

SECOND DRAFT OXFORD LOCAL PLAN 2001-2016
MODIFICATIONS

Mod Number	Plan Policy / paragraph	Description of Change	Reasons for the modification
		location. Part of this site is low lying so development proposals must be subject to appropriate flood protection and sustainable drainage measures (see Policies NE.9, NE.10 and NE.11).	
N/A	DS.88 Worcester Street Car Park	<i>Please see the Proposals Map change below (MOD 446)</i> Amend the boundary of site DS.88 to include land north of Hythe Bridge Street currently shown on the Proposals Map as Protected Open Space subject to Policy SR.5	In accordance with the Inspector's recommendation 14.93/1,
Appendices			
MOD 367	Appendix 3 Car Parking Standards	Delete the sub-title 'Commercial Residential Developments', replace it with the words 'Non-self-contained residential development.'	The title 'Commercial Residential Developments' does not accurately reflect the information included in the subsequent table. (PIC 127) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 368	Appendix 3 Car Parking Standards	Amend the standard in row two column two, in paragraph 11, to read: 'Research and development, laboratories and light industry (B1b,c) 1 space per <u>35m² up to 235m²</u> ; 60 m² 1 space per <u>60m² thereafter</u> ; or 1 space per 2 staff.'	In accordance with the Inspector's recommendation 16.3/1

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MOD 369	Appendix 3 Car Parking Standards	<p>Insert additional text at the end of paragraph 12, to read: <u>'Education</u></p> <p>It is recognised that there will be some demand for space to drop off and pick up school-children by car, particularly at Key Stages 1 and 2 (ages 5 - 11). It will be expected that proposals for new or expanded schools address this issue with appropriate space and/or control and management for cars at peak times. This could be provided in part as dual-use space on-site, for example for visitor parking, but not for dedicated parking for full-time staff, which would conflict with the space needed for dropping off or collecting children. <u>The dropping off and picking up of children by car should, however, be minimised. This matter should be addressed in the transport assessments and travel plans that accompany applications for new or expanded schools.'</u></p>	In accordance with the Inspector's recommendation 16.3/2
MOD 370	Appendix 4 Cycle Parking Standards	<p>Amend all references to a standard of 1 space per 6 staff to 1 space per 5 staff (or people). Adjust the "space per sq m" standards accordingly, See Annex 3 of this document for the revised Cycle Parking Standards</p>	In accordance with the Inspector's recommendation 16.4/1
MOD 371	Appendix 4A Historic Environment (Cross Reference List)	<p>In line 1 replace the word 'lists' with 'is a current list of'. This will now read: 'This appendix <u>is a current list of</u> 11 scheduled monuments, 16 conservation areas, 14 historic parks and gardens, 10 view cones and 2 historic cemeteries that are found in Oxford.'</p>	English Heritage asked for the text to clarify that the Plan is referring to the current number of listed buildings, conservation areas and scheduled monuments. (PIC 128) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 372	Appendix 4A Historic Environment (Cross Reference List)	<p>Under the heading 'Historic Parks & Gardens (Policy HE.10)' add '<u>St Sepulchres Cemetery</u>'. As a consequential change, amend the first sentence in Appendix 4A to read '15 14 historic parks and gardens'.</p>	Factual update as a result of English Heritage designation.

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MOD 373	Appendix 4A Historic Environment (Cross Reference List)	VIEW CONES (POLICY HE.13). Delete the title ' Six high point views for which protection is sought .' and replace with ' <u>Ten view points to be protected</u> .' Delete the second title ' Four other significant views from which protection is sought '.	Concern was raised that the explanatory text seemed to suggest that there were two different classes of view cones. The text has been simplified to eliminate this misconception. <i>(Also see PIC 35)/PIC 129</i> Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 374	Appendix 6 Use Classes Order (1987)	Amend title to read: 'Use Classes <u>(Amendment) Order 2005 (1987) and Use Classes Order 1987</u> ' Reference to A3 should be amended to read: 'A3 Restaurants and cafes _ Restaurants, snack bars, and cafes' 'A4 Drinking establishments - Pubs and Bars' 'A5 Hot food take-aways - Take-aways' 'Sui-Generis - Any use not falling within one of the specified classes in the Use Classes Order described above, such as shops selling and/or displaying motor vehicles, <u>retail warehouse clubs</u> laundrettes, taxi or vehicle hire businesses, amusement centres, petrol filling stations, hostels, theatres, <u>nightclubs</u> '	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 375	Appendix 7 Protected Key Employment Sites	Annex 4 of this schedule, sets out the proposed amendments to Appendix 7 – 'Protected Key Employment Sites'	Factual updates and consequential changes of Inspector's recommendation 8.2/1
MOD 376	Appendix 8 Neighbourhood Shopping Centres	Point 8. Add the word: 'Old' before 'Marston Road'. This will now read: ' <u>Old</u> Marston Road, New Marston.'	Correction to the name of the road. (PIC 130) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 377	Appendix 9 Development Sites (Cross-Reference List)	Any amendments, additions or deletions to Section 14.0 Development Sites will result in the necessary consequential changes to the Development Sites Cross-Reference List in Appendix 9.	To ensure that the cross-reference list is correct following any amendments to Section 14.0 Development Sites, and any other parts of the Plan.

