to reflect the boundary of the commercial leisure development. (PIC 118) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 328	DS.58 Oxford Science Park, Land Adjacent to Minchery Farm	Amend Policy DS.58 as follows: 'POLICY DS.58 - OXFORD SCIENCE PARK, LAND ADJACENT TO MINCHERY FARM - EMPLOYMENT USE Planning permission will be granted at land adjacent to Minchery Farm for the development of science and technology based industries concerned primarily with research and development. Development on this site will be subject to the proposals making provision for the retention and future appropriate management of the adjoining area designated as a Site of Local Importance for Nature Conservation (SLINC).'	The boundary of Policy DS.58 has been extended to include Minchery Farm as a result of the boundary of Policy DS.45 being amended to reflect the boundary of the commercial leisure development (PIC 119) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 329	DS.58A Oxford Station, Botley Road and Becket Street car park	Amend sub-section (i) of Policy DS.58A to read: B. Planning permission will be granted at the existing Becket Street car park for a mixed-use development that includes all the following uses: h. residential; and i. employment (Class B1a).'	Amendment to allow an B1 Use on this site, rather than only B1 (a). To provide a greater degree of flexibility in relation to the future development of the site (FPC 48) Further Proposed Changes (FPCs) are made in accordance with the Inspector's recommendation 1.1/1

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 330	14.2.72 Oxpens Road Site	Amend paragraph 14.2.72 as follows: '...A commercial leisure development and a range of other complementary uses on this site will enhance the City centre. The commercial leisure development may take the form of a multi-purpose indoor arena that should cater for a range of leisure uses, such as conferences, <u>performing arts</u> , music concerts and sports events. There may be scope to incorporate existing uses into a new development of the site. <u>Employment generating uses on the Becket Street car park or existing Oxford Station sites could replace the exiting light industrial units or provide other business employment opportunities.</u> and the existing light industrial units should be replaced with alternative employment generating uses on the Becket Street car park or existing Oxford Station sites. The additional facilities should provide for a wide range of ages and interests'...'	In accordance with the Inspector's recommendations 14.64/1 and 14.64/2
MOD 331	14.2.72A Oxpens Road Site	Substitute the final sentence of paragraph 14.2.72A as follows: ' <u>To help circulation and provide additional usable public open space within the site, a public square could be a central part of the design.</u> The creation of a public square within the site should be central to its design to help circulation and provide additional usable public open space. '	In accordance with the Inspector's recommendation 14.64/4

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 332	14.2.72B Oxpens Road Site	<p>Amend paragraph 14.2.72B as follows: 'It is important that good principles of urban design are adhered to and that high quality materials are used. The scale of the site is such that the development task can properly be regarded as the creation of a new 'quarter' for the City. It is essential that the design approach adopted treats the area as a 'place' rather than a 'site' or a collection of 'sites'. <u>Comprehensive development of the whole site is envisaged. This would include relocation of an expanded Oxford Station unless the City Council acknowledges that this would not be required. However, implementation of the majority of the development in a first phase would be a possibility. The Council would need to be satisfied that an acceptable scheme for the whole site, as set out in an agreed masterplan, could be successfully delivered. The City Council will seek a comprehensive development for the whole site, including the relocation of an expanded Oxford Station unless it is demonstrated that is not required.</u> Isolated buildings or piecemeal development will not be allowed on this site, if it prejudices other land uses.' Start a new paragraph at this point for the remaining text in paragraph 14.2.72B</p>	In accordance with the Inspector's recommendation 14.64/5
MOD 333	14.2.73 Oxpens Road Site	<p>Amend paragraph 14.2.73 to read: 'The provision of operational parking and potential replacement public car parking spaces from Abbey Place car park, Worcester Street car park and the existing car park at Becket Street will need careful consideration. <u>Unless adequate provision is made elsewhere in the City centre</u>, there must be provision for replacement coach parking that will better accommodate longer distance buses, tourist coaches, lorries and the needs of their drivers and passengers. Improved facilities and parking for traders' vehicles associated with the open market at Gloucester Green will be sought. The City Council will consider the need for, and possible relocation of, a replacement lorry park on the outskirts of Oxford.'</p>	To ensure consistency with Policy DS.59 (FPC 49) Further Proposed Changes (FPCs) are made in accordance with the Inspector's recommendation 1.1/1

