

## **Appendix 2 - Explanatory note on the changes to the LDS**

This note sets out the significant changes between the LDS 2007-2010 and the LDS 2008-2011. It briefly explains the reasons for changes in priorities and timescales that have informed the review of the LDS.

### **Development Plan Documents:**

#### **Core Strategy**

The Core Strategy has been progressing through the past year. Recent amendments to the procedures set out in the Development Plan Regulations and the new Planning Policy Statement 12 from the government, have meant some minor changes to the timetable, however we are on target to submit just one month later than planned, in November 2008, and to keep to the originally timetabled examination and adoption dates.

#### **Northern Gateway Area Action Plan**

This document was originally programmed to begin in December 08, however this has been reviewed to begin in September 08. This change reflects the progress made on the emerging Core Strategy which identifies this as a strategic site for development. As suggested at last year's Executive Board meeting for the LDS, preliminary discussions have taken place with key stakeholders particularly with those with an interest in the land. This includes Goodmans, formerly known as Arlington (St. John's land) and Kier (Worcester College) who wish to bring forward the production of the Area Action Plan as soon as possible. The key stakeholders have therefore formed the Northern Gateway Consortium and offered to work in partnership with the City Council and provide resources to help produce this document. Whilst work will begin on this document (e.g. gathering background information and engaging with the community and stakeholders) before the examination of the Core Strategy, and therefore confirmation of the policy to bring forward this site, it is considered that the emerging Core Strategy policy is robust enough to give confidence to go forward and that it would be wise to progress the partnership with the stakeholders.

#### **Barton Area Action Plan**

This is a new document that was not programmed in last year's LDS. As with the Northern Gateway, this site is identified in the emerging Core Strategy as a strategic site for development. As work has progressed on the Core Strategy it has become clear that this site offers much potential in both accommodating growth, and in helping to regenerate the wider area for the benefit of the existing community. This document has been brought into the LDS in line with corporate plans to prioritise the regeneration of existing deprived communities in the city. Whilst work will begin on this document (e.g. gathering background information and engaging with the community and stakeholders) before the examination of the Core Strategy, and therefore confirmation of the policy to bring forward this site, it is considered that this would be wise in order to progress this document given its potential benefits for the area.

#### **Site Allocations**

The production of this document has been delayed seven months, from December 08 to starting in July 09. This is proposed because of a change in priority both from the government and within the Council. The recent amendments to the Development Plan Regulations and the associated new policy statement from the government (PPS12) have reduced the emphasis placed on site allocations documents. In the earlier PPS12 these were viewed as the second most important document type after the Core Strategy as they would allocate land throughout the city for a range of uses. The new PPS12 does not make any specific reference to these documents, however this is not to say that they do not have their place in the LDFs of the future. In terms of Oxford, work has progressed on the

production of the Strategic Housing Land Availability Assessment; this has been a thorough process of assessing the potential of all land in the city for new housing development. As a result of this work it is considered that it is now not so urgent to begin work on this document as was thought a year ago. Alongside this, the new corporate priority given to regeneration has led to the decision that work can be delayed a little on this document in order to progress those mentioned above.

### **Development Management Policies**

This is also a new document in this review of the LDS. This was always in the second tranche of documents that the Planning Policy team wished to progress although there hasn't been an opportunity to do so until now. This document would replace or supersede many of the detailed policies of the Local Plan. Whilst the vast majority of the Local Plan policies have now been saved beyond the initial 3-year transitional period, it is considered that alongside a review of the site allocations of chapter 14 (of the Local Plan), it would be beneficial to review the remaining policies. Those policies will have adopted some six years before the new Development Management Policies document would be adopted. Whilst there has been no need to review them beforehand, it is considered that this would be an appropriate time to do so.