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Glossary			
MOD 378	Glossary- Affordable Housing	Delete, final sentence to read: 'Dwellings at a rent or price that can be afforded by people who are in housing need and would otherwise be accommodated by the City Council <i>(Full definition in Section 7.0, Housing Policies.)</i> Affordable housing does not include key worker housing. '	Consequential change to ensure consistency with the Inspector's recommendation 7.2/1
MOD 379	Article 4 Direction Area	Replace the word 'consent' with 'permission'.	Correction. (PIC 131) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 380	Glossary- Edge of Centre	Insert additional text to the end of the explanation, to read: 'This refers to a site which is just outside the boundary of the City centre (see Policy CP.4). <u>For the purposes of Policy RC.1, edge-of-centre means within easy walking distance of a primary retail frontage.</u> '	In accordance with the Inspector's recommendation 12.2/4
MOD 381	Glossary- HMO	Replace the description of HMO with: ' House(s) in Multiple Occupation: <u>A building containing rooms occupied as separate units of accommodation by individual households that share either a kitchen or bathroom facilities. Large-scale accommodation designed for, and occupied by, employees of an organisation owning or controlling the property or by students on a similar basis is not included in the definition of HMO for the purpose of applying Policy HS.19 (see Section 7.0 Housing Policies).</u> '	To add clarity to the Plan (FPC 57) Further Proposed Changes (FPCs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 382	Glossary- Homes Zones	Add a description of home zones in the Glossary, to read: ' Homes Zones: <u>A street or group of streets that is designed to prioritise its social and environmental functions over its highway function. Home Zone design should incorporate some degree of shared priority road surface, and should also include design features, which aim to restrict motor vehicle speeds to around 10 miles per hour.</u> '	In accordance with the Inspector's recommendation 3.7/1
MOD 383	Glossary- Key Worker	Add the following definition: ' Key Worker: <u>Someone employed in a frontline role delivering an</u>	To add clarity and reflect the changes outlined in Position Statement number 5 (FPC 58)

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		<u>essential public service where there are serious recruitment and retention problems; and in a group recommended for inclusion by Regional Housing Boards.'</u>	Further Proposed Changes (FPCs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 384	Glossary – Local Development Framework (LDF)	Add the following definition: <u>'Local Development Framework (LDF): is made up of documents called Local Development Documents (LDD's) that together will provide the framework for delivering the spatial strategy for the local area. The LDF will replace the Local Plan in the future.'</u>	Reference is made to 'Local Development Framework' in the Plan, which needed to be defined in the Glossary. Factual update to reflect government legislation.
MOD 385	Glossary- Local Development Scheme (LDS)	Add the following definition: <u>'Local Development Scheme (LDS): Under the new legislation, local planning authorities must outline every Local Development Document that they intend to produce over the next three years, in a Local Development Scheme. The Local Development Scheme will set out a rolling three year timetable for production of the Local Development Documents. It will be reviewed annually.'</u>	Reference is made to 'Local Development Scheme' in the Plan, which needed to be defined in the Glossary. Factual update to reflect government legislation.
MOD 386	Glossary – Optimum Environmental Solution	Delete the following term from the Glossary: <u>'Optimum Environmental Solution: The Course of action that will potentially result in the greatest benefit, or least harm, to the built and/or natural environment (see Section 2.0, Core Policies).'</u>	No reference is made to the term 'Optimum Environmental Solution' in the Plan and thus it is appropriate for it to be removed from the Glossary.
MOD 387	Glossary- Public Art Venues	Add the following words: ' <u>'Public art venues: These include buildings that are used for the performance and enjoyment of the arts, such as theatres, exhibition halls and auditoria.'</u>	Reference is made in Policy TA.7 to 'public art venues' which needed to be defined in the Glossary. (PIC 133) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 388	Glossary – Regional Spatial Strategy	Add the following definition: <u>'Regional Spatial Strategy (RSS): A document which sets out the vision and policies for the South East Region to 2026, and also provides the context for the production of the City Council's Local Development Framework. Also known as the 'South East Plan'.</u>	Reference is made to the Regional Spatial Strategy in the Local Plan, and thus it is appropriate that its purpose is summarised in the Glossary, for those plan users who may not be familiar with the RSS.
MOD 389	Glossary – South East	Add the following definition: <u>'South East Plan (SEP): See Regional Spatial Strategy.'</u>	Reference is made to the 'South East Plan' within the Plan, and therefore needs to be defined in the Glossary