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 334	DS.59 Oxpens Road Site	<p>Amend the first paragraph of Policy DS.59 to read: 'Planning permission will be granted at the Oxpens site for a mixed-use commercial leisure development, that may include take the form of a multi-purpose indoor arena, and any of the following uses:</p> <p>Amend sub-section (i) to read: employment use (Classes B1a or B1b)</p> <p>Amend the penultimate paragraph of Policy DS.59, to read: 'Redevelopment of the site will be subject to the creation of a public square a footpath network through the site, and a link to the new pedestrian route from the River Isis to the Oxford Castle site.'</p>	<p>To make it clear that there may be scope to accommodate a range of commercial leisure uses at Oxpens, in addition to a multi-purpose arena (FPC 50)</p> <p>To provide a greater degree of flexibility in relation to the future development of the site (FPC 51)</p> <p>In accordance with the Inspector's recommendations 1.1/1 and 14.63/3</p>
MOD 335	14.2.78 Park End Street	<p>Delete paragraph 14.2.78 'Park End Street and Hythe Bridge Street are currently underused, and the mix of uses could be improved. The redevelopment of properties for a mix of uses will be encouraged in order to make more efficient use of the buildings and bring vitality in the day and evening to this part of the City centre. This is dealt with under Policy DS.33, Hythe Bridge Street and Park End Street.</p>	<p>The Policy and text have been incorporated into Policy DS.33, Hythe Bridge Street, so it is no longer required in this location. (PIC 120 & PIC 121) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1</p>
MOD 336	DS.63A. Park End Street and St. Thomas' Street	Delete Policy DS.63A and the supporting text, in paragraph 14.2.78A	In accordance with the Inspector's recommendation 14.66/1
N/A	DS.63.A Park End Street and St. Thomas Street	<p><i>Please see the Proposals Map change below (MOD 440)</i> Delete the Development Site designation (DS.63A) from Park End Street and St, Thomas Street, on the Proposals Map.</p>	The amendment to the Proposals Map is a consequential change of the Inspector's recommendation: 14.66/1

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 337	14.2.79 Park Hospital Site, Headington	Amend the third sentence of paragraph 14.2.79 to read: 'The Park Hospital is used to provide child and adolescent mental health services. The buildings are poor in functional terms and are not appropriate for children's services. If Oxfordshire Mental Healthcare NHS Trust no longer needs all or part of the site for health care facilities, the City Council considers that it should be developed for student accommodation for Oxford Brookes University <u>and/or health care facilities associated with the Oxford Radcliffe Hospitals or the Nuffield Orthopaedic Centre NHS Trusts</u> . Redevelopment of the site would also permit the widening of the access road to the Churchill Hospital, if this is required'	As a consequential change of the Inspector's recommendation 14.67/1 in relation to Policy DS.64 to make them consistent.
MOD 338	DS.64 Park Hospital Site, Headington	Amend Policy DS.64, to read: 'Planning permission will be granted at the Park Hospital site for development of: a <u>healthcare facilities associated with the Oxford Radcliffe Hospitals, Nuffield Orthopaedic Centre or Oxfordshire Mental Healthcare NHS Trusts; and</u> b <u>related small-scale teaching, research and ancillary administrative accommodation; and/or</u> c <u>Oxford Brookes University purpose-built student accommodation.</u> mental healthcare facilities and Oxford Brookes University purpose-built student accommodation. Development proposals should not prejudice the potential widening of the access road to the Churchill Hospital. Planning permission will not be granted for any other uses.'	In accordance with the Inspector's recommendation 14.67/1
MOD 339	14.2.81 Pusey House Site, St Giles	Add the following paragraph after 14.2.81, to read: ' <u>Development will have regard to the setting of Grade II Pusey House and its impact on the Conservation Area, in particular the wider views from St Giles and adjacent streets.</u> '	In accordance with the Inspector's recommendation 14.68/1