### **Supplementary Planning Documents:**

#### **West End Streamlined Contributions**

This is a new document in this review of the LDS and is proposed as a result of the Inspector's Report into the West End Area Action Plan. The Area Action Plan contains a series of policies that set out the Council's approach to collecting developer contributions within the West End. The Inspector considered that the approach and the principles behind the policies (including the costings that were carried out for the various infrastructure projects) were sound but she requested that more work was carried out on the allocation and distribution of these infrastructure costs between the various development types that are likely to come forward in the area. As a result we propose to produce a Supplementary Planning Document to support the (now adopted) policies of the AAP, and have programmed this work to begin immediately so as to make the implications of the policies clear as soon as possible for the benefit of developers and planning officers alike.

#### **Blackbird Leys**

The programme for the production of this document has been delayed some nine months from October 08 to July 09 in the current review of the LDS. Whilst this is still considered to be a valuable document to produce (given its potential regeneration benefits) it is considered that the new policy of the emerging Core Strategy to promote the centre of Blackbird Leys to the status of a District Centre will help with the vitality of the centre. (It is also important to note the potential for the South Oxford Strategic Development Area and the relationship that will need to be formed between the new development and the existing district centre.) The proposed programmes for production of this and the other area-specific documents have been staggered so that they run in turn (with an overlap) beginning with Northern Gateway, then Barton, then Blackbird Leys.

#### **Natural Resource Impact Analysis – review**

When the Natural Resources Impact Analysis Supplementary Planning Document was adopted in 2006 there was a commitment to review the targets and standards set out by 2010 in recognition that this is a fast moving and developing policy area. As such the review has been programmed to take place during 2009 to fulfil this commitment.

#### **Affordable Housing – review**

This was one of the first documents to be produced and adopted in the new system in 2006 and was based on the then recently adopted (2005) policies of the Local Plan. Given the production of the Development Management Policies document programmed for 2009/10 and the likelihood that the affordable housing policies of the Local Plan will be reviewed (and possibly amended/superseded) as part of that process, it seems appropriate to programme in the potential review of the affordable housing SPD alongside it. It would be important (as was the case previously) that any new affordable housing policy is supported by an SPD as soon as possible after adoption, to ensure the new policy is fully applied in the way intended and that there is no lack of clarity.

#### **Other documents:**

##### **Statement of Community Involvement – review**

Again this is a new document in this review of the LDS. It is being brought forward as a result of the recent changes to the Development Plan regulations and the new PPS12 which amend the process through which a DPD is produced. As such, the processes and stages for consultation set out in the Statement of Community Involvement will need to be reviewed.

##### **Annual Monitoring Reports**

As planned these documents will be produced on an annual basis in order to monitor the effectiveness of the LDF policies.

#### **Deleted documents:**

##### **Flooding SPD**

In the last LDS an SPD was programmed on the subject of flooding to support the flooding policies of the Local Plan. Since the decision to produce that document was taken, the Local Plan policies regarding flood risk have become out of date with the release of new government policy in PPS25. A flooding SPD would have been a useful way to make it clear how PPS25 would be applied in Oxford; however, in drafting the Core Strategy, it became apparent that a new flood risk policy evolving from PPS25 could be included that will replace the Local Plan policies. The draft companion guide to PPS25 has also been released recently and this contains much valuable advice that does not need to be repeated in an SPD. If more concise advice is required in Oxford, a technical advice note can be produced in the future. Discussions with officers at the Environment Agency have confirmed that this is the appropriate approach to take.

#### **Potential future documents:**

##### **South Oxford Strategic Development Area**

As a result of the Panel Report of the examination into the South East Plan, it looks likely that an area south of the city will be designated as a “Strategic Development Area” at a regional level. Should this be confirmed by the Secretary of State (she is due to release her response to the report later this summer) it is likely that she will recommend the production of a joint Area Action Plan with South Oxfordshire District Council to set the planning policy framework for the area. As this has not yet been confirmed it would be inappropriate to include such a document in our programme of work for the next period. However as the LDS is reviewed on an annual basis there will be future opportunities to include this document. In the meantime discussions will continue with officers at South Oxfordshire District Council over the future of this project.