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	Plan		
MOD 390	Glossary – Statement of Community Involvement	Add the following new definition to the Glossary: <u>'Statement of Community Involvement (SCI): this document sets out the local planning authority's policy for involving communities in the preparation and revision of local development documents and considering planning applications.'</u>	Reference is made to 'Statement of Community Involvement' in the Plan and therefore needs to be defined in the Glossary. Factual update to reflect government legislation.
MOD 391	Glossary - Student Accom	Add the following words: <u>'Student Accommodation: Non self-contained accommodation for students registered on full time courses at an educational institution based within Oxford.'</u>	Reference is made to student accommodation throughout the Plan and it therefore needs to be defined in the Glossary. (PIC 134) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 392	Glossary - Sui Generis	Add the following words: <u>Sui Generis: In the context of this Plan Sui Generis refers to a land use which does not fall into one of the specified land use categories in the Use Classes Order (see Appendix 6). Examples of Sui Generis land uses may include: shops selling and/or displaying motor vehicles; retail warehouse; clubs; launderettes; taxi or vehicle hire businesses; amusement centres; petrol filling stations; hostels; theatres or nightclubs.'</u>	Sui Generis is not a commonly used term and thus, as recommended by the Plain Language Commission, a definition has been included in the glossary.
MOD 393	Glossary - Supplementary Planning Documents	Add the following words: <u>Supplementary Planning Documents (SPD): A type of Local Development Document that supplements and elaborates on policies and proposals in Development Plan Documents. Note: SPD does not form part of the statutory Development Plan.</u>	Reference to 'Supplementary Planning Documents' is made within the Plan, and therefore needs to be defined in the Glossary. Factual update to reflect government legislation.
MOD 394	Glossary – Supplementary Planning Guidance	Delete reference to SPG. <u>Supplementary Planning Guidance: guidance in the form of design guidelines or development briefs for a specific site, or that provides details to assist the implementation of specific policies in a Local Plan.</u>	Reference to 'Supplementary Planning Guidance' is deleted as they are to be replaced by 'Supplementary Planning Documents'.

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MOD 395	Glossary - UCO	Amend Use Classes Order definition to read: Use Classes Order: a list made by Government which groups types of building uses and land uses. A change from one use to another within the same group or "use class" can take place without planning permission. A change of use between two classes normally requires planning permission (see Appendix 6 for the main headings and examples of uses from the most recent Use Classes (<u>Amendment</u>) Order (1987) .2005 which amends the Use Classes Order (1987)	Factual update, to reflect changes to the Use Classes Order introduced in April 2005 by the Town & Country Planning (Use Classes) (Amendment) Order 2005.
Proposals Map			
MOD 396	TR.5l Pedestrian and Cycle Routes	Amend the West Oxford Cycle Route (Policy TR.5l) as shown on the attached map.	Incorrect route was shown on Proposals Map.
MOD 397	TR.5n Pedestrian and Cycle Routes	Amend Indicative Pedestrian & Cycleway route (Boult's Lane with Copse Lane) so that the route goes along Horseman Close until it reaches the playing field. (Policy TR.5n)	Incorrect route was shown on Proposals Map.
MOD 398	TR.5t Pedestrian and Cycle Routes	Amend the line of the Indicative Pedestrian and Cycle Route "Blackbird Leys with Armstrong Road" (Policy TR.5 t) as shown on the Proposals Map to the alignment shown on the objector's plan (398/FD/23).	In accordance with the Inspector's recommendation 3.9/1.
MOD 399	TR.8 Guided Bus/Local Rail Service	Amend the 'Guided Bus/Local Rail Service (TR.8) designation as shown on the attached maps.	In accordance with the Inspector's recommendation 3.13/4 and advice in paragraph 3.13.8 of his report.
MOD 400	TR.8 Guided Bus/Local Rail Service	On the legend of the Proposals Map, change "GTE Route" to "GTE Corridor"; and add "Potential" in front of "Guided Bus/Local Rail Service Halt". There is no plan attached of this change to the Proposals Map.	In accordance with the Inspector's recommendation: 3.13/4.
MOD 401	NE.4 Landscapes of Key Significance	Delete Landscapes of Key Significance designations from the Proposals Map. Delete from the legend of the Proposals Map	In accordance with the Inspector's recommendation: 4.6/2.