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 340	DS.66 Radcliffe Infirmary Site, Woodstock Road	Amend Policy DS.66 as follows: 'Planning permission will be granted at the Radcliffe Infirmary site for the development of University of Oxford academic research/teaching/administration uses, and that includes all of the following uses: a. student accommodation; and b. the relocation of the Jericho Health Centre. Provision should be made for a footpath/cycle route linking Walton Street and Woodstock Road. Planning permission will not be granted for any other uses.'	In accordance with the Inspector's recommendation 14.69/1
MOD 341	14.2.84A Railway Lane, Littlemore	Amend paragraph 14.2.84A to read: 'This site was formerly used as an oil depot but is now vacant and underused. It is served by a vehicular access from Railway Lane. The site has potential for more efficient use of the land. and to improve the mix of uses The redevelopment of the site should include a mixed use development of <u>be for residential uses.</u> and employment uses. Any new development should respect the existing housing to the north and the adjacent Littlemore Conservation Area. The City Council will seek pedestrian links to adjoining sites to improve permeability and accessibility.'	As a consequential change following the Inspector's recommendation 14.70/1
MOD 342	DS.66A Railway Lane, Littlemore	Amend Policy DS.66A including title to read: RAILWAY LANE, LITTLEMORE – RESIDENTIAL USE MIXED USE DEVELOPMENT 'Planning permission will be granted at the Railway Lane site for residential development. and any of the following complementary uses: a. employment use (Class B1); and b. live/work units.'	In accordance with the Inspector's recommendation 14.70/1

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 343	14.2.87A Rewley Road	Amend the last sentence of paragraph 14.2.87A as follows: 'Its City centre location would suit a mixed-use development for employment and residential uses <u>would also be a good location for the relocation of Ruskin College.</u> '	Oxfordshire County Council considers other uses should be considered such as educational use. The relocation of Ruskin College to the former OAC site has fallen through, so this would provide a suitable alternative location. (PIC 122) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 344	DS.68A Rewley Road	Amend Policy DS.68A as follows: 'Planning permission will be granted at the Rewley Road site for: a. employment use (Class B1a or b), subject to Policy EC.1; b. and residential use c. <u>educational institution (Class D1); an</u> d. <u>student accommodation.</u> '	Oxfordshire County Council considers other uses should be considered such as educational use. The relocation of Ruskin College to the former OAC site has fallen through, so this would provide a suitable alternative location. (PIC 123) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 345	New Paragraph Rover Sports Club Field, Roman Way	Add new paragraph to read: <u>'BMW Group Plant Oxford is the sole manufacturing plant for the MINI. Production of the MINI has been a major success and it is anticipated that additional production/assembly floorspace for the manufacturing of cars, including an extension to the railhead, will be required during the Plan period. It is likely that it will not be possible to accommodate this development on the existing site, in which case development would need to occur on the Rover Sports Club field, which is the only available adjoining area of land. Planning permission will, however, only be granted for development exclusively by BMW, in association with its manufacturing activities on the adjacent land, and will be subject to the replacement of the sports facility either by its relocation or the upgrading of an existing facility. As the Rover Sports Club field is located in a sensitive location adjoining the Green Belt, the development should be designed and landscaped so as to minimise its visual impact.'</u>	In accordance with the Inspector's recommendation 4.3/1

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 346	New Policy Rover Sports Club Field, Roman Way	<p>Add a new Policy to read: ‘ROVER SPORTS CLUB FIELD, ROMAN WAY <u>Planning permission will not be granted at the Rover Sports Club field, Roman Way, other than for a development that includes:</u></p> <ul style="list-style-type: none"> a) <u>production / assembly floorspace for the manufacture of motor cars; and</u> b) <u>an extension to the railhead</u> <u>provided that;</u> c) <u>the need for the development is demonstrated;</u> d) <u>there are no alternative non-greenfield sites; and</u> e) <u>the sports field can be replaced by providing an equivalent or improved replacement facility or by upgrading an existing facility.’</u> 	In accordance with the Inspector’s recommendation 4.3/1
N/A	New Rover Sports Club Field, Roman Way	<p><i>Please see the Proposals Map change below (MOD 442)</i> Designate ‘Rover Sports Club Field, Roman Way’ on the Proposals Map.</p>	In accordance with the Inspector’s recommendation 14.3/1

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 347	DS.69A, 14.2.88A 14.2.88B 14.2.88C 14.2.88D Ruskin College, Dunstan Road	Replace Policy DS.69A and supporting text in order to add residential use, student accommodation, nurse's accommodation, and key worker housing to the list of uses that would be permitted. The revised text and Policy for this site is included as Annex 2 to this document.	Oxford Brookes University have stated 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. Reference has been retained to the potential use of this site by OBU for student accommodation as it is considered that it is in a suitable location for such a use and could potentially be used for this purpose. (PIC 124) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1 PIC 124 has been amended by the addition of residential use to the list of uses that would be permitted, in accordance with the Inspector's recommendation 14.73/1. the replacement paragraph 14.2.88B has also been amended from PIC124 to clarify that the Policy refers to staff accommodation as distinct from key worker housing.
N/A	DS.69A Ruskin College, Dunstan Road	<i>Please see the Proposals Map change below (MOD 441)</i> Amend the boundary of site DS.69A.	In accordance with the Inspector's recommendation 14.73/2
MOD 348	14.2.88E Ruskin College, Walton Street	Amend the second sentence of paragraph 14.2.88E as follows: ' <u>Should Ruskin College relocate</u> , the site is allocated for use by the University of Oxford as it is close to the central academic core and the University needs additional floorspace and student accommodation.'	Factual correction in case Ruskin College are unable to relocate. (PIC 125) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 349	14.2.91A Telephone Exchange, Speedwell Street Site	Amend paragraph 14.2.91A, to read: 'The site is presently occupied by a telephone exchange, within the City centre and the St. Aldates Regeneration Zone (see Policy DS.73A). Redevelopment will make better use of this site. and improve the mix of uses in the area.'	In accordance with the Inspector's recommendation 14.77/2

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 350	DS.72A Telephone Exchange, Speedwell Street Site	Amend Policy DS.72A, to read: 'Planning permission will be granted at the Telephone Exchange, Speedwell Street site for <u>one or more of the following uses:</u> employment uses and any of the following complementary uses on the upper floors: a. residential; b. <u>employment</u> ; c. student accommodation; and d. arts-related uses.'	In accordance with the Inspector's recommendation 14.77/1
MOD 351	14.2.92 Land to the West of St Aldates and South of Queen Street	Amend the third sentence in paragraph 14.2.92 as follows: '...The site fronts onto Queen Street, St. Aldate's and Pembroke Street. This land offers an opportunity to create a range of small and diverse speciality shops and improve pedestrian links through the site...'	In accordance with the Inspector's recommendation 14.78/1
MOD 352	DS.75 Suffolk House, Banbury Road	Add the following paragraph below the list of proposed uses in Policy DS.75: ' <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 353	DS.76, 14.2.95 St Catherine's College Car Park	Delete Policy DS.76 and the supporting text in paragraph 14.2.95	In accordance with the Inspector's recommendation 14.81/1
N/A	DS.76 St. Catherine's College Car Park	<i>Please see the Proposals Map change below (MOD 443)</i> Delete the Development Site designation (DS.76) from St Catherine's College car park, on the Proposals Map.	The amendment to the Proposals Map is a consequential change of the Inspector's recommendation 14.80/1

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 354	14.2.98 St Cross College Annex, Holywell Mill Lane	Insert additional text after paragraph 14.2.98, to read: <u>'Development will have regard to the setting of St Catherine's College, the Conservation Area and nearby registered gardens of St Catherine's College and Magdalen College.'</u>	In accordance with the Inspector's recommendation 14.83/1
MOD 355	DS.81, 14.2.101 Unipart Site, Watlington Road	Delete Policy DS.81 and the supporting text, in paragraph 14.2.101	In accordance with the Inspector's recommendation 14.86/1
N/A	DS.81 Unipart Site, Watlington Road	<i>Please see the Proposals Map change below (MOD 444)</i> Delete the Development Site designation (DS.81) from Unipart Site, Watlington Road on the Proposals Map	In accordance with the Inspector's recommendation 14.86/1
MOD 356	DS.82, 14.2.102 Land Adjacent to Upper Meadow And Quarry Bank, Old Road	Delete Policy DS.82 and the supporting text, in paragraph 14.2.102	In accordance with the Inspector's recommendation 14.87/1
N/A	DS.82 Land Adjacent to Upper Meadow and Quarry Bank, Old Road	<i>Please see the Proposals Map change below (MOD 445)</i> Delete the Development Site designation (DS.82) from Land Adjacent to Upper Meadow and Quarry Bank, Old Road on the Proposals Map.	In accordance with the Inspector's recommendation 14.87/1
MOD 357	14.2.106 Warneford Hospital Site, Headington	Add a new sentence at the end of paragraph 14.2.106, to read: <u>'To assist in the preparation of proposals for the whole of the site, a Supplementary Planning Document will be prepared.'</u>	In accordance with the Inspector's recommendation 14.88/2