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MOD 402	NE.8 Development in the Undeveloped Flood Plain NE.9 Development on Low Lying Land	Amend the Proposals Map to reflect updated information received from the Environment Agency 2005 showing areas with a risk of flooding. The principle areas are along the Boundary Brook, Northfield, Littlemore Brook and Bayswater Brook. This is shown on Maps Mod	Factual update
MOD 403	HE.10 Important Parks and Gardens	Add a 'Green Star' designating 'St Sepulchre's Cemetery' as a historic park.	Factual update (English Heritage has designated St Sepulchre's Cemetery as a historical park).
MOD 404	Section 5.8 and HE.12/HE.13 High Buildings and View Cones	Modify the Proposals Map to differentiate between the policy areas of Policy HE.12 and HE.13 There is no plan attached of this change to the Proposals Map.	In accordance with the Inspector's recommendation: 5.19/1.
MOD 405	HS.19 Houses in Multiple Occupation	Amend the boundary of the Houses in Multiple Occupation (HMO) registration area shown on the Proposals Map so that it is more accurate and reflects the boundary used by the City Council's Environmental Health department for their monitoring.	Correction of an error to the boundary of the HMO registration area. (PIC 135) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 406	HS.19 Houses in Multiple Occupation	Add 'Houses in Multiple Occupation (HMO) HS.19' to the legend. There is no plan attached of this change to the Proposals Map.	Was accidentally omitted.
MOD 407	EC.2 Protection of Employment Sites	Delete the 'Key Employment Site' designation from Sandy Lane West.	In accordance with the Inspector's recommendation 8.3/3

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MOD 408	EC.2 Protection of Employment Sites	Delete the 'Key Employment Site' designation from Osney Warehouse.	In accordance with the Inspector's recommendation 8.3/4
MOD 409	SR.2 & SR.8 Protection of Open Air Sports Facilities	In relation to the land between Richards Way and Netherwoods Road. Delete reference to SR.2; site remains designated under SR.8	In accordance with the Inspector's recommendation: 11.3/1.
MOD 410	SR.2 Protection of Open Air Sports Facilities	Add SR.2 designation to the East Oxford All Weather Pitch, Union Street.	This site was accidentally omitted from the Proposals Map. (PIC 136) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 411	SR.2 Protection of Open Air Sports Facilities	Add SR.2 designation to the Headington Bowls Club, Osler Road.	This site was accidentally omitted from the Proposals Map. (PIC 137) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 412	SR.5 Protection of Public Open Space	Add SR.5 designation to Magdalen Wood.	This designation was accidentally omitted from the Proposals Map. (PIC 138) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 413	SR.5 Protection of Public Open Space	Delete the SR.5 designation from the land north of Hythe Bridge Street. [see Map for MOD 446]	Consequential change to Proposals Maps to accord with Inspector's recommendation 14.93/1.
MOD 414	SR.10c Creation of Footpaths and Bridleways	Delete proposed link between Jack Straw's Lane and Harberton Mead. Replace it with a link between the same roads across the Milham Ford School site.	There has been significant objection to the existing line of this footpath. The alternative route through Milham Ford School would create a better route and adjoin the public open space. (PIC 139) In accordance with the Inspector's recommendation 1.1/1

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MOD 415	SR.10f Creation of Footpaths and Bridleways	Amend the Indicative Footpath Route (near Wareham Stream) as shown on the attached map.	Incorrect route was shown on Proposals Map
MOD 416	SR.14B Proposed Extension To Wolvercote Cemetery	Delete the Proposed extension to Wolvercote Cemetery (SR.14B) from the Proposals Map.	In accordance with the Inspector's recommendation: 11.20/1.
MOD 417	RC.3 Primary Shopping Frontage	Add 'Primary Shopping Frontage' designation to 53a Cornmarket	Factual update
MOD 418	RC.3 Primary Shopping Frontage	Add 'Primary Shopping Frontage' designation to 123 High Street	Factual update
MOD 419	RC.6 Street Specific Controls	Add 'Street Specific Controls' designation to 60 High Street	Factual update
MOD 420	RC.6 Street Specific Controls	Amend the Street Specific Controls on Walton Street.	Factual update and amendment to Pre-Inquiry Change 140 to show the Class A Uses in Walton Street.
MOD 421	DS.5 Barton Village School Site	Delete the Development Site designation (DS.5) from Barton Village School, on the Proposals Map.	The amendment to the Proposals Map is a consequential change of the Inspector's recommendation: 14.9/1
MOD 422	DS.7A Bertie Place Recreation Ground	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 423	DS.11 BT Site, Paradise Street	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.
MOD 424	DS.26 Garden House Site, Hollow Way	Delete the Development Site designation (DS.26) from the Garden House Site, Hollow Way, on the Proposals Map.	To be deleted as a development site, construction is near completion.
MOD 425	DS.34 Iffley Road, University of Oxford's Sports Centre	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 426	DS.39 Littlemore Mental Health Centre/ DS.39A Littlemore Mental Health Centre – Field at Rear	Amend the boundary of DS.39 to exclude the land to the rear. The land to the rear now has its own boundary and is annotated Policy DS.39A on the Proposals Map.	Both Littlemore Mental Health Centre and the field at the rear were annotated as DS.39 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. (PIC 142) (PIC 143) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 427	NEW: Leaffield Road, Temple Cowley	Add land at 'Leaffield Road, Temple Cowley' on the Proposals Map as a Development Site	The amendment to the Proposals Map is a consequential change of the Inspector's recommendation: 14.1/2.
MOD 428	DS.43 Manor Ground	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

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MOD 429	NEW: Littlemore Park, Armstrong Road	Add land at 'Littlemore Park, Armstrong Road' on the Proposals Map as a Development Site.	In accordance with the Inspector's recommendation: 14.1/4.
MOD 430	DS.45 Land Adjacent to Minchery Farm, Littlemore	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.
MOD 431	DS.46 Museum Road, Land at Rear of 1-27	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 near completion.
MOD 432	NEW: Northfield House, Sandy Lane West	Add land at 'Northfield House, Sandy Lane West' on the Proposals Map as a Development Site	The amendment to the Proposals Map is a consequential change of the Inspector's recommendation: 14.1/1.
MOD 433	DS.51 Part of Oriel College Sports Ground	Delete the Development Site designation (DS.51) from 'Part of Oriel College Sports Ground on the Proposals Map.	The amendment to the Proposals Map is a consequential change of the Inspector's recommendation: 14.55/1
MOD 434	DS.52 Osney Court, Botley Road	Delete the Development Site designation (DS.52) from 'Osney Court, Botley Road on the Proposals Map.	To be deleted as a development site, construction is near completion.
MOD 435	DS.53 Osney Mead, Ferry Hinksey Road	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 436	DS.55 Oxford Business Park	Amend the boundary of DS.55 (bottom left hand corner) to follow inner boundary, in order to remove the existing playground from the Development Site designation.	A boundary adjustment is necessary as the playground was mistakenly designated as part of DS.55.