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 358	DS.83 Warneford Hospital Site, Headington	<p>Amend Policy DS.83 to read: ‘Planning permission will be granted at the Warneford Hospital site for development that includes all of the following uses:</p> <ul style="list-style-type: none"> a. new health care facilities; and b. Oxford Brookes University teaching/administration use and purpose-built student accommodation. <p><u>Planning Permission would also be granted for small-scale University of Oxford teaching, research and ancillary administrative accommodation that would not prejudice the provision of the above permitted uses and that would be related to on-site healthcare facilities.</u></p> <p>Development proposals should make provision for public transport access within the site. Development of the playing fields, <u>which should be limited to replacement mental healthcare facilities</u>, will be subject to appropriate replacement of the facilities elsewhere. Planning permission will not be granted for any other uses .</p>	<p>The change to the second paragraph is in accordance with the Inspector’s recommendation 14.87/1 The change to the third paragraph is to make the Policy consistent with the text and explicitly clear that only replacement mental healthcare facilities would be acceptable on the Warneford Hospital playing fields. (FPC 53) Further Proposed Changes (FPCs) are made in accordance with the Inspector’s recommendation 1.1/1</p>
MOD 359	14.2.107 Warneford Meadow, Site Headington	<p>Amend paragraph 14.2.107 to read: This site is close to the Headington Hospital sites and Oxford Brookes University and is considered suitable for development for <u>staff accommodation for nurses and other key workers associated with the health service; nurses’ accommodation, other key worker housing,</u> medical research and health care facilities. Alternatively the site would be appropriate for use by Oxford Brookes University for its School of Health Care or purpose-built student accommodation.</p>	<p>To make it clear that this paragraph refers to staff accommodation as distinct from key worker housing. (FPC 54) Further Proposed Changes (FPCs) are made in accordance with the Inspector’s recommendation 1.1/1 Factual update. The Oxford Brookes University (School of Health Care) has relocated to the Milham Ford School Site, Marston and thus is no longer relevant to the Warneford Meadow Site in Headington.</p>

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 360	14.2.110 Warneford Meadow Site, Headington	Amend paragraph 14.2.110, and, Insert additional text at the end of paragraph 14.2.110, to read: 'Due to the need for <u>staff accommodation for nurses and other key workers associated with the health service</u> key worker housing and purpose-built student accommodation for Oxford Brookes University's 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>In addition, the site would not be an appropriate location for medical research that would not require proximity to the hospitals in the immediate area.</u> '	In accordance with the Inspector's recommendation 14.89/1 To make it clear that this paragraph refers to staff accommodation as distinct from key worker housing (FPC 55) Further Proposed Changes (FPCs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 361	DS.84 Warneford Meadow Site, Headington	Amend the first part of Policy DS.84 to read: Planning permission will be granted at Warneford Meadow for the development of the following uses: a. <u>staff accommodation for nurses and other key workers associated with the health service;</u> nurses' accommodation and key worker housing; b. <u>medical research appropriate to this location;</u> and c. health care facilities; or alternatively d. Oxford Brookes University education/academic use; and e. Oxford Brookes University purpose-built student accommodation	The change to sub-section (b) is in accordance with the Inspector's recommendation 14.89/2 To make it clear that this policy refers to staff accommodation as distinct from key worker housing (FPC 56) Further Proposed Changes (FPCs) are made in accordance with the Inspector's recommendation 1.1/1

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 362	14.2.111 Westgate Shopping Centre	Amend paragraph 14.2.111 to read: 'The redevelopment of the Westgate Centre represents the only major opportunity to increase retail floorspace in the City centre. Redevelopment would bring significant regeneration, environmental and transport benefits. The existing Westgate Centre comprises 36 units. An outline application was submitted in 2000. <u>However, this was subsequently withdrawn, which proposed to more than double the size of the existing shopping centre, with shopmobility, flats, restaurants, a play facility and studio workshops.</u> The proposal included replacement car parking and a bus hub. The City Council will use the criteria in the policy below along with all other relevant policies in the Plan and other material considerations to judge any future development proposals. <u>The conclusions of Oxford's Retail Needs Study, published in February 2004, will be particularly relevant.'</u>	In accordance with the Inspector's recommendations 14.90/1 and 14.90/4
MOD 363	14.2.112 Westgate Shopping Centre	Amend paragraph 14.2.112, to read: 'The development will need to provide a <u>high quality</u> bus stopping facility with good bus offering a <u>high quality environment for bus passenger waiting facilities and safe, convenient pedestrian access into the shopping malls, including 15 bus stops and convenient, enclosed access directly into the new shopping mall.</u> The overall development proposal should accommodate the proposed Oxford Guided Transit Express (GTE) and good pedestrian links.'	In accordance with the Inspector's recommendation 14.90/2
MOD 364	DS.85 Westgate Shopping Centre, Oxford City Centre	Amend sub-section (a) of Policy DS.85 to read: a. 'residential (on upper floors);' Add the following paragraph beneath 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 recommendations 14.90/3 and 14.1/3