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MOD 437	DS.57 Oxford Science Park	Amend the boundary of DS.57 to exclude land to the north-west, which is now included within the Littlemore Park Site (see MOD)	The amendment to the Proposals Map is a consequential change of the Inspector's recommendation 14.1/4
MOD 438	NEW: Osney Warehouse Site	Add the Osney Warehouse site as a Development Site on the Proposals Map.	The amendment to the Proposals Map is a consequential change of the Inspector's recommendation: 14.1/5
MOD 439	DS.58 Oxford Science Park, Land Adjacent to Minchery Farm	The boundary of this site has been extended to include the part of the site now excluded from DS.45	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 permission for commercial leisure. (PIC 147) Pre-Inquiry Changes (PICs) are made in accordance with the Inspector's recommendation 1.1/1
MOD 440	DS.63A Park End Street and St. Thomas Street	Delete the Development Site designation (DS.63A) from Park End Street and St, Thomas Street, on the Proposals Map.	The amendment to the Proposals Map is a consequential change of the Inspector's recommendation: 14.65/1
MOD 441	DS.69A Ruskin College, Dunstan Road	Amend the boundary of site DS.69A.	The amendment to the Proposals Map is a consequential change of the Inspector's recommendation: 14.72/2.
MOD 442	NEW: Rover Sports Club Field	Add land at 'Rover Sports Club Field, Roman Way' on the Proposals Map as a Development Site.	The amendment to the Proposals Map is a consequential change of the Inspector's recommendation: 14.3/1
MOD 443	DS.76 St. Catherine's College Car Park	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
MOD 444	DS.81 Unipart Site, Watlington Road	Delete the Development Site designation (DS.81) from Unipart Site, Watlington Road on the Proposals Map.	The amendment to the Proposals Map is a consequential change of the Inspector's recommendation: 14.85/1

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MOD 445	DS.82 Land Adjacent To Upper Meadow and Quarry Bank, Old Road	Delete the Development Site designation (DS.82) from Land Adjacent to Upper Meadow and Quarry Bank, Old Road on the Proposals Map.	The amendment to the Proposals Map is a consequential change of the Inspector's recommendation: 14.86/1
MOD 446	DS.88 Worcester Street, Car Park	Amend the boundary of site DS.88 to include land north of Hythe Bridge Street	The amendment to the Proposals Map is a consequential change of the Inspector's recommendation: 14.92/1.

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ANNEX 1

AMENDMENTS TO PARAGRAPH 6.5A.1 & ADDITION OF NEW PARAGRAPH 6.5A.1A Planned Housing Growth

Amend paragraph 6.5A.1 and add new paragraph 6.5A.1A, as follows:

6.5A Planned Housing Growth

6.5A.1 The four sources of housing described above are expected to yield a total of 6,500 ~~5,070~~ dwellings over the Plan period. This equates to an annual average completion rate of approximately 433 ~~338~~ dwellings. These figures are based on a careful analysis of Oxford's potential for residential development and incorporate a small precautionary discount to allow a margin of error. The City Council considers that this level of development is appropriate and sustainable. The table below summarises the provision over the Plan period from all four sources.

Position at 31st December 2004

<u>Source</u>	<u>Cumulative provision over:</u>		
	<u>Provision Over Short Term (1st April 01 – 31st March 06)</u>	<u>Provision Over Medium Term (1st April 06 – 31st March 11)</u>	<u>Total Plan period 2001 - 2016</u>
<u>Completions</u>	<u>1,551</u>	<u>1,551</u>	<u>1,551</u>
<u>Commitments</u>	<u>1,649</u>	<u>1,649</u>	<u>1,649</u>
<u>Allocated sites</u>	<u>311</u>	<u>1,019</u>	<u>1,176</u>
<u>Large windfall sites¹ (>0.4ha)</u>	<u>25</u>	<u>125</u>	<u>225</u>
<u>Small windfall sites² (<0.4ha)</u>	<u>219</u>	<u>1,094</u>	<u>1,969</u>
<u>Total</u>	<u>3,755</u>	<u>5,438</u>	<u>6,570</u>

¹11.25 years (remainder of the Plan period) of 20 dwellings per annum

²11.25 years (remainder of the Plan period) of 175 dwellings per annum

6.5A.1A Planning for this number of additional dwellings accords with the Structure Plan proposals, and reflects Planning for more new dwellings than is indicated in strategic guidance reflects Oxford's role in the sub-region and its level of housing need, and will help to ease its housing shortage without endangering its inherent character. However, land for residential development is a finite resource, therefore it must be used in the most appropriate manner. There is a need to meet the housing needs of the whole community, including those in need of affordable housing. Oxford suffers from the twin problem of being an attractive place to live for high earners and not being able to provide housing for people in need or key workers who often have a long commute. It is necessary to ensure that a high proportion of additional housing is affordable and does not just add to the gap between the large amount of expensive housing and the insufficient amount of affordable housing.

ANNEX 2

AMENDMENTS TO POLICY DS.69A RUSKIN COLLEGE & SUPPORTING TEXT

The existing text and policy will be deleted and replaced with the following:

Ruskin College, Dunstan Road

14.2.88A This site is currently occupied by Ruskin College but it would like to relocate to another site should one become available. If Ruskin College relocates, the site constraints and location of this site would suit its remaining in institutional use, which could include a nursing home, various types of medical or health-care provision, educational use (including student accommodation), or a community use serving the local area.

14.2.88B Given the site's close proximity to the John Radcliffe Hospital, a use related to the hospital, including the provision of staff accommodation for nurses and other key-workers would be particularly appropriate. A possible alternative would be use by Oxford Brookes University and/or the University of Oxford, particularly for student accommodation. The City Council would not be opposed to more than one use on the site provided it could be accommodated without having a detrimental impact on the character of the site.

14.2.88C The site is within the Old Headington Conservation Area. There are many protected trees on the site, together with a listed building and wall. The scale of new buildings and the materials used on the site should be appropriate to its location in a conservation area and plans should ensure the retention of the trees and listed structures. Advantage should be taken of opportunities to enhance the setting of the listed building.

14.2.88D The roads serving the site are not suitable for large amounts of additional traffic and there is little space suitable for car parking. For these reasons, uses that would generate a significant amount of traffic are not considered suitable.

POLICY DS.69A – RUSKIN COLLEGE, DUNSTAN ROAD – INSTITUTIONAL USE

Planning permission will be granted at the Ruskin College site, Dunstan Road for any of the following uses:

- a. residential institutions;
- b. residential uses;
- a. medical or health care provision;
- b. nurses accommodation and key-worker accommodation;
- c. educational use;
- d. student accommodation (subject to Policy HS.18);
- e. and community use.

~~14.2.88A Ruskin College is planning to relocate to the OAC factory site, Woodstock Road (see Policy DS.49). When the College vacates its current large site in Dunstan Road, Headington, this can be re-used by Oxford Brookes University. The site constraints and location suit it remaining in institutional use. Given the need for the University to accommodate more of its students in purpose built accommodation, development on the site should predominantly be for this purpose.~~

~~14.2.88B The site is within the Old Headington Conservation Area. There are many trees on the site, together with a listed building and wall. The scale of new buildings and the materials used on the site~~

~~should be appropriate to its location in a conservation area and plans should ensure the retention of the trees and listed structures.~~

~~14.2.88C The roads connecting the site to Oxford Brookes University's Headington campus are not suitable for large amounts of additional traffic and there is little space suitable for car parking. For these reasons vehicular traffic to the site will be limited to delivery vehicles and, unless they have a disability, students will not be allowed to bring cars to the site.~~

~~14.2.88D 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.~~

ANNEX 3

CYCLE PARKING STANDARDS

Type of Development	Standard
Residential dwellings ¹	2 spaces per residential unit.
Student accommodation	1 space per 2 resident students. Plus 1 space per resident staff.
Hotels/Guest houses	1 space per 5 6 non-resident staff (or people) Plus 1 space per resident staff.
Shops (A1) <i>other than non-food retail warehouses (see below)</i> , financial and professional services (A2)	1 space per 113 m ² .
Businesses (B1)	1 space per 90 105-m ² or 1 space per 5 6 staff (or people) In the TDAs, provision should be increased to 1:55 m ² and in the TCA to 1:35 m ² plus visitor parking provision.
Food and drink (A3)	1 space per 40 m ² public floor space. Plus 1 space per 5 6 staff (or people).
Non-food retail warehouses including garden centres (A1)	1 space per 400 m ²
General industry (B2)/ warehousing/distribution (B8)/ traders' merchants (A1)	As B1 up to 235 m ² ; 1 space per 500 600 m ² thereafter; or 1 space per 5 6 staff (or people)
Places of assembly including cinemas, theatre, stadiums and concert halls	1 space per 10 seats up to 1,000 seats; 1 space per 100 seats thereafter.
Places of worship/community centres/public halls	1 space per 20m ² of seating/assembly floor space.
Libraries	1 space per 200m ² .
Medical clinics/dentists	1 space per treatment room. Plus 1 space per 5 6 staff (or people).
Hospitals	1 space per 5 6 staff (or people)
Public sports facilities	1 space per 5 6 staff (or people) plus additional provision to be determined on its merits with the following guideline; 1 space per 90 105-m ² . In the TDAs, additional provision should be increased to 1:55 m ² and in the TCA to 1:35 m ² .
Primary/junior schools	1 space per 15 pupils. Plus 1 space per 5 6 staff (or people).
Secondary/senior schools	1 space per 5 pupils. Plus 1 space per 5 6 staff (or people).
Non-residential higher/further education	1 space per 2 students (based on anticipated peak number of students on-site at any one time). Plus 1 space per 5 6 staff (or people).
Other developments	To be treated on their individual merits, guided by the general principle of 1 space per 5 6 people.