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
MOD 365	DS.87 Wolvercote Paper Mill	Amend the first paragraph of Policy DS.87 to read: 'Planning permission will be granted at the Wolvercote Paper Mill site for a primarily an equal mix of residential and employment generating uses. The development should protect and enhance the waterside environment, and the ecological interest of the adjoining land.'	In accordance with the Inspector's recommendation 14.92/1
MOD 366	14.2.115 14.2.116 14.2.117 DS.88 Worcester Street Car Park	Amend Policy DS.88 and supporting paragraphs as follows: 'The Worcester Street car park site is at the end of George Street and between Park End Street and Hythe Bridge Street. It offers an opportunity to redevelop a key City centre site into an active mixed-use development which may include <u>a museum</u> , shops, commercial leisure (complementary to Oxpens), restaurants, visitor moorings, and student accommodation <u>and flats</u> on the upper floors. Any proposed development should create a lively entertainment <u>quarter with facilities for a wide range of ages that will bring vitality to the area during the day and evening</u> . It will be important to create good pedestrian links through the site and to adjoining areas. The access and service arrangements for the site will require careful consideration to avoid conflict with the City centre bus priority route. <u>The site is a former canal basin which that may make underground development difficult, so ground conditions will require careful investigations. There is also a need to do an archaeological evaluation, as there are known remains around the area occupied by the former canal basin. To re-open part of this site as an active canal basin might need the bridge formed by Hythe Bridge Street to be raised to allow boat access into the basin. This requires further technical investigation. The feasibility of all aspects of the canal basin requires further technical investigation as well as an assessment of the impact it would have on the mixture of land uses, height and density of development. The overall design must respect and relate well to the surrounding area.</u>	In accordance with the Inspector's recommendations 14.93/2 and 14.93/3 To clarify the text in response to objections on pedestrian access along waterways, car parking replacement issue, an assessment of impact of the canal basin on development and the need to avoid over development. Addition of residential use in response to objections and is also needed to meet the new proposed Structure Plan housing figure. However the residential use should not undermine the achievement of other suitable land uses listed in the Policy. Text added to make it clear that a SPD will be prepared to determine a robust mix of uses. (PIC 126) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
------------	-------------------------	-----------------------	------------------------------

		<p>It is important <u>to improve and create good pedestrian links through the site and to adjoining areas, especially along existing or newly created waterways.</u> The access and service arrangements for the site will require careful consideration to avoid conflict with the City centre bus priority route. The existing public car parking spaces <u>should either be incorporated in the redevelopment of this site</u> or will need to be relocated to another central area location, possibly as part of the Oxpens redevelopment. <u>How and when the car parking is to be replaced will need to be agreed with Oxford City Council.</u> A Supplementary Planning Document will be prepared for this site, <u>especially to help determine a robust mix of land uses.</u></p> <p>POLICY DS.88 – WORCESTER STREET CAR PARK – MIXED-USE DEVELOPMENT</p> <p>Planning permission will be granted at the Worcester Street Car Park site for a mixed-use development that may include <u>a reasonable balance of any of the following uses:</u></p> <ol style="list-style-type: none"> a. retail (Class A1); b. food and drink (Class A3); c. University of Oxford purpose-built student accommodation on the upper floors; d. a canal basin/visitor moorings; if technically feasible; e. hotel; f. limited commercial leisure of an appropriate scale/type which would not undermine proposals for Oxpens; g. arts/<u>museum</u> related uses; h. tourist attractions; <u>and</u> i. <u>residential.</u> <p>The redevelopment of this site will be subject to replacement of the public car parking spaces <u>by either incorporating them into the redevelopment of this site or relocating them</u> to another City centre</p> <p style="text-align: center;"><i>Planning for Oxford's future</i></p>	
--	--	---	--