¹ This requirement will be applied flexibly taking account of the type of accommodation (for example, houses in multiple occupation, flats, or sheltered accommodation) and, if a change of use or extension for example, the feasibility of providing secure cycle parking within the dwelling curtilage.

ANNEX 4

Amendments to Appendix 7 – Protected Key Employment Sites (shown with strikeout (deleted text) and underline (new text)).

Protected Key Employment Sites

APPENDIX 7

	Site Location	Principal Use
* 1.	<u>Quarry Motoring Centre, Green Road</u> Garage adjacent to Eastern Bypass	<u>B2/Sui Generis</u>
2.	Warehouses off Kiln Lane <u>Shelley Close</u>	B8
3.	<u>Blanchfords</u> Builders' yard, Windmill Road	Sui Generis
* 4.	Enterprise Centre, <u>Standingford House</u> , Cave Street	B1
5.	Builders' Yard <u>Travis Perkins, Chapel Street</u> off Cowley Road	Sui Generis
6.	Telephone Exchange and Offices St. Lukes Road / Between Towns Road	Sui Generis / B1
* 7.	<u>Printing Works</u> , Crescent Road	B2/B1
8.	<u>J. H. Cox Ltd</u> Builders Yard, <u>108</u> Temple Road	Sui Generis
9.	<u>Blackwells Publishing</u> Depot works , Marston Street	<u>B1/B8Sui Generis</u>
* 10.	<u>Green Street Bindery Works</u> , <u>9</u> Green Street	B1
* 11.	Works , Magdalene Road & <u>Newtec Place</u>	B1
12.	Dairy depot, Old Abingdon Road	Sui Generis
13.	Car tyre and exhaust depot, Northampton <u>302 Abingdon Road</u>	Sui Generis
* 14.	Storage building, <u>91-99</u> Botley Road	B8
15.	Builders yard, Lamarsh Road	Sui Generis
16.	University Press, Walton Street	B1/B2
* 17.	Garage <u>repair workshop</u> , <u>2A</u> off Hayfield Road	B2
* 18.	<u>Summertown Pavilion</u> , 16-24 Middle Way	B1
19.	Oxford Psychologists, Elsfield Way	B1
20.	Telephone repeater station, Woodstock Road	Sui Generis
21.	City Electrical Factors Depot , Osney Lane	Sui Generis
22.	BMW, Garsington Road	B2
23.	County Trading Estate, Watlington Road	B1/B2/B8
24.	Harrow Road Industrial Estate, Watlington Road	B1/B2/B8
25.	Fenchurch Court, <u>Bobby Fryer Close</u> Garsington Road	B1/B2/B8
26.	Chiltern Business Centre, Garsington Road	B1/B2/B8
27.	Nuffield Industrial estate, Sandy Lane West	B1/B2/B8
28.	Jordan Hill Business Park, Banbury Road	<u>B1/B2/B8</u>

29.	Blackwells, Hythe Bridge Street	B1
30.	Site at corner of Hayfield Road and Aristotle Lane	B1
31.	Osney Mead Industrial Estate	B1/B2/B8
* 32.	Builders' yard, Southmoor Road	Sui Generis
33.	King Charles House, Park End Street	B1/D21
* 34.	Tyre and exhaust centre, <u>72</u> London Road	Sui Generis
35.	Horspath Industrial Estate, <u>Peterley Rd/ Pony Road</u> Horspath Road	B1/ B2/ B8
36.	<u>Drennan International Bacordo Court</u> Former printing works, 79 <u>83</u> Temple Road	B1 / B8
37.	The Tyre Depot, Marsh Road	Sui Generis
38.	Powell's timber yard, <u>474</u> Cowley Road	Sui Generis
39.	Macmillans, Between Towns Road	B1

Note: The sites that are highlighted with an asterisk are identified as squares on the Proposals Map because of their relatively small size. The remaining sites, being larger, are identified with a boundary line.

